

City of Brisbane

Agenda Report

TO: Honorable Mayor and City Council

FROM: John Swiecki, Community Development Director via City Manager

SUBJECT: 2013 Annual Housing Element Progress Report

DATE: March 3, 2014

City Council Goals:

To preserve and enhance livability and diversity of neighborhoods (14).
To encourage community involvement and participation (15).

Purpose:

To comply with the reporting requirements of State law.

Recommendation:

Direct staff to submit the report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).

Background/Discussion:

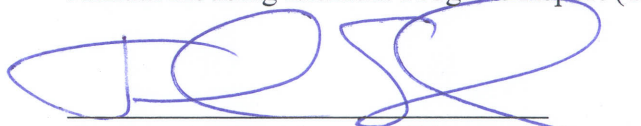
The City is required to prepare an annual report to the State on the City's progress in implementing the Housing Element (which was adopted January 18, 2011), using the format adopted by HCD. Government Code Section 65400(a)(2)(B) requires that the City must hold a public meeting on the report before submitting it to HCD and OPR by the April 1st deadline.

Fiscal Impact:

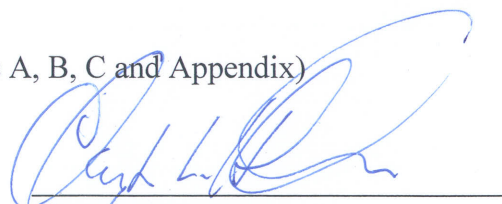
None.

Attachments:

Annual Housing Element Progress Report (Tables A, B, C and Appendix)



Community Development Director



City Manager

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Brisbane

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Contact Person: John Swiecki

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Reporting Period by Calendar Year: from 1/1/2013 to 12/31/2013

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction: City of Brisbane
Reporting Period: 1/1/2013 - 12/31/2013

**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

**Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	39	0	0	0	0	39	1

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Brisbane
Reporting Period 1/1/2013 - 12/31/2013

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	RHNA Allocation by Income Level	Permitted Units Issued by Affordability										Total Units to Date (all years)	Total Remaining RHNA by Income Level
		2007	2008	2009	2010	2011	2012	2013	Year 7	Year 8	Year 9		
Very Low	Deed Restricted Non-deed restricted 91	1	2	3	4	5	6	7	8	9			91
Low	Deed Restricted Non-deed restricted 66												66
Moderate	Deed Restricted Non-deed restricted 77	3		1								4	73
Above Moderate	167	11	2	3	3	1	3	39				62	105
Total RHNA by COG. Enter allocation number:		14	2	4	3	1	3	39				66	335
Total Units												66	335
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Brisbane
Reporting Period 1/1/2013 - 12/31/2013

Table C
Program Implementation Status

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program Description (By Housing Element Program Names)	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	Ongoing	Housing Element linked to www.brisbane.org
H.A.1.b: Other housing information	Inform public via various means	Ongoing	Housing Element linked to www.brisbane.org
H.B.1.a: Rezoning	Accommodate RHNA	1-Oct-12	Planning Commission recommended Southeast Crocker be rezoned as alternative to R-SWB District; also see H.B.1.b
H.B.1.b: New zoning district regulations	Comply with CGC Sec 65583.2	1-Oct-12	Urban Land Institute Technical Assistance Program utilized to draft NCRO-3 District form-based code; also see H.B.1.a
H.B.1.c: Design Permits	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	1-Oct-12	General Plan Update awaiting environmental review
H.B.1.e: Secondary Dwelling Units	Monitor affordability	Ongoing	2008-2012 American Community Survey data reviewed
H.B.1.f: Definitions	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	1-Oct-12	Ordinance No. 564 adopted 3-Oct-11
H.B.1.h: Outreach in NCRO-3 & R-SWB	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	Ongoing	None currently at risk
H.B.3.a: Special needs housing	Identify suitable sites	Ongoing	On hold pending resolution of redevelopment dissolution
H.B.3.b: Parking for senior housing	Reduce parking requirement	1-Dec-11	Draft ordinance recommended by Planning Commission in 2012 undergoing review by City Council subcommittee
H.B.3.c: Parking for accessible units	Reduce parking requirement	1-Dec-11	Draft ordinance recommended by Planning Commission in 2012 undergoing review by City Council subcommittee
H.B.3.d: Reasonable accommodation	Minimize constraints	1-Dec-11	Ordinance No. 558 adopted 4-Apr-11
H.B.3.e: Convalescent homes	Permit in R-SWB District	1-Oct-12	Ordinance No. 564 adopted 3-Oct-11; also see H.B.1.a & H.B.1.b
H.B.3.f: Human Investment Program	Encourage shared housing	Ongoing	Housing Element linked to www.brisbane.org
H.B.3.g: Density bonus	Encourage special needs housing	Ongoing	Coordinating with H.B.5.a
H.B.3.h: Continuum of Care/HEART	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	18-Jan-12	Ordinance No. 564 adopted 3-Oct-11; also see H.B.1.a & H.B.1.b
H.B.3.j: Water & sewer service	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	1-Dec-13	Ordinance No. 566 adopted 7-Oct-13

