

City of Brisbane

Planning Commission Agenda Report

TO: Planning Commission For the Meeting of 4/10/14

FROM: Tim Tune, Special Assistant, via John Swiecki, Community Development Director

SUBJECT: Housing Element Update Study Session #4: Chapter I, "Preparation of the Housing Element," and Appendices A, B & C

INTRODUCTION: The subjects of this Housing Element Update Study Session are Chapter I, "Preparation of the Housing Element," Appendix A, "Building Permits Issued 1/1/2007-12/31/2014," Appendix B, "Review of the 2007-2014 Housing Element," and Appendix C, "The 2007-2014 Housing Element's Compliance with Government Code Section 65584.09." These are updated versions of the corresponding chapters of the previous Housing Element.

GOVERNMENT CODE REQUIREMENTS: California Government Code Section 65588 requires: "Each local government shall review its housing element as frequently as appropriate to evaluate all of the following:

- (1) The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the state housing goal.
- (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- (3) The progress of the city...in implementation of the housing element."

ANALYSIS: The first chapter of the Housing Element serves as an introduction to this element of the General Plan, explaining its purpose, reviewing its history and providing an overview of how it will comply into the future. It addresses the need for public participation in the Housing Element update process, as well as consistency with San Francisco International Airport's Comprehensive Airport Land Use Compatibility Plan. For more information, please refer to the attached excerpts from the State Housing and Community Development Department's "Building Blocks for Effective Housing Elements."

Chapter I draws upon data collected in Appendices A, B and C. Appendix A lists all of the building permits issued for new housing units during the past planning period, broken down by levels of affordability. Appendix C applies this data to the Regional Housing Needs Allocation for the past planning period to determine whether the past numerical goals were met and, if not, what shortfall will have to be carried over into the current planning period. Appendix B is a comprehensive review of the past Housing Element's goals, policies and programs to determine their past effectiveness and future appropriateness.

Chapter I: Changes in the attached draft (shown in red) are recommended to update various details regarding recent changes in regional planning. The review of the 2007-2014 Housing Element describes in text and tables how effective the City was in implementing its housing programs and details the difficulties the City encountered. This section will be updated as the Urban Land Institute's Technical Assistance Panel's report is received. The sections on public participation and updating the Housing Element in compliance with State law will also be revised as the process progresses.

Appendix A: This list of building permits issued during the 2007-2014 planning period is current as of this date, and will be updated if any additional building permits are issued for new housing units through the year.

Appendix B: This detailed review of the 2007-2014 Housing Element is just our first opportunity to consider changes to the policies and programs listed in Chapter VI (which will be the subject of its own study session in the future). To fulfill the requirements of Code Section 65588, this review must address the progress that has been made in implementing each program, the effectiveness of each program in attaining the Housing Element's goals and objectives, and the appropriateness of the programs in contributing to reaching housing goals.

HCD recommends that progress be described in terms of what was actually accomplished, including quantified (e.g., number of units rehabilitated) or qualitative (e.g., mitigation of governmental constraints) results. To analyze the effectiveness of each program, HCD recommends comparing what was projected in the 2007-2014 Housing Element versus what was actually achieved. As for the appropriateness of the Housing Element's goals, objectives, policies and programs, HCD recommends applying what has been learned through the analysis of the progress and effectiveness of the 2007-2014 Housing Element to revise and update them for the 2015-2022 Housing Element.

Note that Table 2 in Chapter I also addresses the progress in implementing the 2007-2014 Housing Element and the effectiveness of its policies and programs.

A number of the programs in the 2007-2014 Housing Element may be deleted, because their work is complete, and they need not be continued in order to demonstrate compliance with any State requirement. Many of the programs in the 2007-2014 Housing Element appear to have been effective and appropriate to continue into the 2015-2022 Housing Element. A couple of programs only need be updated to reflect current practice. Several other programs should be updated to reflect work already completed and to indicate that the City will continue to implement the program to achieve its objectives. For example, per Program H.B.1.c, portions of the Design Permits chapter of the Municipal Code have been revised to reflect State requirements, while other portions may need continued review to assure that they do not become constraints to the provision of housing, and future zoning districts may raise new issues to be addressed in the Design Permits chapter.

Some policies and programs will require further analysis of their effectiveness to determine how they might be appropriate to incorporate into the updated Housing Element:

Programs Regarding RHNA—As explained in Chapter I and detailed in Appendix C, the Housing Element Update will have to address the RHNA shortfall from the 2007-2014 planning period, as well as the current allocation for the 2015-2022 planning period. Chapter III will deal with the mechanics of this process. Program H.B.1.b will then have to be revised accordingly to identify the areas to be rezoned to meet the RHNA requirements and the type of zoning proposed.

To give the City more flexibility in complying with the Government Code's restrictions on design review in zoning districts recognized as meeting the RHNA requirements for affordability to very low and low income households (see pages 6-7 of the attached HCD Memorandum, "Amendment of State Housing Element Law –AB2348"), Program H.D.1.d should be revised to replace "form-based codes" to read:

***Program H.D.1.d:** For the new zoning districts intended to accommodate affordable housing, adopt **appropriate zoning regulations consistent with Government Code Section 65583.2(i)** that provide objective, quantifiable development standards including, but not limited to, building form, architecture, public space and landscaping in the applicable districts to non-subjectively address concerns that would otherwise be taken care of through discretionary design review approval (also see Program H.B.1.c).*

The middle section of Program H.B.1.c, "clarify in the Design Permit subsections under the applicable zoning district chapters that any design review for those districts intended to accommodate affordable housing would comply with the restrictions set by AB 2348," should be retained, while the rest of the program is updated.

Regardless of which areas are proposed for rezoning, Program H.B.1.a will have to be revised to indicate that the deadline for rezoning to meet the 2007-2014 RHNA shortfall will have to be adopted by January 31, 2016, per Government Code Section 65584.09.

Programs Regarding the SCRO-1 District—Although this district is no longer considered an appropriate subject for rezoning to accommodate high-density housing, there are still some issues to address regarding the district in the Housing Element update. The 2007-2014 Housing Element contained 9 programs touching upon the SCRO-1 District (H.B.1.a, H.B.1.g, H.B.1.h, H.B.3.e, H.B.3.i, H.B.9.b, H.D.1.b, H.D.1.c & H.E.1.c) that will need to be coordinated in the 2015-2022 update. For example, do we still intend to create a zoning district specifically for the mobilehome park (H.B.1.a)? Should the landbanking program (H.B.9.b) be expanded to include the possibility of purchasing the propane sales property? Should supportive housing single-room occupancy units specifically be listed as a conditional use, as are multi-family dwellings with which they are categorized by definition (Program H.B.1.g)?

Programs Regarding Impact Fees—In the study sessions for Chapters IV and V, the possibility of adopting housing impact fees and commercial linkage fees was raised. If this is to be pursued, then Program H.H.1.a should be revised accordingly.

Policy Refinement—Program H.B.4.b regarding the inclusionary housing ordinance is listed under Policy H.B.4 discouraging condominium conversions. To cover this program, should

Policy H.B.4 be expanded to read “**Minimize constraints on construction of new multi-family rental housing and discourage the conversion of existing apartment buildings to condominiums or cooperatives...**”?

Policy H.B.9 along with Programs H.B.9.a, H.B.9.b, H.B.9.d, H.B.9.e, H.B.9.f, H.B.9.h, H.B.9.i, H.B.9.j & H.B.9.m refer to the no longer existent Redevelopment Agency. These will need to be updated.

Policy H.G.1 requires new employers generating 100 or more daily commute trips to offer relocation assistance to employees who agree to relocate to Brisbane; although, neither of the programs below it would implement this policy through an enabling ordinance. The Metropolitan Transportation Agency is currently developing related programs that should be tracked, so policy and its programs can be coordinated with the MTA’s efforts.

Appendix C: To address compliance of the 2007-2014 Housing Element with the RHNA requirements, Appendix C has been substantially revised. Although the shortfall numbers it calculates are subject to change, it appears that the 2015-2022 Housing Element will have to identify zoning for 89 “very low income” units, 54 “low income” units and 67 “moderate income” units (as those are spelled out under State law), in addition to the current RHNA requirement of 25 “very low income” units, 13 “low income” units, 15 “moderate income” units and 30 “above moderate income” units. See attached HCD’s Memorandum, “Application of Government Code Section 65584.09.”

CONTINUING THE UPDATE PROCESS: In coming study sessions, the Planning Commission will Chapter III, “Land Inventory and Identification of Adequate Sites for Regional Housing Needs,” along with Chapter VI, “Housing Goals, Quantifiable Objectives, Policies and Programs.”

ATTACHMENTS:

- Draft Update of Chapter I, Preparation of the Housing Element
- Draft Update of Appendix A, Building Permits Issued 1/1/2007-12/31/2014
- Draft Update of Appendix B, Review of the 2007-2014 Housing Element
- Draft Update of Appendix C, The 2007-2014 Housing Element’s Compliance with Government Code Section 65584.09
- HCD’s Building Blocks for Effective Housing Elements: “Public Participation” and “Review and Revise”
- HCD’s 6/9/05 Memorandum: Amendment of State Housing Element Law–AB2348 (appendices not included)
- HCD’s 6/20/07 Memorandum: Application of Government Code Section 65584.09

Draft for 4/10/14 Planning Commission meeting

Updates shown in red. Sections yet to be updated, or to be updated further, are shown in green.

I. PREPARATION OF THE 2015-2022 HOUSING ELEMENT

I.1 PURPOSE OF THE HOUSING ELEMENT

All cities and counties in California are required to have a Housing Element to address housing conditions and needs in the community. The Housing Element is one part of the City's General Plan. The Housing Element must plan for the housing needs of all economic segments of the City's population, in balance with land-use, environmental and the other goals set forth in the other General Plan elements.

Article 10.6 of the Government Code sets forth the State's requirements for the Housing Element. Government Code Section 65583 and states, in part, "The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

As mentioned in the introduction to the General Plan, sustainable development is the key conceptual framework for this update to the plan. This sustainable development framework reflects the City's recognition of the serious threats from global warming and climate change. In coordination with the Land Use Element (land use plan), the Housing Element demonstrates how Brisbane will accommodate its share of the regional housing need by identifying housing sites at densities that will meet that need. In keeping with the sustainable development framework of the plan, new areas considered for potential residential development were chosen with the aim of minimizing the contribution of greenhouse gas emissions to global warming.

While it is generally recognized that sustainable development means the use of energy conservation techniques and renewable energy in all new development, it is equally, if not more important, that new development be located in a manner that reduces vehicle miles traveled and the emission of greenhouse gases. In recent years, our knowledge of the causes of global warming has placed a new focus on the relationship between land use (housing, employment, retail and social services and recreation), vehicle miles traveled and greenhouse gas emissions. It is now clear that the past pattern of separating land uses (sprawl) has been a major cause of the increase in greenhouse gas emissions. The identification of housing sites, required by housing element law, provides an opportunity for the City to address this issue by providing the potential for housing development in close proximity to these other uses. It is expected that this will encourage the choice of pedestrian and bicycle trips, and shorter vehicle trips, thereby reducing potential greenhouse gas emissions. It also provides an opportunity to use the existing infrastructure more efficiently.

