

# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Brisbane  
Reporting Period 1/1/2011 - 12/31/2011

Table C

## Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe In H.E.	Status of Program Implementation
		Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element		
H.A.1.a: Fair housing information	Inform public through website	Inform public through website	Ongoing	Housing Element linked to www.brisbaneqa.org
H.A.1.b: Other housing information	Inform public via various means	Inform public via various means	Ongoing	Housing Element linked to www.brisbaneqa.org
H.B.1.a: Rezoning	Accommodate RHNA	Accommodate RHNA	1-Oct-12	Drafting form-based codes for new NCRO-3 & R-SWB Districts
H.B.1.b: New zoning district regulations	Comply with CGC Sec 65583.2	Comply with CGC Sec 65583.2	1-Oct-12	Drafting form-based codes for new NCRO-3 & R-SWB Districts
H.B.1.c: Design Permits	Comply with CGC & AB 2348	Comply with CGC & AB 2348	18-Jan-12	Ordinance No. 564 adopted 3-Oct-11
H.B.1.d: General Plan revisions	Land Use Element consistency	Land Use Element consistency	1-Oct-12	General Plan Update awaiting environmental review
H.B.1.e: Secondary Dwelling Units	Monitor affordability	Monitor affordability	Ongoing	2006-2010 American Community Survey data reviewed
H.B.1.f: Definitions	Provide for variety of housing	Provide for variety of housing	18-Jan-12	Ordinance No. 564 adopted 3-Oct-11
H.B.1.g: SRO units in SCRO-1 District	Comply with AB 2634	Comply with AB 2634	1-Oct-12	Ordinance No. 564 adopted 3-Oct-11
H.B.1.h: Outreach in NCRO-3 & R-SWB	Encourage private redevelopment	Encourage private redevelopment	1-Dec-11	Coordinating with H.B.1.a & H.B.1.b
H.B.2.a: "At risk" affordable units	Preserve affordable units	Preserve affordable units	Ongoing	None currently at risk
H.B.3.a: Special needs housing	Identify suitable sites	Identify suitable sites	Ongoing	On hold pending resolution of redevelopment dissolution
H.B.3.b: Parking for senior housing	Reduce parking requirement	Reduce parking requirement	1-Dec-11	Planning Commission public hearings on draft ordinance
H.B.3.c: Parking for accessible units	Reduce parking requirement	Reduce parking requirement	1-Dec-11	Planning Commission public hearings on draft ordinance
H.B.3.d: Reasonable accommodation	Minimize constraints	Minimize constraints	1-Dec-11	Ordinance No. 558 adopted 4-Apr-11
H.B.3.e: Convalescent homes	Permit in R-SWB District	Permit in R-SWB District	1-Oct-12	Ordinance No. 564, also see H.B.1.a & H.B.1.b
H.B.3.f: Human Investment Program	Encourage shared housing	Encourage shared housing	Ongoing	Housing Element linked to www.brisbaneqa.org
H.B.3.g: Density bonus	Encourage special needs housing	Encourage special needs housing	Ongoing	Coordinating with H.B.5.a
H.B.3.h: Continuum of Care/HEART	Shelter and serve the homeless	Shelter and serve the homeless	Ongoing	9-Apr-09 presentation to City Council on HOPE Program
H.B.3.i: Emergency shelters	Allow in R-SWB District	Allow in R-SWB District	18-Jan-12	Ordinance No. 564; also see H.B.1.a & H.B.1.b
H.B.3.j: Water & sewer service	Give priority to affordable units	Give priority to affordable units	18-Jan-12	Public Works Director will prioritize if shortage arises
H.B.4.a: Condominium conversion	Maintain affordable rental units	Maintain affordable rental units	1-Dec-13	Planning Commission recommended draft ordinance 10-Nov-11
H.B.4.b: Inclusionary housing	Comply with State Civil Code	Comply with State Civil Code	18-Jan-12	Drafting changes to Municipal Code
H.B.5.a: Density bonus	Expand program per AB 2280	Expand program per AB 2280	18-Jan-12	Drafting changes to Municipal Code (with H.B.4.b)