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction	City of Brisbane	Reporting Period	1/1/2013 - 12/31/2013
H.B.4.b:	Inclusionary housing	Comply with State Civil Code	18-Jan-12
H.B.5.a:	Density bonus	Expand program per AB 2280	18-Jan-12
H.B.6.a:	Hillside development study	Reduce development costs	Ongoing
H.B.7.a:	Affordable housing information	Encourage affordable housing	Ongoing
H.B.7.b:	Private/non profit partnerships	Encourage affordable housing	Ongoing
H.B.7.c:	Human Investment Program	Help re: home equity conversion	Ongoing
H.B.8.a:	Section 8 rent subsidies	Keep informed of opportunities	Ongoing
H.B.9.a:	City/non profit partnerships	Encourage affordable housing	Ongoing
H.B.9.b:	Land banking	Acquire sites for affordable units	Ongoing
H.B.9.c:	Public Parks & Facilities	Reserve potential surplus lands	Ongoing
H.B.9.d:	Rehab housing	Preserve/provide affordable units	Ongoing
H.B.9.e:	Low & Mod Income Housing Funds	Subsidize development costs	Ongoing
H.B.9.f:	First Time Homebuyer Program	Subsidize mortgage costs	Ongoing
H.B.9.g:	County rehab programs	Preserve affordable housing	Ongoing
H.B.9.h:	Self-help/sweat equity programs	Preserve/provide affordable units	Ongoing
H.B.9.i:	Leveraging low/mod funds	Match state/federal programs	Ongoing
H.B.9.j:	Special needs loans/grants	Retrofit existing units	Ongoing
H.B.9.k:	Fee schedule	Subsidize affordable housing	Ongoing
H.B.9.l:	State & federal programs	Encourage affordable housing	Ongoing
H.B.9.m:	Multi-city low/mod funds	Fund joint projects	Ongoing
H.C.1.a:	Voluntary code inspection program	Identify basic safety problems	Ongoing
H.C.1.b:	Low-interest rehab loan program	Publicize and encourage use	Ongoing
H.C.1.c:	"Nonconforming" provisions	Encourage maintenance of units	Ongoing
H.C.1.d:	NCRO-2 District rehab	Encourage maintenance of units	Ongoing
H.D.1.a:	Infrastructure master plans	Upgrade residential infrastructure	Ongoing
H.D.1.b:	Dwelling groups	Allow in R-2, R-3 & R-SWB Dist	1-Oct-12
H.E.1.a:	Mixed-use & live-work housing	Encourage smart growth	Ongoing
H.E.1.b:	Mixed-use in new districts	Encourage smart growth	Ongoing
H.E.1.c:	General Plan revisions	Land Use Element consistency	1-Oct-12
H.E.1.d:	Transit oriented development	Encourage smart growth	Ongoing