In September 2006, Governor Schwarzenegger signed the "Global Warming Solutions Act of 2006" (Assembly Bill 32). The bill required that by 2020 the State's greenhouse gas emissions be reduced to 1990 levels, roughly 25% below business as usual estimates. In signing the bill, the Governor declared, "We simply must do everything in our power to slow down global warming before it is too late." Earlier that year, regarding global warming, he stated, "The debate is over. The science is in. The time to act is now."

The “California Sustainable Communities and Climate Protection Act of 2008” (Senate Bill 375) followed AB 32 and required regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. It also required that each region prepare a Sustainable Communities Strategy to promote compact, mixed-use commercial and residential development, so that new development would be planned to be walkable, bikable and close to public transit, services and other amenities.

As required by SB 375, Plan Bay Area is the San Francisco Bay Area’s regional long-range integrated transportation and land-use/housing plan. It was approved by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTA) in 2013. The Plan includes the region’s Sustainable Communities Strategy and the 2040 Regional Transportation Plan. Consistent with the development pattern promoted in the Sustainable Communities Strategy, the Regional Housing Need Allocation (RHNA) specified the number of housing units for which each jurisdiction must plan in order to meet the region’s housing need at all income levels.

In this Housing Element the City of Brisbane has addressed both the need for housing and greenhouse gas concerns primarily by identifying areas that will be rezoned to the minimum density for which RHNA credits in the low and very low income categories may be given by the State, where development would have the potential to take advantage of existing infrastructure and proximity to existing bus/shuttle lines. This also serves to place new housing in proximity to existing schools, parks and the neighborhood commercial areas which should reduce vehicle miles travelled by reducing the number of vehicle trips between homes and these uses.

I.2 AIRPORT/LAND USE COMPATIBILITY

Government Code Section 65302.3 requires that a local agency’s general plan and/or any affected specific plan must be consistent with the applicable airport/land use compatibility criteria in the relevant adopted airport land use plan. The housing policies, goals, programs, and any other provisions to accommodate future housing development, as specified herein, do not conflict with the relevant airport/land use compatibility criteria contained in the Comprehensive Airport Land Use **Compatibility** Plan for **the Environs of San Francisco International Airport (2012)**.

I.3 REVIEW OF THE 2007-2014 HOUSING ELEMENT

The City of Brisbane’s **2007-2014** Housing Element was adopted in **2011**. As required by state law, the Housing Element identified sufficient realistic capacity at appropriate densities and development standards to permit development of a range of housing types and prices to accommodate Brisbane’s share of the regional housing need determination by income level within the **2007-2014** planning period.

Actual construction, though, fell well short of the goals for the **2007-2014** planning period (see Table 1 and Appendix A). **Over two-thirds** of the new units produced during the planning period were market-rate single-family residences built as part of the planned development of the Northeast Ridge. **About a fourth of the total was split between individual single-family dwellings and duplex/triplex units.** The production of secondary dwelling units, **assumed to be** affordable to **very low, low and moderate** income households, was less than projected.

STATISTICS ABOVE WILL BE ADJUSTED FOR BUILDING PERMITS ISSUED AFTER 3/24/14

TABLE 1 IS CURRENT AS OF 3/24/14—IT WILL BE UPDATED TO INCLUDE ANY NEW BUILDING PERMITS:

**Table 1.
Number of Housing Units at Levels of Affordability
(2007-2013)**

	Very-Low Income	Low Income	Moderate Income	Above-Moderate Income	Total
Regional Housing Need Determination 2007-2014	91	66	77	167	401
2007-2014 Housing Element Housing Sites Inventory	232		10	207	449
Inventory Based upon Current Zoning (Appendix C)	2	12	10	234	258
2007-2013 Building Permits	0	0	4*	68	72

*2007-2014 Housing Element's Table 34

**Secondary dwelling units

For a complete listing of Building Permits issued, see Appendix A.

The 2007-2014 Housing Element's Quantified Objectives (Table 2) reflected the impacts of the poor economy. Fewer multiple-family and secondary dwelling units were constructed than projected, and no affordable units were built on Redevelopment Agency property. On the other hand, private efforts to rehabilitate single- and multi-family units during the planning period were strong, and no affordable mobilehome or multi-family rental units were lost due to conversions.

Greater progress was achieved during the planning period in implementing the 2007-2014 Housing Element's policies and programs. These efforts are detailed in Appendix B. Since adoption of the Element in 2011, the zoning ordinance was amended to allow emergency shelters in the SCRO-1 District; to include "transitional housing," "supportive housing," "manufactured housing and mobilehomes" under the definition of "dwelling" and to include "single-room occupancy units" under the definition of "multiple-family dwelling;" to clarify the density transfer and clustered development provisions in the R-BA District; and to update the subdivision ordinance to comply with state law. In addition, the Redevelopment Agency purchased property in the R-BA District for a potential affordable housing development.

Because not all of the programs contained in the 2007-2014 Housing Element were implemented before the end of its planning period, there was not sufficient zoning capacity to meet the 2007-2014 Regional Housing Needs Allocation (see Appendix C). In attempting to reconfigure the SCRO-1 District into 3 different zoning districts, the Planning Commission determined that site topography, access constraints, current land ownership patterns and community connectivity made the south end of the Southwest Bayshore subarea a poor choice for housing at the densities required under the proposed R-SWB District zoning. Instead, the Commission recommended that the City Council consider alternate sites, including additional sites in Crocker Park (TC-1 District). Moving forward, the City engaged the Urban Land Institute's Technical Assistance Panel to consider viable design options and implementation objectives for Crocker Park, which would serve as a springboard for the new zoning.

INCORPORATE TAP'S FINAL REPORT'S CONCLUSIONS AS APPROPRIATE

TABLE 2 WILL BE UPDATED TO INCLUDE ANY BUILDING PERMITS ISSUED AFTER 3/24/14:

Table 2.
2007-2014 Housing Element's Quantified Objectives

Category	Quantifiable Objectives [Applicable Programs] & Actual Accomplishments	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate	All	
New Construction	1. Maintain single-family residential zoning in the Central Brisbane (R-1), Brisbane Acres (R-BA) and Northeast Ridge (PD) Subareas to continue to allow for construction of new units. [H.B.1.a] <i>Existing zoning was maintained.</i>					54 (R-1) + 4 (R-BA) + 77 (PD) 4 + 3 + 51	135 52	
	2. Continue to allow construction of secondary dwelling units in the R-1 and R-BA Districts. [H.B.1.e] <i>No changes made to secondary dwelling unit requirements.</i>		8 (R-1) 0		6 (R-1) 3 (R-1) + 1 (R-BA)		14 4	
	3. Continue to permit transfer of development rights to accommodate new units in the R-BA District. [H.H.2.b, c & d] <i>TDR provisions clarified in 2011, but no new projects approved.</i>					55 0	55 0	
	4. Maintain residential zoning in the Central Brisbane R-2 and R-3 Districts to continue to allow for construction of new units. [H.B.1.a and H.D.1.b] <i>Zoning provisions amended to allow dwelling groups in 2012.</i>				1 (R-2) 0	10 (R-3) + 4 (R-2) 3 + 2	15 5	
	5. Provide for mixed-use units in the NCRO-2 District, including new units on Redevelopment Agency owned property. [H.B.9.b] <i>Redevelopment Agency property remains undeveloped.</i>			2 0	2 0		13 3	17 3
	6. Rezone the southern portion of the SCRO-1 District (Southwest Bayshore Subarea south of the mobilehome park) to a new R-SWB District allowing 20 units per acre minimum. [H.B.1.b] <i>No new zoning adopted.</i>			93 – 1 (emergency shelter) = 92 0			2 2	92 2
	7. Include emergency shelters as a permitted use ("by-right") in the new R-SWB District. [H.B.3.i] <i>SCRO-1 District zoning amended to permit emergency shelters; none built.</i>		1 0					1 0
	8. Maintain the northern portion of the SCRO-1 District (Southwest Bayshore Subarea north of the mobilehome park) as mixed use, with no minimum density. [H.B.1.g, H.D.1.b & H.D.1.c] <i>Zoning maintained but no new development.</i>			2 0	2 0	3 0	45 0	50 0
	9. Rezone the eastern portion of the TC-1 District (Crocker Park Subarea) to a new NCRO-3 District allowing 24 units per acre minimum as part of a mixed use [H.B.1.a] <i>No new zoning adopted.</i>			72 0		53 0		125 0
Totals		1 0	178 0	63 4	262 68	504 66		

Table 2. (Continued)
2007-2014 Quantifiable Objectives

Category	Quantifiable Objectives [Applicable Programs]	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate	All
Rehabilitation	11. Promote the rehabilitation of housing units by advising property owners of the San Mateo County Housing Rehabilitation Program and similar resources for units in need of replacement or with structural deficiencies. [H.B.9.g, H.C.1.b & H.C.1.d] <i>Rebuilding Together projects.</i>	9	5	10			24
			4				4
				20			20
	12. Acquire and rehabilitate vacant/abandoned/deteriorated residential units and make them available as affordable housing. [H.B.9.d] <i>No units acquired.</i>			0			0
	13. Encourage private rehabilitation of market-rate units. [H.C.1.a] <i>Building Permits issued for private remodeling projects.</i>				8	23	31
						56	55
	Totals		9 + 5 + 10 + 8 + 20 = 52			23	75
			4			55	59
Conservation	14. Encourage the retention of affordable units by amending the Zoning Ordinance to designate the mobilehome park in the Southwest Bayshore subarea for mobilehome uses only. [H.B.1.b] <i>No new zoning district created.</i>			62			62
				0			0
	15. Encourage retention of at least 200 rental units in the R-2, R-3 and NCRO-2 Districts by requiring a public process for condominium conversions. [H.B.4.a] <i>Ordinance No. 566 adopted.</i>			200			200
				200			200
	Totals			62 + 200 = 262			262
				200			200

For details regarding Quantifiable Objectives, refer to Table 47 in the 2007-2014 Housing Element.

I.4 PUBLIC PARTICIPATION

Government Code Section 65583(c)(8) requires the City to “make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element.” In order to meet this requirement, the City undertook various means of gaining community input.

An email list was compiled of local and regional stakeholders, and the list was used to give notice of all study sessions and public hearings held by the Planning Commission and City Council. In addition, notice of each study session/public hearing was posted on the City’s website and weekly blog. The Community Development Department maintained a webpage devoted to the Housing Element Update process, with links to additional sources of information. The process was also publicized in the City’s newsletters, which are mailed monthly to all residents and businesses in the city.