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H.B.6.a:	Hillside development study	Reduce development costs	Ongoing	Coordinating with H.H.2.c & H.H.2.d
H.B.7.a:	Affordable housing information	Encourage affordable housing	Ongoing	Housing Element linked to <a href="http://www.brisbane.org">www.brisbane.org</a>
H.B.7.b:	Private/non profit partnerships	Encourage affordable housing	Ongoing	Housing Element linked to <a href="http://www.brisbane.org">www.brisbane.org</a>
H.B.7.c:	Human Investment Program	Help re: home equity conversion	Ongoing	Housing Element linked to <a href="http://www.brisbane.org">www.brisbane.org</a>
H.B.8.a:	Section 8 rent subsidies	Keep informed of opportunities	Ongoing	Coordinating with County Housing Dept & Housing Authority
H.B.9.a:	City/non profit partnerships	Encourage affordable housing	Ongoing	On hold pending resolution of redevelopment dissolution
H.B.9.b:	Land banking	Acquire sites for affordable units	Ongoing	On hold pending resolution of redevelopment dissolution
H.B.9.c:	Public Parks & Facilities	Reserve potential surplus lands	Ongoing	General Plan Update awaiting environmental review
H.B.9.d:	Rehab housing	Preserve/provide affordable units	Ongoing	On hold pending resolution of redevelopment dissolution
H.B.9.e:	Low & Mod Income Housing Funds	Subsidize development costs	Ongoing	On hold pending resolution of redevelopment dissolution
H.B.9.f:	First Time Homebuyer Program	Subsidize mortgage costs	Ongoing	On hold pending resolution of redevelopment dissolution
H.B.9.g:	County rehab programs	Preserve affordable housing	Ongoing	Coordinating with County Housing Department
H.B.9.h:	Self-help/sweat equity programs	Preserve/provide affordable units	Ongoing	On hold pending resolution of redevelopment dissolution
H.B.9.i:	Leveraging low/mod funds	Match state/federal programs	Ongoing	On hold pending resolution of redevelopment dissolution
H.B.9.j:	Special needs loans/grants	Retrofit existing units	Ongoing	On hold pending resolution of redevelopment dissolution
H.B.9.k:	Fee schedule	Subsidize affordable housing	Ongoing	Resolution No. 2011-38 adopted 5-Jul-2011
H.B.9.l:	State & federal programs	Encourage affordable housing	Ongoing	On hold pending resolution of redevelopment dissolution
H.B.9.m:	Multi-city low/mod funds	Fund joint projects	Ongoing	On hold pending resolution of redevelopment dissolution
H.C.1.a:	Voluntary code inspection program	Identify basic safety problems	Ongoing	Coordinating with North County Fire Authority
H.C.1.b:	Low-interest rehab loan program	Publicize and encourage use	Ongoing	Brochures posted at Building & Planning counter
H.C.1.c:	"Nonconforming" provisions	Encourage maintenance of units	Ongoing	Drafting changes to Municipal Code (with H.I.1.b)
H.C.1.d:	NCRO-2 District rehab	Encourage maintenance of units	Ongoing	Coordinating with County Housing Department
H.D.1.a:	Infrastructure master plans	Upgrade residential infrastructure	Ongoing	Coordinating with Public Works Department
H.D.1.b:	Dwelling groups	Allow in R-2, R-3 & R-SWB Distis	1-Oct-12	Drafting changes to Municipal Code (with H.B.1.a & b, H.I.1.d & e)
H.E.1.a:	Mixed-use & live-work housing	Encourage smart growth	Ongoing	Drafting changes to Municipal Code (with H.B.1.a & b)
H.E.1.b:	Mixed-use in new districts	Encourage smart growth	Ongoing	Drafting changes to Municipal Code (with H.B.1.a & b)
H.E.1.c:	General Plan revisions	Land Use Element consistency	1-Oct-12	General Plan Update awaiting environmental review
H.E.1.d:	Transit oriented development	Encourage smart growth	Ongoing	Drafting changes to Municipal Code (with H.B.1.a & b)
H.F.1.a:	Green building ordinance	Update as appropriate	Ongoing	Ordinance No. 556 adopted 22-Feb-11
H.F.2.a:	Energy conservation	Inform public via various means	Ongoing	Housing Element linked to <a href="http://www.brisbane.org">www.brisbane.org</a>