	Participating in county-wide nexus study
	Drafting changes to Municipal Code (with H.B.4.b)
	Coordinating with H.H.2.c & H.H.2.d
	Housing Element linked to www.brisbane.org
	Housing Element linked to www.brisbane.org
	Housing Element linked to www.brisbane.org
	Coordinating with County Housing Dept & Housing Authority
	On hold pending resolution of redevelopment dissolution
	On hold pending resolution of redevelopment dissolution
	General Plan Update awaiting environmental review
	On hold pending resolution of redevelopment dissolution
	On hold pending resolution of redevelopment dissolution
	On hold pending resolution of redevelopment dissolution
	Coordinating with County Housing Department
	On hold pending resolution of redevelopment dissolution
	On hold pending resolution of redevelopment dissolution
	Resolution No. 2011-38 adopted 5-Jul-11
	On hold pending resolution of redevelopment dissolution
	On hold pending resolution of redevelopment dissolution
	Coordinating with North County Fire Authority
	Brochures posted at Building & Planning counter
	Draft ordinance recommended by Planning Commission in 2012 undergoing review by City Council subcommittee (with H.I.1.b)
	Coordinating with County Housing Department
	Coordinating with Public Works Department
	Ordinance No. 575 adopted 3-Dec-12 for R-2 & R-3 Districts
	See H.B.1.a & b
	See H.B.1.a & b
	General Plan Update awaiting environmental review
	See H.B.1.a & b

ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation* (CCR Title 25 §6202)

Jurisdiction	Reporting Period	Update as appropriate	Ongoing	Ordinance No. 556 adopted 22-Feb-11
City of Brisbane	1/1/2013 - 12/31/2013	Update as appropriate	Ongoing	Ordinance No. 556 adopted 22-Feb-11
		Inform public via various means	Ongoing	Housing Element linked to www.brisbane.org
		Inform public via various means	Ongoing	Housing Element linked to www.brisbane.org
		Inform public via various means	Ongoing	Housing Element linked to www.brisbane.org
		Inform public via various means	Ongoing	Housing Element linked to www.brisbane.org
		Encourage water conservation	Ongoing	Ords. # 543 & 544 adopted 7-Jun-10; Ord. # 548 adopted 1-Nov-10
		Promote sustainable development	Ongoing	Ordinance No. 566 adopted 7-Oct-13
		Inform local employees	Ongoing	Housing Element linked to www.brisbane.org
		Reduce vehicle miles traveled	Ongoing	Awaiting new employers generating 100+ commute trips
		Subsidize affordable housing	Ongoing	See H.B.9.k & H.B.5.a
		Maintain public services	Ongoing	Awaiting new residential projects with potential significant effects
		Identify/mitigate impacts	Ongoing	See H.H.2.b, H.H.2.c & H.H.2.d
		HCP consistency	1-Dec-11	Ordinance No. 562 adopted 3-Oct-11
		Clarify existing ordinance	1-Dec-11	Ordinance No. 562 adopted 3-Oct-11
		Clarify existing ordinance	1-Dec-11	Ordinance No. 562 adopted 3-Oct-11
		Comply with CGC Section 65302	1-Oct-12	General Plan Update awaiting environmental review
		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
		Provide consistent standards	1-Dec-11	Draft ordinance recommended by Planning Commission in 2012 undergoing review by City Council subcommittee
		Encourage affordable housing	1-Dec-11	Draft ordinance recommended by Planning Commission in 2012 undergoing review by City Council subcommittee
		Increase subdivision opportunities	1-Dec-13	Ordinance No. 575 adopted 3-Dec-12
		Simplify & streamline processing	1-Dec-13	Ordinances Nos. 574 & 575 adopted 3-Dec-12
		Speedy processing	Annually	Reviewed as part of budget process
		Maintain adequate services	As needed	Adopted Housing Element sent to SFPUC 19-Jan-11
		Monitor implementation	Annually	City Council review of annual Housing Element report 18-Mar-13
		Remove unnecessary constraints	Ongoing	Awaiting any issues to address
		Remove unnecessary constraints	Ongoing	Awaiting any issues to address

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Brisbane
Reporting Period 1/1/2013 - 12/31/2013

General Comments:

1/1/2013-12/1/2013 Building Permits issued for single-family residences at 91, 93, 95, 97, 99, 100, 102, 101, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131 & 132 Butterweed Lane and 1076 Humboldt Road