The Planning Commission held a series of ___ public study sessions to review each of the chapters of the Housing Element as they were preliminarily updated. Then, the Planning Commission held ___ public hearings on the draft 2007-2014 Housing Element to provide recommendations to the City Council on the new housing sites (beyond existing potential) that would be suitable for meeting the RHNA requirements and on the Housing Element goals, policies and programs. Subsequently, the City Council held ___ public hearings to take further public comment and to review the goals and the potential new housing sites for meeting the RHNA requirements. The preliminary draft Housing Element was approved by the City Council on ___, 2014, for submittal to the Housing and Community Development Department (HCD) for review and comment prior to adoption.

All of the Planning Commission and City Council meetings were video recorded and broadcast live on the City’s cable television channel. The video recorded meetings were rebroadcast a number of times, as well as archived on the City’s website, to provide greater outreach and opportunities to watch.

I.5 UPDATING THE HOUSING ELEMENT IN COMPLIANCE WITH STATE LAW

At the Planning Commission and City Council meetings, a wide range of possible alternatives for providing more housing opportunities through rezoning was presented for public comment. Those alternatives that had no public support were discarded. A finer-grain analysis of the remaining alternatives revealed additional possibilities. In particular, a greater potential for housing in the Southwest Bayshore subarea was found to be possible by redesignating portions of the currently mixed-use SCRO-1 District strictly for residential use, including rezoning of the existing mobilehome park specifically for such uses only. In addition, new potential for housing was identified in portions of the Crocker Park subarea. Through lengthy consideration of these alternatives, the City Council was able to arrive at a consensus, reflected in the updated Housing Element for the 2007-2014 planning period.

In addition, the goals, objectives, policies and programs from the 1999-2006 Housing Element are being changed or adjusted to incorporate what has been learned from the results of the previous element (see Appendix B). To increase the potential for affordable housing, the less steep portion of the SCRO-1 District will be rezoned to high-density residential, and within this district, emergency shelters will be a permitted use. In addition, three properties in the Crocker Park TC-1 District, adjacent to the Community Park, have been identified for rezoning to Mixed Use, including residential dwellings at a minimum density of 24 units per acre. The recently adopted density bonus ordinance will be revised to provide greater flexibility and specifically encourage developers to provide affordable housing for large families to help relieve overcrowding. To encourage more secondary dwelling units, senior housing and dwelling designed and designated for persons with disabilities, revisions to the parking requirements specifically for those types units will be considered as part of the proposed parking requirement amendments. To

conserve existing affordable housing, a new zoning district will be created to further protect the mobilehome park.

Many of the policies and programs from the 1999-2006 Housing Element will remain in effect in this updated element, some with further refinements, while those whose purpose has been accomplished will be deleted. New goals, policies and programs are being added to reflect changes in State law regarding global warming, emergency shelters, transitional and supportive housing, extremely low income households and other issues. A complete accounting of the 2007-2014 Housing Element's compliance with State law is provided in Appendix D.

H.1.12.

APPENDIX A
BUILDING PERMITS ISSUED 1/1/2007-12/31/2014

LIST CURRENT AS OF 3/24/14—WILL NEED TO UPDATE LIST FOR REMAINDER OF 2014

APPENDIX A.
BUILDING PERMITS ISSUED 1/1/2007-12/31/2014

Year	Address	Zoning	Very Low Income	Low Income	Moderate Income	Above Moderate Income
2007						
	7 San Diego Ct	R-BA			1*	1
	325 Humboldt Rd	R-1				1
	1120 Humboldt Rd	R-1			1*	
	79 Lily Ct	P-D				1
	81 Lily Ct	P-D				1
	83 Lily Ct	P-D				1
	85 Lily Ct	P-D				1
	87 Lily Ct	P-D				1
	89 Lily Ct	P-D				1
	29-A San Francisco Av	R-1			1*	
	291-295 Santa Clara St	R-3				3
2008						
	353 Humboldt Rd	R-1				1
	100 Kings Rd	R-1				1
2009						
	418-420 Monterey St	NCRO-2				2
	242-260 Monterey St	R-2				1**
	245 San Benito Rd	R-1			1*	
2010						
	200 Annis Rd	R-BA				1
	275-A Monterey St	R-2				1
	6 San Diego Ct	R-BA				1
2011						
	138 Visitacion Av	NCRO-2				1
2012						
	88 Lily Ct	P-D				1
	3836 Bayshore Blvd	SCRO-1				2
2013						
	91 Butterweed Ln	P-D				1
	93 Butterweed Ln	P-D				1
	95 Butterweed Ln	P-D				1
	97 Butterweed Ln	P-D				1
	99 Butterweed Ln	P-D				1
	100 Butterweed Ln	P-D				1
	101 Butterweed Ln	P-D				1
	102 Butterweed Ln	P-D				1
	103 Butterweed Ln	P-D				1
	104 Butterweed Ln	P-D				1
	105 Butterweed Ln	P-D				1
	106 Butterweed Ln	P-D				1
	107 Butterweed Ln	P-D				1
	108 Butterweed Ln	P-D				1
	109 Butterweed Ln	P-D				1
	110 Butterweed Ln	P-D				1
	111 Butterweed Ln	P-D				1

APPENDIX B
Review of 2007-2014 Housing Element

Draft for 4/10/14 Planning Commission meeting
 Updates (since the 2013 Annual Housing Element Report) shown in **red**, with notes for further revisions underlined. Sections yet to be updated are shown in **green**.

APPENDIX B.
Review of 2007-2014 Housing Element

<p>Goal H.A Provide housing opportunities for all persons, regardless of age, sex, race, ethnic background, income marital status, disability, family composition, national origin, or sexual orientation.</p>	
<p>Policy H.A.1 Promote equal housing opportunities.</p>	
<p>Program H.A.1.a: Continue to provide information on discriminatory and unfair housing practices (from the California Department of Fair Employment and Housing) and housing related services and industries to the public through the City's website. Time Frame: Ongoing Responsibility: Community Development Department Funding Source: City funds</p>	<p>Objective: Inform wide range of the public Progress: Housing Element linked to www.brisbaneca.org Effectiveness: City's website has become an effective clearinghouse of information for the community. Appropriateness: This program will be continued</p>
<p>Program H.A.1.b: Continue to inform Brisbane residents and businesses, developers, non-profit housing development organizations and other groups about housing policies and opportunities in Brisbane. Use local publications such as the Brisbane Star and the Chamber of Commerce newsletter, bulk mailing, flyers, the City's website and other means of distributing information on City housing policies, the City's inventory of potential housing development sites, local achievements, programs of other agencies, housing information and counseling programs, and State housing laws. Time Frame: Ongoing Responsibility: Community Development Department Funding Source: City funds</p>	<p>Objective: Inform wide range of the public Progress: Housing Element linked to www.brisbaneca.org Effectiveness: City's website has become an effective clearinghouse of information for the community. Appropriateness: This program will be continued</p>

H.1.17.

Goal H.B Maintain a diverse population by responding to the housing needs of all individuals and households, especially seniors and those with income constraints or special needs.

<p>Policy H.B.1 Require a balance of housing types, sizes (bedrooms), tenure and the inclusion of affordable, senior and special needs dwelling units in multi-family developments.</p> <p>Program H.B.1.a: Maintain existing zoning and complete necessary rezoning to provide adequate sites to accommodate the Regional Housing Needs Allocation, as referenced in Sections III.1 and III.2, no later than 3 years and 120 days of the statutory deadline for adoption of the Housing Element [per Government Code Section 65583(c)(1)(A)].</p> <p>Time Frame: October 2012</p> <p>Responsibility: Community Development Department, Planning Commission, City Council</p> <p>Funding Source: City funds</p>	<p>Objective: Zoning for 504 total units per Table 47</p> <p>Progress: Planning Commission recommended Southeast Crocker Park be rezoned as alternative to R-SWB District; also see H.B.1.b</p> <p>Effectiveness: Alternative rezoning must still be identified to accommodate unmet RHNA</p> <p>Appropriateness: Note that Government Code Section 65583(c)(1)(A) has been amended. Per Government Code Section 65584.09, rezoning for the unmet portion of the 2007-2014 RHNA must be adopted within 1 year (by 1/31/16). Continue to consider rezoning at least a portion of the SCRO-1 District to further protect the existing mobilehome park (also see H.B.1.g) Coordinate all programs regarding the Southwest Bayshore Subarea (H.B.1.a, H.B.1.g, H.B.1.h, H.B.3.e, H.B.3.i, H.B.9.b, H.D.1.b, H.D.1.c & H.E.1.c).</p>
<p>Program H.B.1.b: For the new 6.9 acre NCRO-3 and the new 7.03 acre R-SWB zoning districts, adopt development regulations (including public space standards as appropriate) that permit owner-occupied and rental multifamily uses by right (without discretionary review), require a minimum of 16 units per site, require a minimum density of 20 units per acre in the R-SWB district and 24 units per acre in the NCRO-3 district, and allow three-story development via a 35 ft. height limit, as referenced in Figure HE.2, Tables 37, F.11 and F.12, and Section III.1.3.</p> <p>Time Frame: October 2012 (see Program H.B.1.a)</p> <p>Responsibility: Community Development Department, Planning Commission, City Council</p> <p>Funding Source: City funds</p>	<p>Objective: Zoning for 217 units per Table 47</p> <p>Progress: Urban Land Institute Technical Assistance Program utilized to draft NCRO-3 District form-based code; also see H.B.1.a</p> <p>Effectiveness: Alternative rezoning must still be identified to accommodate unmet RHNA</p> <p>Appropriateness: Yet to be determined (also see Program H.D.1.d)</p>
<p>Program H.B.1.c: Amend the Design Permits chapter of the Municipal Code to include the findings required by Government Code Section 65589.5(d), (i) & (j) & Section</p>	<p>Objective: Zoning for 217 units per Table 47</p> <p>Progress: Ordinance No. 564 adopted in 2011 to address the first and third points of the program</p>