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H.F.2.b: Energy conservation retrofit	Inform public via various means	Ongoing	Housing Element linked to <a href="http://www.brisbaneqa.org">www.brisbaneqa.org</a>
H.F.2.c: Renewable energy	Inform public via various means	Ongoing	Housing Element linked to <a href="http://www.brisbaneqa.org">www.brisbaneqa.org</a>
H.F.3.a: Water conservation	Inform public via various means	Ongoing	Housing Element linked to <a href="http://www.brisbaneqa.org">www.brisbaneqa.org</a>
H.F.3.b: Reduce water usage	Encourage water conservation	Ongoing	Ords. # 543 & 544 adopted 7-Jun-10; Ord. # 548 adopted 1-Nov-10
H.F.4.a: Natural heating/cooling	Promote sustainable development	Ongoing	Planning Commission recommended draft ordinance 10-Nov-11
H.G.1.a: Housing availability/assistance	Inform local employees	Ongoing	Housing Element linked to <a href="http://www.brisbaneqa.org">www.brisbaneqa.org</a>
H.G.1.b: Relocation assistance	Reduce vehicle miles traveled	Ongoing	Awaiting new employers generating 100+ commute trips
H.H.1.a: Costs of development	Subsidize affordable housing	Ongoing	See H.B.9.k & H.B.5.a
H.H.1.b: Fiscal impact studies	Maintain public services	Ongoing	Awaiting new residential projects with potential significant effects
H.H.2.a: Sensitive/hazardous lands	Identify/mitigate impacts	Ongoing	See H.H.2.b, H.H.2.c & H.H.2.d
H.H.2.b: Clustered development	HCP consistency	1-Dec-11	Ordinance No. 562 adopted 3-Oct-11
H.H.2.c: Density transfer from multiple sites	Clarify existing ordinance	1-Dec-11	Ordinance No. 562 adopted 3-Oct-11
H.H.2.d: Density transfer from paper streets	Clarify existing ordinance	1-Dec-11	Ordinance No. 562 adopted 3-Oct-11
H.H.2.e: Flood hazard management	Comply with CGC Section 65302	1-Oct-12	General Plan Update awaiting environmental review
H.I.1.a: Regulatory constraints	Simplify & streamline processing	Ongoing	See H.B.1.b, H.B.3.d, H.H.2.b, H.H.2.c & H.H.2.d
H.I.1.b: Residential parking requirements	Provide consistent standards	1-Dec-11	Planning Commission public hearings on draft ordinance
H.I.1.c: Secondary dwelling unit parking	Encourage affordable housing	1-Dec-11	Planning Commission public hearings on draft ordinance
H.I.1.d: Zoning modification process	Increase subdivision opportunities	1-Dec-13	Drafting changes to Municipal Code (with H.D.1.b)
H.I.1.e: Substandard lots & merger	Simplify & streamline processing	1-Dec-13	Drafting changes to Municipal Code (with H.I.1.d)
H.I.1.f: City staffing	Speedy processing	Annually	Reviewed as part of budget process
H.I.1.g: Keep water/sewer provider informed	Maintain adequate services	As needed	Adopted Housing Element sent to SFPUC 19-Jan-11
H.I.1.h: Annual progress report	Monitor implementation	Annually	City Council review of annual Housing Element report 19-Mar-12
H.I.2.a: Advise outside agencies	Remove unnecessary constraints	Ongoing	Awaiting any issues to address
H.I.2.b: Work with League of Cities	Remove unnecessary constraints	Ongoing	Awaiting any issues to address

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