

City of Brisbane

Agenda Report

TO: Honorable Mayor and City Council

FROM: Community Development Director via City Manager

SUBJECT: **Adoption of Resolution 2013-1 to Acknowledge Participation in County-wide Subregion for Regional Housing Needs Allocation and Accept Brisbane's Allocation for 2014-2022 Housing Element Cycle**

DATE: Meeting of January 14, 2013

City Council Goals:

To promote intergovernmental opportunities that enhance services and/or reduce cost of operations and services to city residents. (Goal #10)

To preserve and enhance livability and diversity of neighborhoods. (Goal 14)

Purpose:

For the City Council to acknowledge its participation in the San Mateo County Subregion for determining the regional housing needs allocation and accept its Regional Housing Needs Allocation for the 2014-2022 Housing Element planning cycle.

Recommendation:

That the City Council adopt Resolution 2013-1.

Background:

In conjunction with the ongoing implementation of Senate Bill 375 (SB 375) which took effect on January 1, 2009, an updated eight-year regional housing need allocation (RHNA) for the 2014-2022 Housing Element cycle must be prepared by the Association of Bay Area Governments (ABAG), consistent with the Sustainable Communities Strategy (SCS).

State law further allows the RHNA process to be administered at a subregional level. In February, 2011 the City Council adopted Resolution 2011-11 authorizing the City to participate in the San Mateo County sub-region to administer and develop the RHNA. San Mateo County and all cities within the County joined the subregion. Supported by

CCAG staff, a technical advisory committee (TAC) composed of city staff and a policy advisory committee (PAC) composed of elected officials (including Councilmember Lentz) were formed and met numerous times between March 2011 and November 2012. In November, 2012, the PAC recommended approval of a draft subregional allocation as discussed below. The draft allocation must be submitted to ABAG by February 1, 2013, along with the supporting local resolutions. It is anticipated that ABAG will adopt the final allocations in May 2013. The deadline for City adoption of the 2014-2022 Housing Element is December, 2014.

Discussion:

The county-wide allocation is for the 2014-2022 planning period is 16,418 units. Of this total, Brisbane's draft allocation is 83 units, broken down by income category as described below:

Income Category	# of Units
Very-low (50% or less of median income)	25
Low (51-80% of median income)	13
Moderate (81-120% of median income)	15
Above Moderate (More than 120% of median income)	30
Total	83

Staff is supportive of the City's draft allocation. It represents an approximately 80% reduction in the City's RHNA allocation of 401 units for the 2007-2014 planning period. This represents a needed and appropriate correction resulting in housing targets for Brisbane which are much more realistic and feasible to achieve. As a matter of information RHNA allocations for all jurisdictions are included as Exhibit 1 of the draft resolution.

Fiscal Impact:

None.

Measure of Success:

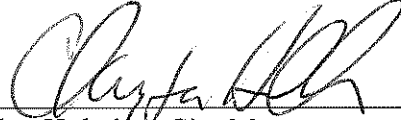
That the RHNA numbers be adopted, thereby enabling the City to commence preparation and adoption of its 2014-2022 Housing Element in a manner consistent with the requirements of state law.

Attachments:

Draft Resolution 2013-1

A handwritten signature in black ink, consisting of a large, stylized 'J' followed by a series of loops and a long horizontal stroke.

John Swiecki, Community Development Director

A handwritten signature in black ink, featuring a large, stylized 'C' followed by a series of loops and a long horizontal stroke.

Clay Holstine, City Manager

RESOLUTION NO 2013-1

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRISBANE
RECOGNIZING THE PARTICIPATION OF THE CITY OF BRISBANE IN THE SAN
MATEO COUNTY SUBREGION FOR THE REGIONAL HOUSING NEEDS
ALLOCATION PROCESS AND ACCEPTANCE OF THE ALLOCATION ASSIGNED
BY THE SUBREGION FOR THE CITY OF BRISBANE**

WHEREAS, the Association of Bay Areas Governments (ABAG) is required by State law to administer the Regional Housing Needs Allocation (RHNA) process in the Bay Area; and,

WHEREAS, under State law ABAG may delegate administration of the program to local jurisdictions within any county that form a sub-region for the purposes of distributing housing need allocations among the members of the sub-region; and,

WHEREAS, the City of Brisbane adopted Resolution 2011-11 on February 22, 2011 to join the San Mateo County subregion composed of all cities in San Mateo County and the County of San Mateo that was approved subsequently by ABAG in March 2011; and,

WHEREAS, the San Mateo County Sub-region has completed the process to develop the proposed Final Allocation attached hereto as Exhibit 1;

NOW, THEREFORE, BE IT RESOLVED that the City of Brisbane acknowledges its participation in the San Mateo County Sub-regional Housing Needs Allocation process and hereby accepts of the proposed Final Allocation for the City of Brisbane for use in its Housing Element as the planning target for housing development for the planning period running from 2014 through 2022, and hereby agrees to the submittal of the Final Housing Allocation to the Association of Bay Area Governments by the Executive Director of the City/County Association of Governments of San Mateo County, or designated agent, as administrative agent for the Sub-region.

Raymond C. Miller, Mayor

I hereby certify that the foregoing Resolution 2013-1 was duly and regularly adopted at a regular meeting of the Brisbane City Council on January, 14, 2013 t by the following vote:

AYES:

NOES:

ABSENT:

Sheri Marie Spediacci, City Clerk

Revised: 19NOV12	Draft Sub-Regional Allocation	Consensus Method: Use Regional Affordability Allocations with all Variance Concentrated in Above Moderate category, with some adjustments.			
San Mateo County RHNA Subregion Recommended Proposed Final Allocation	TOTAL	UNITS			
		Very Low	Low	Mod.	Above Mod.
Atherton	93	35	26	29	3
Belmont	468	116	63	67	222
Brisbane	83	25	13	15	30
Burlingame	863	276	144	155	288
Colma	59	20	8	9	22
Daly City	1,350	400	188	221	541
East Palo Alto	467	64	54	83	266
Foster City	430	148	87	76	119
Half Moon Bay	240	52	31	36	121
Hillsborough	91	32	17	21	21
Menlo Park	655	233	129	143	150
Millbrae	663	193	101	112	257
Pacifica	413	121	68	70	154
Portola Valley	64	21	15	15	13
Redwood City	2,789	706	429	502	1152
San Bruno	1,155	358	161	205	431
San Carlos	596	195	107	111	183
San Mateo	3,100	859	469	530	1242
South San Francisco	1,864	565	281	313	705
Woodside	62	23	13	15	11
San Mateo Co. Uninc	914	153	103	103	555
Total	16,419	4595	2507	2831	6486
Countywide Requirement	16,418	4595	2507	2830	6486