H.1.1B

<p>65583.2(i) regarding proposed housing developments for very low, low or moderate-income households and emergency shelters; and clarify in the Design Permit subsections under the applicable zoning district chapters that any design review for those districts intended to accommodate affordable housing would comply with the restrictions set by AB 2348 (also see Program H.D.1.d). Also amend the Design Permits chapter to provide more certainty in the permitting process by eliminating any vague phrasing in the findings.</p> <p>Time Frame: Within 1 year [Government Code Section 65583(a)(4)]</p> <p>Responsibility: Community Development Department, Planning Commission, City Council</p> <p>Funding Source: City funds</p>	<p>Effectiveness: No affordable housing development design permits have been denied</p> <p>Appropriateness: This program will be updated to reflect work already completed, retaining the second point of the program, while encouraging continued refinement of Design Permit findings to address any unnecessary constraints; also see H.D.1.d</p>
<p>Program H.B.1.d: Revise the General Plan's applicable land use designations to reflect the net acre density (excluding land area devoted to public rights-of-way for streets and utilities) to be consistent with all zoning districts to be revised per the Housing Element. Revise the Land Use Element's policies and programs so as to be consistent with Government Code Section 65583.2 regarding affordable housing.</p> <p>Time Frame: As part of the General Plan update, but no later than October 2012 (see Program H.B.1.a)</p> <p>Responsibility: Community Development Department, Planning Commission, City Council</p> <p>Funding Source: City funds</p>	<p>Objective: Zoning for 217 units per Table 47</p> <p>Progress: General Plan Update environmental review in progress</p> <p>Effectiveness: Yet to be determined</p> <p>Appropriateness: This program will be continued</p>
<p>Program H.B.1.e: Monitor market-rate rents for secondary dwelling units to determine whether they remain affordable; if not, consider what actions may be legally taken to make the primary or secondary unit affordable for occupancy by a low- or moderate-income household.</p> <p>Time Frame: Ongoing</p> <p>Responsibility: Community Development Department</p> <p>Funding Source: City funds</p>	<p>Objective: Maintain affordability of 24 +/- secondary units</p> <p>Progress: 2008-2012 American Community Survey data reviewed; 2014 Brisbane secondary dwelling unit rent survey in progress</p> <p>Effectiveness: Secondary dwelling units appear to still be an affordable housing option; although production of new units fell below projections</p> <p>Appropriateness: This program will be continued</p>
<p>Program H.B.1.f: Amend the definition of "dwelling" in BMC Section 17.02.235 to specifically include "transitional housing" and "supportive housing" as examples (per SB 2), along with</p>	<p>Objective: Provide for variety of housing</p> <p>Progress: Ordinance No. 564 adopted in 2011</p> <p>Effectiveness: Potential zoning constraint eliminated</p>

<p><i>“manufactured housing and mobilehomes” (per 1999-2006 Housing Element Program H1e).</i></p> <p>Time Frame: <i>Within 1 year [Government Code Section 65583(a)(4)], concurrent with Program H.B.1.c</i></p> <p>Responsibility: <i>Community Development Department, Planning Commission, City Council</i></p> <p>Funding Source: <i>City funds</i></p>	<p>Appropriateness: <i>This program will be updated to reflect work already completed</i></p>
<p>Program H.B.1.g: <i>Allow “supportive housing single-room occupancy units” as a conditional use in the SCRO-1 District (per AB 2634).</i></p> <p>Time Frame: <i>October 2012 (see Program H.B.1.a)</i></p> <p>Responsibility: <i>Community Development Department, Planning Commission, City Council</i></p> <p>Funding Source: <i>City funds</i></p>	<p>Objective: <i>Provide for variety of housing</i></p> <p>Progress: <i>Ordinance No. 564 adopted in 2011 to include SRO units in definition of multi-family dwelling</i></p> <p>Effectiveness: <i>Specifically listing supportive housing SRO units as a conditional use (as are multi-family dwellings) would be more direct</i></p> <p>Appropriateness: <i>This program will be updated to reflect work completed. Coordinate all programs regarding the Southwest Bayshore Subarea (H.B.1.a, H.B.1.g, H.B.1.h, H.B.3.e, H.B.3.i, H.B.9.b, H.D.1.b, H.D.1.c & H.E.1.c).</i></p>
<p>Program H.B.1.h: <i>Develop an outreach program to encourage private redevelopment of existing developed sites in the new NCRO-3 and R-SWB districts.</i></p> <p>Time Frame: <i>December 2011</i></p> <p>Responsibility: <i>Community Development Department, Planning Commission, City Council</i></p> <p>Funding Source: <i>City funds</i></p>	<p>Objective: <i>Zoning for 217 units per Table 47</i></p> <p>Progress: <i>Coordinating with H.B.1.a & H.B.1.b; lot merger process simplified per H.I.1.e</i></p> <p>Effectiveness: <i>No private redevelopment activity to date</i></p> <p>Appropriateness: <i>This program will be updated as appropriate. Coordinate all programs regarding the Southwest Bayshore Subarea (H.B.1.a, H.B.1.g, H.B.1.h, H.B.3.e, H.B.3.i, H.D.1.b, H.B.9.b, H.D.1.c & H.E.1.c).</i></p>
<p>Policy H.B.2 Retain existing affordable (“at risk”) housing units.</p> <p>Program H.B.2.a: <i>Preserve affordable units that are at risk of being converted to market rate by:</i></p> <ul style="list-style-type: none"> • <i>Establishing an early warning/monitoring system</i> • <i>Allocation of potential funding sources</i> • <i>Providing for tenant education and assistance</i> <p>Time Frame: <i>Ongoing</i></p> <p>Responsibility: <i>Community Development Department</i></p> <p>Funding Source: <i>City funds</i></p>	<p>Objective: <i>Preserve affordable units</i></p> <p>Progress: <i>None currently at risk</i></p> <p>Effectiveness: <i>Yet to be determined</i></p> <p>Appropriateness: <i>This program will be continued</i></p>
<p>Policy H.B.3 Encourage development of affordable housing specifically designed for seniors and persons with disabilities or other</p>	

H.1.20.

<p>special needs.</p>	<p>Program H.B.3.a: Identify suitable sites for housing for seniors and persons with disabilities or other special needs. Time Frame: Ongoing Responsibility: Community Development Department Funding Source: City funds</p> <p>Program H.B.3.b: To encourage housing for seniors, reduce the parking requirements for units designed and dedicated for use by elderly persons. Time Frame: December 2011 Responsibility: Community Development Department, Planning Commission, City Council Funding Source: City funds</p> <p>Program H.B.3.c: Encourage housing units designed for persons with disabilities by reducing parking requirements for those units. Time Frame: December 2011, concurrent with Program H.B.3.b Responsibility: Community Development Department, Planning Commission, City Council Funding Source: City funds</p> <p>Program H.B.3.d: Adopt a general provision to allow ministerial approval by the Community Development Director, subject to a minimal fee, of exceptions to the Zoning Ordinance for reasonable accommodation for housing for persons with disabilities per Government Code Section 65583(c)(3), and specifically amend the height limit exceptions in the zoning ordinance to allow for approval of Accessibility Improvement Permits for elevators and accessible-van garages needed by persons with disabilities to exceed the applicable height limit. Time Frame: December 2011 Responsibility: Community Development Department, Planning Commission, City Council Funding Source: City funds</p> <p>Program H.B.3.e: Include convalescent homes as a conditional use in the R-SWB District.</p>	<p>Objective: See sections II.1.8 & II.1.9 for potential need Progress: On hold pending resolution of redevelopment dissolution Effectiveness: Yet to be determined Appropriateness: This program will be continued</p> <p>Objective: See section II.1.8 for potential need Progress: Draft ordinance recommended by Planning Commission in 2012 undergoing review by City Council subcommittee Effectiveness: Yet to be determined Appropriateness: This program will be continued (also see H.B.3.c, H.C.1.c, H.I.1.b & H.I.1.c)</p> <p>Objective: See section II.1.9 for potential need Progress: Draft ordinance recommended by Planning Commission in 2012 undergoing review by City Council subcommittee Effectiveness: Yet to be determined Appropriateness: This program will be continued (also see H.B.3.b, H.C.1.c, H.I.1.b & H.I.1.c)</p> <p>Objective: Minimize constraints Progress: Ordinance No. 558 adopted in 2011 Effectiveness: No applications have been submitted to date Appropriateness: This program will be updated to reflect work already completed</p> <p>Objective: Provide for variety of housing Progress: Ordinance No. 564 adopted in 2011 to include in SCRO-1</p>
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H.1.21

<p>Time Frame: October 2012 (see Program H.B.1.a) Responsibility: Community Development Department, Planning Commission, City Council Funding Source: City funds</p>	<p>District Effectiveness: No applications have been submitted to date Appropriateness: This program will be updated to reflect work already completed. Coordinate all programs regarding the Southwest Bayshore Subarea (H.B.1.a, H.B.1.g, H.B.1.h, H.B.3.e, H.B.3.i, H.B.9.b, H.D.1.b, H.D.1.c & H.E.1.c). Objective: Provide for variety of housing Progress: Link included on City's website at www.brisbane.org Effectiveness: HIP has facilitates home sharing arrangements for over 300 people in San Mateo County each year Appropriateness: This program will be continued</p>
<p>Program H.B.3.f: Encourage participation in the Human Investment Program (HIP)'s shared housing program which helps find suitable housing for the elderly, single-parent families and persons with special needs, through financial support, publicity and referrals. Time Frame: Ongoing Responsibility: City Manager's Office Funding Source: City funds</p>	<p>Objective: Provide for variety of housing Progress: Ongoing Effectiveness: No applications have been submitted to date Appropriateness: This program will be continued in coordination with H.B.5.a</p>
<p>Program H.B.3.g: Encourage developers to provide housing units designed and dedicated for use by large families with low- and very-low incomes and other households with special needs when they request density bonuses. Time Frame: Ongoing Responsibility: Community Development Department Funding Source: City funds</p>	<p>Objective: Supplement H.B.3.i Progress: 2009 presentation to City Council on HOPE (Housing Our People Effectively: Ending Homelessness in San Mateo County) Program Effectiveness: San Mateo County Mental Health Assessment and Referral Team, Safe Harbor Shelter, HIP (Human Investment Project) Housing and HOPE Plan adequately addressing the need in Brisbane Appropriateness: This program will be continued</p>
<p>Program H.B.3.h: Cooperate with the County of San Mateo in developing programs to provide shelter and services to the homeless by participating in the San Mateo County Continuum of Care and the Housing Endowment and Regional Trust. Time Frame: Ongoing Responsibility: City Manager's Office, City Council Funding Source: City funds</p> <p>Program H.B.3.i: Include emergency shelters as a permitted use in the Southwest Bayshore R-SWB district, not subject to discretionary action or to any development or management standards that would not apply to other allowed uses within the zone, except as provided by Government Code Section 65583(a)(4)(A). Time Frame: Within 1 year [Government Code Section 65583(a)(4)]</p>	<p>Objective: Provide zoning for at least one 12-bed emergency shelter Progress: Ordinance No. 564 adopted in 2011 Effectiveness: No applications have been submitted to date Appropriateness: This program will be updated to reflect work already completed. Coordinate all programs regarding the Southwest Bayshore Subarea (H.B.1.a, H.B.1.g, H.B.1.h, H.B.3.e, H.B.3.i, H.B.9.b, H.D.1.b, H.D.1.c & H.E.1.c).</p>

<p>Responsibility: Community Development Department, Planning Commission, City Council Funding Source: City funds</p>	
<p>Program H.B.3.j: Establish specific procedures to grant priority water and sewer service to housing with units affordable to lower-income households in accordance with State law. Time Frame: Within 1 year Responsibility: Public Works Department Funding Source: City funds</p>	<p>Objective: Give priority to affordable units Progress: Public Works Director will prioritize if shortage arises Effectiveness: No need yet to apply the program Appropriateness: This program will be updated to reflect work already completed</p>

<p>Policy H.B.4 Discourage the conversion of existing apartment buildings to condominiums or cooperatives unless it is demonstrated that such conversion would not adversely affect the rental market or that the conversion would provide unique housing opportunities for very-low-, low- and/or moderate-income households.</p>	
<p>Program H.B.4.a: Refine the current Zoning Ordinance standards for condominium conversions of existing rental units to reflect current law and City policy. Time Frame: December 2013 Responsibility: Community Development Department, Planning Commission, City Council Funding Source: City funds</p>	<p>Objective: Conserve 200 rental units per Table 47 Progress: Ordinance No. 566 adopted in 2013 Effectiveness: No applications have been submitted to date Appropriateness: This program will be updated to reflect work already completed</p>
<p>Program H.B.4.b: Update the inclusionary housing ordinance so as to comply with California Civil Code Sections 1954.51-535. Time Frame: Within 1 year Responsibility: Community Development Department Funding Source: City funds</p>	<p>Objective: Comply with State law Progress: City participating in county-wide nexus study Effectiveness: No applications have been submitted to date Appropriateness: This program will be continued. Also see H.H.1.a To cover this program, should Policy H.B.4 be expanded to “Minimize constraints on construction of new multi-family rental housing and...”</p>

<p>Policy H.B.5 Encourage utilization of the density bonus program to provide housing affordable to extremely-low, very-low- and/or low-income households, including supportive housing for extremely-low income families and larger households.</p>	
<p>Program H.B.5.a: Amend the Affordable Housing Ordinance (BMC Chapter 17.31) to permit the City to grant a proportionately lower density bonus and/or incentives for affordable housing projects that do not qualify under</p>	<p>Objective: Provide for variety of housing Progress: Drafting changes to Municipal Code Effectiveness: Yet to be determined Appropriateness: This program will be continued in coordination with</p>

H.B.3.g

Government Code Section 65915 due to their small size or other limitations, as well as to grant a density bonus and/or other incentives greater than required for projects that meet or exceed the qualifications for a density bonus (as provided by AB 2280), such as those that include units for extremely-low-income families and larger households.
Time Frame: Within 1 year
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds

Policy H.B.6 Examine ways in which housing construction costs may be reduced.

Program H.B.6.a: Study hillside development to see if housing development costs can be reduced on hillside lots through the use of innovative design and grading practices.
Time Frame: On going
Responsibility: Community Development Department
Funding Source: City funds

Objective: Provide for variety of housing
Progress: Coordinating with H.H.2.c & H.H.2.d
Effectiveness: At least 8 units have been constructed on the hillsides of Central Brisbane and the Brisbane Acres
Appropriateness: The program will be continued.

Policy H.B.7 Seek private and public funding sources for affordable housing construction.

Program H.B.7.a: Through public information efforts (see Program H.A.1.b), encourage housing developers to participate in available affordable housing programs sponsored by governmental agencies, such as:
• Mortgage Credit Certificate Programs
• State and Federal Homeownership Assistance Programs
• State Multifamily Housing Program
• Other programs as they become available
Time Frame: On an annual basis
Responsibility: Community Development Department
Funding Source: City funds

Objective: Zoning for 217 units per Table 47
Progress: Housing Element linked to www.brisbane.org
Effectiveness: Yet to be determined
Appropriateness: This program will be continued.

Program H.B.7.b: Through public information efforts (see Program H.A.1.b), encourage housing developers to work in concert with nonprofit housing development organizations and lending institutions to incorporate affordable housing units in

Objective: Zoning for 217 units per Table 47
Progress: Housing Element linked to www.brisbane.org
Effectiveness: Yet to be determined
Appropriateness: This program will be continued.

H.1.24

<p><i>development projects.</i></p> <p>Time Frame: <i>On an annual basis</i></p> <p>Responsibility: <i>Community Development Department</i></p> <p>Funding Source: <i>City funds</i></p>	
<p>Program H.B.7.c: <i>Support the Human Investment Program (HIP)'s program to provide counseling to older homeowners on home equity conversion opportunities.</i></p> <p>Time Frame: <i>Ongoing</i></p> <p>Responsibility: <i>City Manager's Office, City Council</i></p> <p>Funding Source: <i>City funds</i></p>	<p>Objective: Encourage rehabilitation of 8 units per Table 47</p> <p>Progress: <i>Housing Element linked to www.brisbaneca.org</i></p> <p>Effectiveness: Data unavailable</p> <p>Appropriateness: This program will be continued</p>

<p>Policy H.B.8 Encourage owners of rental housing to participate in the Section 8 rent subsidy program and other rental assistance programs as they become available.</p>	
<p>Program H.B.8.a: <i>Remain in close communication with the County Housing Department and the County Housing Authority to be informed about the availability of rent subsidies and to inform them of the availability of units for rental assistance programs.</i></p> <p>Time Frame: <i>Ongoing</i></p> <p>Responsibility: <i>City Manager's Office</i></p> <p>Funding Source: <i>City funds</i></p>	<p>Objective: Preserve affordable units</p> <p>Progress: <i>Coordinating with County Housing Dept & Housing Authority</i></p> <p>Effectiveness: <i>There are 22 households in Brisbane holding federal rental assistance vouchers through San Mateo County Housing Authority.</i></p> <p>Appropriateness: <i>This program will be continued.</i></p>

<p>Policy H.B.9 Study alternatives for use of the City's Redevelopment Low and Moderate Income Housing Fund to provide affordable housing for extremely-low-, very-low-, low- and moderate-income households, including supportive housing for extremely-low income families and larger households, and support affordable housing proposals as opportunities arise and funds become available.</p>	
<p>Program H.B.9.a: <i>Develop an ongoing relationship with nonprofit housing development corporations in order to take advantage of opportunities to supplement Redevelopment Low and Moderate Income Housing Funds to create affordable housing.</i></p> <p>Time Frame: <i>Ongoing</i></p> <p>Responsibility: <i>City Manager's Office</i></p> <p>Funding Source: <i>City funds</i></p>	<p>Objective: Zoning for 217 units per Table 47</p> <p>Progress: <i>On hold pending resolution of redevelopment dissolution</i></p> <p>Effectiveness: Past Habitat for Humanity projects have been successful models for very-low-income housing</p> <p>Appropriateness: This program will be updated</p>
<p>Program H.B.9.b: <i>Purchase appropriate vacant sites to land bank for future affordable housing projects, as well as small</i></p>	
	<p>Objective: Zoning for 92 units per Table 47</p> <p>Progress: Redevelopment Agency purchased property above McLain Road</p>

H.1.25

<p><i>underdeveloped properties in the R-SWB District in order to assemble standard building sites.</i> Time Frame: Ongoing Responsibility: <i>Redevelopment Agency, City Council</i> Funding Source: <i>Redevelopment Agency funds</i></p>	<p>in 2011 Effectiveness: Development pending resolution of redevelopment dissolution Appropriateness: This program will be updated to revise references to R-SWB District and Redevelopment Agency. Coordinate all programs regarding the Southwest Bayshore Subarea (H.B.1.a, H.B.1.g, H.B.1.h, H.B.3.e, H.B.9.b, H.D.1.b, H.D.1.c & H.E.1.c). Objective: Provide for variety of housing Progress: General Plan Update undergoing environmental review Effectiveness: Yet to be determined Appropriateness: This program will be continued</p>
<p>Program H.B.9.c: <i>Implement the public facilities and parks (PFP) land use designation in the General Plan so that the City has the first opportunity to consider surplus lands owned by public agencies as potential housing sites</i> Time Frame: December 2013 Responsibility: <i>Community Development Department, Planning Commission, City Council</i> Funding Source: <i>City funds</i></p>	
<p>Program H.B.9.d: <i>Acquire and rehabilitate vacant/abandoned/deteriorated residences and make them available as affordable housing, supportive housing and other forms of housing to help address unmet needs in the community.</i> Time Frame: Ongoing Responsibility: <i>Redevelopment Agency, City Council</i> Funding Source: <i>Redevelopment Agency funds</i></p>	<p>Objective: Encourage rehabilitation of 20 units per Table 47 Progress: On hold pending resolution of redevelopment dissolution Effectiveness: Yet to be determined Appropriateness: This program will be updated to revise reference to Redevelopment Agency</p>
<p>Program H.B.9.e: <i>Examine how Redevelopment Low and Moderate Income Housing Funds and municipal and assessment bonds could be used to subsidize development costs in privately financed residential and mixed-use projects.</i> Time Frame: Ongoing Responsibility: <i>Redevelopment Agency, City Council</i> Funding Source: <i>Redevelopment Agency funds</i></p>	<p>Objective: Zoning for 217 units per Table 47 Progress: On hold pending resolution of redevelopment dissolution Effectiveness: Past Habitat for Humanity projects have been successful models for very-low-income housing Appropriateness: This program will be updated to revise references to Redevelopment Agency</p>
<p>Program H.B.9.f: <i>Continue and expand the City's first-time homebuyer program using Low- and Moderate-Income Housing funds to subsidize mortgage finance costs.</i> Time Frame: Ongoing Responsibility: <i>City Manager's Office, Redevelopment Agency, City Council</i> Funding Source: <i>Redevelopment Agency funds</i></p>	<p>Objective: Encourage affordable housing opportunities Progress: On hold pending resolution of redevelopment dissolution Effectiveness: Although public interest in program was high, market conditions limited success Appropriateness: This program will be revised to refer to the HEART (Housing Endowment and Regional Trust of San Mateo County) Opening Doors Program</p>

<p>Program H.B.9.g: Collaborate with the County of San Mateo and other agencies with very-low-, low- and moderate-income rehabilitation programs to expand the scope and eligibility for assistance.</p> <p>Time Frame: Ongoing</p> <p>Responsibility: City Manager's Office, City Council</p> <p>Funding Source: City funds</p>	<p>Objective: Encourage rehabilitation of 24 units per Table 47</p> <p>Progress: Coordinating with County Housing Department</p> <p>Effectiveness: Four "Rebuilding Together" projects were completed 2007-2014</p> <p>Appropriateness: This program will be continued</p>
<p>Program H.B.9.h: Assist self-help and sweat equity construction and rehabilitation projects.</p> <p>Time Frame: Ongoing</p> <p>Responsibility: Community Development Department, Redevelopment Agency, City Council</p> <p>Funding Source: City funds, Redevelopment Agency funds</p>	<p>Objective: Zoning for 217 units per Table 47</p> <p>Progress: On hold pending resolution of redevelopment dissolution</p> <p>Effectiveness: Past Habitat for Humanity projects have been successful models for very-low-income housing.</p> <p>Appropriateness: This program will be updated to revise references to Redevelopment Agency</p>
<p>Program H.B.9.i: Use Redevelopment Low and Moderate Income Housing Funds to provide leverage for state and federal programs for affordable housing that require a local match.</p> <p>Time Frame: Ongoing</p> <p>Responsibility: Redevelopment Agency, City Council</p> <p>Funding Source: Redevelopment Agency funds</p>	<p>Objective: Zoning for 217 units per Table 47</p> <p>Progress: On hold pending resolution of redevelopment dissolution</p> <p>Effectiveness: Past Habitat for Humanity projects have been successful models for very-low-income housing.</p> <p>Appropriateness: This program will be updated to revise references to Redevelopment Agency</p>
<p>Program H.B.9.j: Provide financial assistance in the form of loans or grants to retrofit existing units for special needs households.</p> <p>Time Frame: Ongoing</p> <p>Responsibility: Redevelopment Agency, City Council</p> <p>Funding Source: Redevelopment Agency funds</p>	<p>Objective: Encourage rehabilitation of 8 units per Table 47</p> <p>Progress: On hold pending resolution of redevelopment dissolution</p> <p>Effectiveness: Yet to be determined</p> <p>Appropriateness: This program will be updated to revise references to Redevelopment Agency</p>
<p>Program H.B.9.k: Evaluate City fee schedules for processing development applications and consider providing a subsidy for projects providing affordable housing for extremely-low-, very-low- and low-income households, including supportive housing for extremely-low-income families and larger households.</p> <p>Time Frame: Ongoing</p> <p>Responsibility: Community Development Department, Finance Department, City Council</p> <p>Funding Source: City funds</p>	<p>Objective: Minimize constraints</p> <p>Progress: Resolution No 2011-38 adopted in 2011</p> <p>Effectiveness: Awaiting countywide survey to see how Brisbane's fees compare</p> <p>Appropriateness: This program will be continued. Also see H.B.5.a & H.H.1.a</p>
<p>Program H.B.9.l: Encourage the State of California and the Federal Government to restore and enhance subsidy programs</p>	<p>Objective: Zoning for 217 units per Table 47</p> <p>Progress: Ongoing</p>

H.1.27.

<p>for affordable housing similar to those that have proven successful in the past in assisting low- and very-low- income households and households with special needs, such as Section 202, Section 8 New Construction, Section 8 Moderate Rehabilitation and Rental Rehabilitation Programs.</p> <p>Time Frame: Ongoing</p> <p>Responsibility: City Manager's Office, City Council</p> <p>Funding Source: City funds</p>	<p>Effectiveness: Limited results given current economic climate.</p> <p>Appropriateness: This program will be continued.</p>
<p>Program H.B.9-m: Encourage the State of California to amend Housing Element and Redevelopment Law to allow cities to combine their Redevelopment Low and Moderate Income Housing Funds to fund joint projects at the most suitable locations for affordable housing.</p> <p>Time Frame: Ongoing</p> <p>Responsibility: City Manager's Office, City Council</p> <p>Funding Source: City funds</p>	<p>Objective: Zoning for 217 units per Table 47</p> <p>Progress: On hold pending resolution of redevelopment dissolution</p> <p>Effectiveness: No longer applicable</p> <p>Appropriateness: Revise this program to address the potential of any new legislation to address redevelopment dissolution</p>

Goal H.C Preserve Brisbane's residential character by encouraging the maintenance, improvement, and rehabilitation of existing housing.

<p>Policy H.C.1 Promote rehabilitation of substandard residential structures while maintaining their affordability to very-low-, low- and moderate- income households.</p>	
<p>Program H.C.1.a: Establish a voluntary code inspection program to identify basic safety and sanitation problems. Within this program, disseminate information about basic safety improvements, such as fire extinguishers and smoke detectors.</p> <p>Time Frame: Ongoing</p> <p>Responsibility: Community Development Department</p> <p>Funding Source: City funds</p>	<p>Objective: Encourage rehabilitation of 55 units per Table 47</p> <p>Progress: Coordinating with North County Fire Authority Fire Department</p> <p>Effectiveness: City's website (with link to North County Fire Authority's website) has become effective clearinghouse of information for community</p> <p>Appropriateness: This program will be updated to reflect current practice</p>
<p>Program H.C.1.b: At least once a year, actively publicize and encourage the use of County, State and Federal programs for low-interest rehabilitation loans by owners of older residential units. Work with the San Mateo County Housing Rehabilitation Program to develop a promotional strategy. Seek available</p>	<p>Objective: Encourage rehabilitation of 24 units per Table 47</p> <p>Progress: Brochures posted at Community Development Dept counter</p> <p>Effectiveness: City's website has also become effective clearinghouse of information for community</p> <p>Appropriateness: This program will be updated to reflect current practice</p>

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<p><i>State and Federal funds.</i> Time Frame: Ongoing Responsibility: City Manager's Office Funding Source: City funds</p>	<p>Program H.C.1.c: Re-examine the zoning ordinance regulations pertaining to nonconforming residential uses and structures to determine if further amendments to the regulations could facilitate private sector maintenance and improvement of these properties. Time Frame: Ongoing Responsibility: Community Development Department, Planning Commission, City Council Funding Source: City funds</p> <p>Program H.C.1.d: Encourage maintenance of existing units in the NCRO-2 Downtown Brisbane Neighborhood Commercial District through the use of County, State and Federal rehabilitation funds. Time Frame: Ongoing Responsibility: Community Development Department, City Manager's Office Funding Source: Outside agencies, as indicated</p>
	<p>Objective: Encourage rehabilitation of 55 units per Table 47 Progress: Draft parking ordinance recommended by Planning Commission in 2012 undergoing review by City Council subcommittee (see H.I.1.b) Effectiveness: Given the number of residences rehabbed, program appears to have been effective Appropriateness: This program will be continued (also see H.B.3.b, H.B.3.c, H.I.1.b & H.I.1.c)</p> <p>Objective: Encourage rehabilitation of 20 units per Table 47 Progress: Coordinating with County Housing Department Effectiveness: No projects to date Appropriateness: This program will be continued</p>

Goal H.D Ensure that new residential development is compatible with existing development and reflects the diversity of the community.

<p>Policy H.D.1 Retain the small town character of existing residential neighborhoods, while allowing for increased housing density appropriate to the multi-family residential districts. Program H.D.1.a: Continue to develop master plans to maintain and upgrade public infrastructure in residential neighborhoods. Seek grants and other special funds to supplement utility and gas tax funds to implement improvement projects.</p>	<p>Objective: Maintain public services Progress: Coordinating with Public Works Department Effectiveness: Public Works Department has obtained grants to maintain and improve streets, sidewalks, traffic control devices, bike lanes and a bus stop Appropriateness: This program will be continued</p>
	<p>Time Frame: Ongoing Responsibility: Public Works Department Funding Source: City funds</p>

<p>Program H.D.1.b: Amend the R-2 and R-3 Districts regulations to allow dwelling groups (as defined by Brisbane Municipal Code Section 17.02.240) as a permitted use (instead of a conditional use). Also allow dwelling groups in the R-SWB District.</p> <p>Time Frame: October 2012 (see Program H.B.1.a)</p> <p>Responsibility: Community Development Department, Planning Commission, City Council</p> <p>Funding Source: City funds</p>	<p>Objective: Provide for variety of housing</p> <p>Progress: Ordinance No. 564 adopted in 2011 for the SCRO-1 District, Ordinance No. 575 adopted in 2012 for the R-2 & R-3 Districts</p> <p>Effectiveness: 2-unit dwelling group built in R-2 District in 2009</p> <p>Appropriateness: This program will be updated to reflect work already completed, as well as to address the SCRO-1 District. Coordinate all programs regarding the Southwest Bayshore Subarea (H.B.1.a, H.B.1.g, H.B.1.h, H.B.3.e, H.B.3.i, H.B.9.b, H.D.1.b, H.D.1.c & H.E.1.c).</p>
<p>Program H.D.1.c: Revise the SCRO-1 District setback requirements to be similar to the R-3 District standards for residential uses, while specifying appropriate setbacks for commercial uses similar to those for the TC-1 District, with exceptions possible through Use Permit approval.</p> <p>Time Frame: October 2012 (see Program H.B.1.a)</p> <p>Responsibility: Community Development Department, Planning Commission, City Council</p> <p>Funding Source: City funds</p>	<p>Objective: Minimize constraints</p> <p>Progress: Ordinance No. 564 adopted in 2011</p> <p>Effectiveness: Potential zoning constraints eliminated</p> <p>Appropriateness: This program may be deleted. Coordinate all programs regarding the Southwest Bayshore Subarea (H.B.1.a, H.B.1.g, H.B.1.h, H.B.3.e, H.B.3.i, H.B.9.b, H.D.1.b, H.D.1.c & H.E.1.c).</p>
<p>Program H.D.1.d: For the new zoning districts intended to accommodate affordable housing, adopt form-based codes that provide objective, quantifiable development standards including, but not limited to, building form, architecture, public space and landscaping in the applicable districts to non-subjectively address concerns that would otherwise be taken care of through discretionary design review approval (also see Program H.B.1.c).</p> <p>Time Frame: October 2012 (see Program H.B.1.a)</p> <p>Responsibility: Community Development Department, Planning Commission, City Council</p> <p>Funding Source: City funds</p>	<p>Objective: Zoning for 217 units per Table 47</p> <p>Progress: Urban Land Institute Technical Assistance Program utilized to draft NCRO-3 District form-based code; also see H.B.1.a</p> <p>Effectiveness: Yet to be determined</p> <p>Appropriateness: This program will be revised to refer to "appropriate zoning regulations consistent with Government Code Section 65583.2(i);" also see H.B.1.c</p>

Goal H.E Encourage compact, in-fill, mixed use and transit oriented development to reduce vehicle miles traveled and greenhouse gas emissions.

Policy H.E.1 Encourage housing that supports transit oriented development (TOD) and smart growth to minimize automobile trips,

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<p>and reduce greenhouse gases.</p> <p>Program H.E.1.a: Consider revisions to the Zoning regulations to include mixed-use and live-work housing where appropriate.</p> <p>Time Frame: Ongoing</p> <p>Responsibility: Community Development Department, Planning Commission, City Council</p> <p>Funding Source: City funds</p>	<p>Objective: Provide for variety of housing</p> <p>Progress: Ordinance 564 adopted in 2011 to conditionally permit live/work developments in the SCRO-1 District.</p> <p>Effectiveness: No applications have been submitted to date</p> <p>Appropriateness: This program will be continued.</p>
<p>Program H.E.1.b: Continue to allow residential uses above or behind storefront uses in the NCRO-2 Downtown Brisbane Neighborhood Commercial District and encourage residential uses in new mixed-use developments in designated zoning districts.</p> <p>Time Frame: Ongoing</p> <p>Responsibility: Community Development Department, Planning Commission, City Council</p> <p>Funding Source: City funds</p>	<p>Objective: Provide for variety of housing</p> <p>Progress: See H.B.1.a & b</p> <p>Effectiveness: No applications have been submitted to date</p> <p>Appropriateness: This program will be continued.</p>
<p>Program H.E.1.c: Replace the General Plan's Subregional/ Commercial/ Retail/ Office land use designation for the southern portion of the Southwest Bayshore subarea, including the mobilehome park, with the appropriate residential designations.</p> <p>Time Frame: As part of the General Plan update, but no later than October 2012 (see Program H.B.1.a)</p> <p>Responsibility: Community Development Department, Planning Commission, City Council</p> <p>Funding Source: City funds</p>	<p>Objective: Zoning for 92 units per Table 47</p> <p>Progress: General Plan Update environmental review in progress</p> <p>Effectiveness: Yet to be determined</p> <p>Appropriateness: This program will be updated in coordination with all programs regarding the Southwest Bayshore Subarea (H.B.1.a, H.B.1.g, H.B.1.h, H.B.3.e, H.B.3.i, H.B.9.b, H.D.1.b, H.D.1.c & H.E.1.c).</p>
<p>Program H.E.1.d: Consider changes to the zoning ordinance for multifamily housing as part of transit oriented development (within ¼ mile of a transit stop), such as:</p> <ul style="list-style-type: none"> • Reduce parking minimums and establish parking caps • Increase building height limits to 35 ft. to allow three-story development • Provide for flexible setbacks and increased lot coverage • Promote adaptive reuse of existing buildings • Allow TOD housing that meets the requirements of the zoning ordinance without the requirement of a use permit. 	<p>Objective: Encourage smart growth</p> <p>Progress: See H.B.1.a & b</p> <p>Effectiveness: Yet to be determined</p> <p>Appropriateness: This program will be continued.</p>

<p>Time Frame: Ongoing Responsibility: Community Development Department, Planning Commission, City Council Funding Source: City funds</p>	
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Goal H.F Encourage sustainable residential development to conserve resources and improve energy efficiency to reduce housing costs and reduce greenhouse gas emissions.

<p>Policy H.F.1 Continue to implement the green building program. Program H.F.1.a: Periodically review and update the green building ordinance as new information becomes available. Time Frame: Ongoing Responsibility: Community Development Department, City Council Funding Source: City funds</p>	<p>Objective: Encourage energy conservation Progress: Ordinance No. 556 adopted in 2011 Effectiveness: Further updates needed Appropriateness: This program will be continued.</p>
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<p>Policy H.F.2 Assist in publicizing energy conservation programs and weatherization services that provide low or no cost energy conservation inspections and assistance. Program H.F.2.a: Provide information about home energy conservation programs and the financial benefits of energy conservation through the City's website, articles in the Brisbane Star, water bill inserts, flyers, bulk mailing or other local sources of public information. Time Frame: Ongoing Responsibility: City Manager's Office Funding Source: City funds</p>	<p>Objective: Encourage energy conservation Progress: Housing Element linked to www.brisbaneca.org Effectiveness: City's website has become effective clearinghouse of information for community Appropriateness: This program will be continued</p>
<p>Program H.F.2.b: Encourage energy conservation retrofitting of existing homes in conjunction with home repairs and renovation by providing accessible public information on code requirements and recommended improvements Time Frame: Ongoing Responsibility: Community Development Department Funding Source: City funds</p>	<p>Objective: Encourage energy conservation Progress: Housing Element linked to www.brisbaneca.org Effectiveness: Solar panels have been installed on at least 15 residential properties Appropriateness: This program will be continued</p>
<p>Program H.F.2.c: Pursue funding opportunities and provide public information on programs to increase the energy</p>	<p>Objective: Encourage energy conservation Progress: Housing Element linked to www.brisbaneca.org</p>

<p><i>efficiency of existing homes and the production of renewable energy.</i></p> <p>Time Frame: Ongoing</p> <p>Responsibility: City Manager's Office</p> <p>Funding Source: City funds</p>	<p>Effectiveness: City's website has become effective clearinghouse of information for community</p> <p>Appropriateness: This program will be continued</p>
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<p>Policy H.F.3 Publicize water conservation programs and develop local measures to assist very-low-, low- and moderate-income households manage their utility costs.</p>	
<p>Program H.F.3.a: Provide information about water conservation programs and the financial benefits of water conservation through the City's website, articles in the Brisbane Star, water bill inserts, flyers, bulk mailing or other local sources of public information</p> <p>Time Frame: Ongoing</p> <p>Responsibility: City Manager's Office, Public Works Department</p> <p>Funding Source: City funds</p>	<p>Objective: Encourage water conservation</p> <p>Progress: Housing Element linked to www.brisbane.ca.org</p> <p>Effectiveness: City's website has become effective clearinghouse of information for community.</p> <p>Appropriateness: This program will be continued</p>
<p>Program H.F.3.b: Consider opportunities to make low-flow and other conservation devices available to very-low-, low- and moderate-income households and provide available counseling on conservation measures for landscape irrigation</p> <p>Time Frame: Ongoing</p> <p>Responsibility: City Manager's Office, Public Works Department</p> <p>Funding Source: City funds</p>	<p>Objective: Encourage water conservation</p> <p>Progress: Ordinance Nos. 543, 544 & 548 adopted in 2010</p> <p>Effectiveness: Rebate programs sponsored by City and Bay Area Water Supply and Conservation Agency have been relatively successful, given the limited funds available</p> <p>Appropriateness: This program will be continued</p>

<p>Policy H.F.4 Promote sustainable development that addresses affordability through the use of solar sensitive design in new housing development projects.</p>	
<p>Program H.F.4.a: Enforce Title 24 energy conservation requirements and require project design to take advantage of natural heating and cooling and the benefits of solar access to the extent possible given site constraints.</p> <p>Time Frame: Ongoing</p> <p>Responsibility: Community Development Department</p> <p>Funding Source: City funds</p>	<p>Objective: Encourage energy conservation</p> <p>Progress: Ordinance No. 566 adopted in 2013</p> <p>Effectiveness: Title 24 in full force</p> <p>Appropriateness: This program will be continued</p>

Goal H.G Provide housing opportunities for people who work in Brisbane to reduce vehicle miles traveled and green house gas emissions.

<p>Policy H.G.1 Require new employers generating 100 or more daily commute trips to offer relocation assistance to employees who agree to relocate to Brisbane.</p>	
<p>Program H.G.1.a: Inform local employees about available housing units and housing assistance programs through the City website and their place of employment. Time Frame: Ongoing Responsibility: City Manager's Office Funding Source: City funds</p>	<p>Objective: Encourage smart growth Progress: Housing Element linked to www.brisbaneca.org Effectiveness: City's website has become effective clearinghouse of information for community. Appropriateness: This program will be continued.</p>
<p>Program H.G.1.b: Monitor, through periodic survey of local employers and employees, the implementation of the relocation assistance policy. Time Frame: Ongoing Responsibility: City Manager's Office Funding Source: City funds</p>	<p>Objective: Encourage smart growth Progress: Awaiting new employers generating 100+ commute trips Effectiveness: Yet to be determined Appropriateness: Track progress of MTA's similar programs and coordinate this policy/program accordingly. If this program is to be continued, consideration should be given to formally adopting the policy through an enabling ordinance.</p>

Goal H.H Ensure that housing development that is not in urbanized areas mitigates the infrastructure cost and impacts of development.

<p>Policy H.H.1 Assure that new development absorbs the cost of mitigating the environmental, social and service impacts it brings to the community.</p>	
<p>Program H.H.1.a: For new development applications, condition approvals so that proper fees and charges are levied to cover the costs of the development to the community. Consider subsidizing fees for projects which provide a significant proportion of housing units affordable to very-low- and/or low-income households Time Frame: Ongoing Responsibility: Community Development Department, Public</p>	<p>Objective: Minimize constraints Progress: City participating in county-wide nexus study Effectiveness: Awaiting countywide survey to see how Brisbane's fees compare Appropriateness: This program will be updated to provide for the potential adoption of housing impact fees and commercial linkage fees</p>

<p><i>Works Department, Fire Department, Police Department, City Manager's Office, Planning Commission, City Council</i> Funding Source: Private funds, City funds</p>	
<p>Program H.H.1.b: Require fiscal impact studies for residential projects that could have a significant effect on the City's ability to provide services Time Frame: Ongoing Responsibility: Community Development Department, Finance Department, City Manager's Office Funding Source: Property owners and developers</p>	<p>Objective: Maintain public services Progress: Awaiting new applicable residential projects Effectiveness: Yet to be determined Appropriateness: This program will be continued</p>

<p>Policy H.H.2 Regulate the development of environmentally sensitive and hazardous lands to assure the mitigation of significant impacts.</p>	
<p>Program H.H.2.a: Work with responsible agencies to protect identified environmentally sensitive areas, including, but not limited to, wetlands, riparian habitat, critical wildlife habitat, geologically hazardous areas, areas subject to flooding, visually prominent or sensitive areas, and electric transmission line corridors. Time Frame: Ongoing Responsibility: Community Development Department, Public Works Department Funding Source: City funds</p>	<p>Objective: Mitigate impacts Progress: Ordinance No. 562 adopted in 2011 Effectiveness: Awaiting new applicable residential projects Appropriateness: This program will be continued</p>
<p>Program H.H.2.b: Revise the zoning ordinance regulations to permit clustered development in the Brisbane Acres subarea, consistent with the San Bruno Mountain Area Habitat Conservation Plan, to place housing development where it can be best served by infrastructure and public safety services. Time Frame: December 2011 Responsibility: Community Development Department, Planning Commission, City Council Funding Source: City funds</p>	<p>Objective: Mitigate impacts Progress: Ordinance No. 562 adopted in 2011 Effectiveness: Awaiting new applicable residential projects Appropriateness: This program will be updated to reflect work already completed</p>
<p>Program H.H.2.c: Clarify the R-BA District's density transfer provisions so that if multiple properties are acquired for dedication as open space through density transfer, the combined area would be used to calculate the number</p>	<p>Objective: Mitigate impacts Progress: Ordinance No. 562 adopted in 2011 Effectiveness: Potential zoning constraint eliminated Appropriateness: This program may be deleted</p>

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<p>of transfer units, not each property individually (BMC Section 17.12.050.A.1).</p> <p>Time Frame: December 2011, concurrent with Program H.H.2.b</p> <p>Responsibility: Community Development Department, Planning Commission, City Council</p> <p>Funding Source: City funds</p>	<p>Program H.H.2.d: Clarify the R-BA District's density transfer provisions to recognize the density transfer value of undeveloped "paper streets" in the upper Brisbane Acres, once it can be established that they are not subject to claims of access rights by necessity from any remaining private property owners in the upper Brisbane Acres, even though the Open Space Plan did not specifically designate them as having open space value (BMC Section 17.12.050.A.2).</p> <p>Time Frame: December 2011, concurrent with Program H.H.2.b</p> <p>Responsibility: Community Development Department, Planning Commission, City Council</p> <p>Funding Source: City funds</p>	<p>Objective: Mitigate impacts</p> <p>Progress: Ordinance No. 562 adopted in 2011</p> <p>Effectiveness: Potential zoning constraint eliminated</p> <p>Appropriateness: This program may be deleted</p>	
<p>Program H.H.2.e: Amend the Safety and Conservation Elements of the General Plan to include analysis and policies regarding flood hazard and management information per Government Code Section 65302.</p> <p>Time Frame: Concurrent with pending adoption of updated General Plan</p> <p>Responsibility: Community Development Department, Planning Commission, City Council</p> <p>Funding Source: City funds</p>	<p>Objective: Mitigate impacts</p> <p>Progress: General Plan Update environmental review in progress</p> <p>Effectiveness: Yet to be determined</p> <p>Appropriateness: This program will be continued.</p>		

Goal H.I Avoid unreasonable government constraints to the provision of housing.

Policy H.I.1 Seek to reduce regulatory constraints on the development of new housing, especially infill housing and housing that adds to the mix of types, size, tenure and affordability.

Program H.I.1.a: Continue to evaluate and implement changes

Objective: Minimize constraints

<p><i>to the zoning ordinance and permitting process to simplify and streamline approval of projects that meet the City's housing goals.</i></p> <p>Time Frame: Ongoing</p> <p>Responsibility: Community Development Department, Public Works Department, Fire Department, Planning Commission, City Council</p> <p>Funding Source: City funds</p>	<p>Progress: See H.B.1.b, H.B.3.d, H.H.2.b, H.H.2.c & H.H.2.d</p> <p>Effectiveness: Some potential zoning constraints eliminated</p> <p>Appropriateness: This program will be continued</p>
<p>Program H.I.1.b: <i>Revise the residential parking requirements so as to be based upon floor area and/or number of bedrooms, consistent for single-family dwellings, secondary dwelling units, duplexes and multi-family dwelling units.</i></p> <p>Time Frame: December 2011, concurrent with Program H.B.3.b</p> <p>Responsibility: Community Development Department, Planning Commission, City Council</p> <p>Funding Source: City funds</p>	<p>Objective: Minimize constraints</p> <p>Progress: Draft ordinance recommended by Planning Commission in 2012 undergoing review by City Council subcommittee</p> <p>Effectiveness: Yet to be determined</p> <p>Appropriateness: This program will be continued (also see H.B.3.b, H.B.3.c, H.C.1.c & H.I.1.c)</p>
<p>Program H.I.1.c: <i>Consider revising the parking requirements for secondary dwelling units to encourage smaller, more affordable units.</i></p> <p>Time Frame: December 2011, concurrent with Program H.B.3.b</p> <p>Responsibility: Community Development Department, Planning Commission, City Council</p> <p>Funding Source: City funds</p>	<p>Objective: Minimize constraints</p> <p>Progress: Draft ordinance recommended by Planning Commission in 2012 undergoing review by City Council subcommittee</p> <p>Effectiveness: Yet to be determined</p> <p>Appropriateness: This program will be expanded to promote the parking requirement changes once adopted (also see H.B.3.b, H.B.3.c, H.C.1.c & H.I.1.b)</p>
<p>Program H.I.1.d: <i>Amend the Zoning Ordinance to provide a permit process parallel to the modification permitted in the Subdivision Ordinance (Brisbane Municipal Code Section 16.36.040) to allow property to be split into sites that meet the minimum lot area standard even if they do not meet the minimum lot dimension standards.</i></p> <p>Time Frame: December 2013</p> <p>Responsibility: Community Development Department, Planning Commission, City Council</p> <p>Funding Source: City funds</p>	<p>Objective: Minimize constraints</p> <p>Progress: Ordinance No. 575 adopted in 2012</p> <p>Effectiveness: Yet to be determined</p> <p>Appropriateness: This program may be deleted</p>
<p>Program H.I.1.e: <i>Clarify the "substandard lot" provisions of the Zoning Ordinance, and update the merger ordinance.</i></p>	<p>Objective: Minimize constraints</p> <p>Progress: Ordinances Nos. 574 & 575 adopted in 2012</p>

<p>Time Frame: December 2013</p> <p>Responsibility: Community Development Department, Planning Commission, City Council</p> <p>Funding Source: City funds</p> <p>Program H.I.1.f: Evaluate City staffing requirements with regard to improving procedures for processing development applications.</p> <p>Time Frame: Annually, as part of the budget process</p> <p>Responsibility: Community Development Department, City Manager's Office, City Council</p> <p>Funding Source: City funds</p> <p>Program H.I.1.g: Deliver the Housing Element, with a cover letter noting the City's share of the regional housing need, to the San Francisco Public Utilities Commission, the City of Brisbane's water and sewer provider, immediately upon adoption. Send any future Housing Element updates or amendments within 1 month of adoption.</p> <p>Time Frame: Upon adoption</p> <p>Responsibility: Community Development Department, Public Works Department</p> <p>Funding Source: City funds</p>	<p>Effectiveness: Yet to be determined</p> <p>Appropriateness: This program may be deleted</p> <p>Objective: Minimize constraints</p> <p>Progress: Council considers staffing each year before budget is adopted.</p> <p>Effectiveness: Current staffing levels under review</p> <p>Appropriateness: This program will be continued</p> <p>Objective: Maintain public services</p> <p>Progress: Adopted Housing Element sent to SFPUC in 2011</p> <p>Effectiveness: Complied with State law</p> <p>Appropriateness: This program will be continued</p>
<p>Program H.I.1.h: Prepare an annual report to the City Council and California Department of Housing and Community Development on progress made in implementing the General Plan and Housing Element policies and programs per Government Code Section 65400. Include a review for internal consistency and compliance with Government Code Sections 65302(d)(3) and 65302(g)(2) as amended by Chapter 369, Statutes 207 [AB 162].</p> <p>Time Frame: Annually</p> <p>Responsibility: Community Development Department</p> <p>Funding Source: City funds</p>	<p>Objective: Track implementation of Housing Element</p> <p>Progress: Following adoption of Housing Element in 2011, annual reports prepared for 2011, 2012 & 2013</p> <p>Effectiveness: Annual reports prepared as required</p> <p>Appropriateness: This program will be continued (also see H.H.2.e)</p>

<p>Policy H.I.2 Identify and seek to remove unnecessary constraints on the provision of housing resulting from the authority of County, Regional, State and Federal agencies.</p> <p>Program H.I.2.a: As issues arise regarding constraints on</p>	<p>Objective: Minimize constraints</p>
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<p><i>affordable housing posed by the authority of other agencies, act to make the agencies aware of the constraints and encourage them take appropriate action.</i></p> <p>Time Frame: Ongoing</p> <p>Responsibility: Community Development Department, City Manager's Office, City Council</p> <p>Funding Source: City funds</p>	<p>Progress: Awaiting any issues to address</p> <p>Effectiveness: Yet to be determined</p> <p>Appropriateness: This program will be continued (also see H.B.9.m)</p>
<p>Program H.I.2.b: <i>Work with the League of California Cities to identify and address constraints on housing due to the preemption of other agencies.</i></p> <p>Time Frame: Ongoing</p> <p>Responsibility: Community Development Department, City Manager's Office</p> <p>Funding Source: City funds</p>	<p>Objective: Minimize constraints</p> <p>Progress: Awaiting any issues to address</p> <p>Effectiveness: Yet to be determined</p> <p>Appropriateness: This program will be continued (also see H.B.9.m)</p>

APPENDIX C.
**The 2007-2014 Housing Element's Compliance with
Government Code Section 65584.09 [AB 1233 (Jones)]**

Draft for 4/10/14 Planning Commission meeting

Updates shown in red. Numbers are current as of 3/24/14—will need to update for any additional building permits issued before 12/31/14.

APPENDIX C.

THE 2007-2014 HOUSING ELEMENT'S COMPLIANCE WITH GOVERNMENT CODE SECTION 65584.09 [AB 1233 (JONES)]

According to Table 34 of the 2007-2014 Housing Element (see the following revised version), the City had the realistic development capacity, adjusted for actual as-built or proposed densities and significant infrastructure/environmental constraints, under the current zoning for 231 units. Not included in this total were the south end of the Southwest Bayshore subarea, which was proposed for rezoning to residential use at a minimum density of 20 units per acre, and three properties in Crocker Park, which were proposed for rezoning to mixed use at a minimum density of 24 units per acre. Rezoning of these properties would have increased the City's realistic development capacity to a total of 449, but because the new zoning districts were not adopted, the City failed to meet its total RHNA requirement of 401 units for the 2007-2014 planning period. Even considering the development capacity of the south end of the Southwest Bayshore subarea under its current zoning, the 5 vacant sites in the subarea, totaling 118,597 sq. ft.,* could realistically be expected to produce only 27 units at 10 units per acre.** Thus, the City has a shortfall in meeting its 2007-2014 RHNA requirement, sorted by income level, as follows:

Very Low Income	Low Income	Moderate Income
89	54	67

According to Government Code Section 65584.09:

- (a) For housing elements due pursuant to Section 65588 on or after January 1, 2006, if a city or county in the prior planning period failed to identify or make available adequate sites to accommodate that portion of the regional housing need allocated pursuant to Section 65584, then the city or county shall, within the first year of the planning period of the new housing element, zone or rezone adequate sites to accommodate the unaccommodated portion of the regional housing need allocation from the prior planning period.
- (b) The requirements under subdivision (a) shall be in addition to any zoning or rezoning required to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584 for the new planning period.
- (c) Nothing in this section shall be construed to diminish the requirement of a city or county to accommodate its share of the regional housing need for each income level during the planning period set forth in Section 65588, including the obligations to (1) implement programs included pursuant to Section 65583 to achieve the goals and objectives, including programs to zone or rezone land, and (2) timely adopt a housing element with an inventory described in paragraph (3) of subdivision (a) of Section 65583 and a program to make sites available pursuant to paragraph (1) of subdivision (c) of Section 65583, which can accommodate the jurisdiction's share of the regional housing need.

Thus, the 2014-2022 Housing Element must identify sites that are appropriately zoned or adopt and complete a program to rezone sites by January 31, 2016, to meet the unaccommodated housing 2007-2014 RHNA need. This is in addition to the RHNA need allocated for the 2015-2022 planning period.

*See 2007-2014 Housing Element Figure HE.5.

**See 2007-2014 Housing Element Section III.1.3, third paragraph: The 30-unit condominium project on the 127,070 sq. ft. site at 3750-3780 Bayshore Boulevard was approved at a density of 10 units per acre.

2007-2014 RHNA SHORTFALL UNDER CURRENT ZONING

Subarea (Current Zoning District)	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units	Notes
Central Brisbane (NCRO-2)	2	2		13	17	4 lower-income units planned at Redevelopment Agency site
Southwest Bayshore: North (SCRO-1)		2	3	45	50	5 inclusionary units required at 3750-80 Bayshore
Southwest Bayshore: South (SCRO-1)				27	27	2.72 ac. of vacant sites @ 10 units/ac.
Northeast Ridge (PD)				77	77	
Central Brisbane (R-1, R-2 & R-3)	8*		7	68	83	15 secondary dwelling units
Brisbane Acres (R-BA)				4	4	
INVENTORY TOTALS	2	12*	10	234	258	
UNITS CONSTRUCTED	0	0	4	68	72	See Appendix A
REMAINING CAPACITY	2	12	6	166	186	
RHNA REQUIREMENTS	91	66	77	167	401	
REMAINING NEED	[89]	[54]	[67]	67	[143]	

*8 very-low/low income affordable second units categorized as low income affordable in the Inventory Totals