

APPENDIX B
Review of 1999-2006 Housing Element

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Policy H1: Strive to attain and maintain a balance of housing types (single and multi-family units, mobilehomes), size (number of bedrooms), tenure (owner occupied and rentals) and affordability to all income levels. (Policy H.B.1)	
<p>Programs H1a & H1a(1): Amend Zoning Ordinance and Map to provide suitable housing sites. Timing: December 2002 Responsibility: Community Development Department (CDD), Planning Commission (PC), City Council (CC)</p>	<p>Progress: 2002--NCRO-2 District regulations updated; 2003--SCRO-1 & R-BA District boundaries revised; 2006--Mobilehome park development standards updated Effectiveness: SCRO-1 District boundary changes were key to planning permit approval of (as yet unbuilt) 30-unit project at 3710-3760 Bayshore Boulevard; although, potential in remainder of district went unfulfilled. Appropriateness: SCRO-1 District to be divided into 3 districts intended to further protect existing mobilehome park and to encourage affordable housing development within the less steep portion of existing district. Boundaries of R-3 District to be expanded to increase affordable housing potential. (Programs H.B.1.a, H.B.1.e, H.B.1.f, H.B.1.g & H.B.1.i)</p>
<p>Program H1b: Encourage broad range of housing. Timing: Ongoing Responsibility: CCD, PC, CC, Redevelopment Agency (RA); Owners/Developers of Private Property, Nonprofit housing development organizations</p>	<p>Progress: 2003--Secondary dwelling unit ordinance updated, mixed-use project approved at 300 Visitacion Ave.; 2003/04--Building Permits issued to rehab/remodel 3 existing mixed-use developments; 2004--Building Permit issued for secondary dwelling unit; 2005--Planning permits for 2 Habitat for Humanity projects approved, along with 52 multi-family units; 2006--Building Permit issued for secondary dwelling unit. Effectiveness: Variety of housing types built or rehabilitated per this program, although not in numbers hoped. Appropriateness: To focus efforts, this program will be relocated under new goal specifically encouraging compact, in-fill, mixed-use and transit-oriented development. (Program H.E.1.a)</p>
<p>Program H1c: Simplify substandard lot provisions. Timing: June 2003 Responsibility: CDD, PC, CC</p>	<p>Progress: 2001--Planning Commission study session suggests Zoning Ordinance be amended to provide certain exceptions, but implementing ordinance has yet to be drafted; in the meantime, issue is dealt with on a case-by-case basis, with a variance granted for 1 lot in 2001 and 2 lots administratively recognized in 2003; also in 2003--Ordinance adopted to allow multi-family development on substandard lots not less than 4,950 sq. ft. in R-2 and R-3 Districts. Effectiveness: Due to complicated nature of substandard lot provisions, no simple solution was found. Case-by-case approach taken instead resolved status of 3 of 14 sites originally identified. Appropriateness: City will “clarify” the substandard lot provisions. (Program H.I.1.e)</p>
<p>Programs H1d & H1d(1): Consider changes to Secondary Dwelling Unit regulations. Timing: December 2002 Responsibility: CDD, PC, CC</p>	<p>Progress: 2002--Commission decided not to include income-restrictions for households occupying secondary dwelling units based upon rent survey, City Council adopted ordinance increasing maximum secondary dwelling unit size; 2003--Ordinance adopted to allow administrative approval of secondary dwelling units; 2003 through 2006--5 Secondary Dwelling Unit Permits approved by Community Development Director. Effectiveness: With changes made in 2002-2003, application rate increased significantly; although, numbers were still below projections.</p>

	<p>Appropriateness: To encourage smaller, more affordable units, revisions to parking requirements specifically for second units to be considered. City will continue to monitor rents to assure their affordability. (Programs H.I.1.c & H.B.1.j)</p>
<p>Programs H1e, H1e(1), H1e(2) & H1e(3): Clarify, revise and update Zoning Ordinance provisions regarding manufactured housing and mobilehome parks. Timing: June 2003 Responsibility: CDD, PC, CC</p>	<p>Progress: 1999--Definition of “mobilehome” as a “dwelling unit” adopted; 2000: SCRO-1 District regulations adopted, requiring public hearing before any existing mobilehome park use could be changed; 2003-- R-1, R-2 & R-3 District regulations amended to allow mobilehome parks as conditional uses; 2006--Mobilehome park development standards updated so as to be consistent with California Code of Regulations, Title 25, Chapter 2. Effectiveness: Although the programs were all implemented, potential for additional mobilehome units has not been fulfilled. Appropriateness: New zoning district to be created to specifically protect existing mobilehome park. Zoning Ordinance to be revised to also address transitional housing and supportive housing, along with manufactured housing and mobilehomes. (Programs H.B.1.g, H.B.1.k & H.B.1.l)</p>
<p>Program H1f: Inform public about housing policies and opportunities. Timing: Ongoing Responsibility: CDD, Brisbane Chamber of Commerce and other participating groups</p>	<p>Progress: 2003--Article on State housing laws published in community newsletter; 2004--City sponsored seminar for first-time homebuyers program; 2005--Housing Element policies and programs included on City website with list of approved, pending and potential housing developments; 2006--Links to State and County housing websites provided. Effectiveness: City’s website has become effective clearinghouse of information for community. Appropriateness: This program will be continued. (Program H.A.1.b)</p>

<p>Policy H2: Encourage development of affordable housing specifically designed for the elderly and persons with disabilities or other special needs. (Policy H.B.3)</p>	
<p>Program H2a: Identify housing sites for the elderly, persons with disabilities or other special needs. Timing: Ongoing Responsibility: CDD, PC, CC</p>	<p>Progress: 2005--Commission approved 2 projects that included accessible units. Effectiveness: The senior housing project completed in 2000 has been successful model for affordable high-density housing. Appropriateness: This program will be continued. (Program H.B.3.a)</p>
<p>Program H2b: Reduce required parking and give density bonus for projects with units for use by persons with disabilities. Timing: June 2003 Responsibility: CDD, PC, CC, RA, owners/developers of private property, non-profit housing development organizations</p>	<p>Progress: 2002 & 2004--Commission and Council held study sessions on density bonus; 2003--Accessibility Improvements Permit process adopted; 2004--Council considered draft parking ordinance revisions. Effectiveness: Density bonus ordinance consistent with current state law was recently adopted, but parking ordinance changes have yet to be adopted. Appropriateness: The program will focus on reducing parking requirements for units designed for persons with disabilities. (Program H.B.3.c)</p>
<p>Program H2c: Reduce required parking and give density bonus for projects with units for use by</p>	<p>Progress: 2002 & 2004--Commission and Council held study sessions on density bonus; 2004--Council considered draft parking ordinance revisions.</p>

<p>elderly persons. Timing: June 2003 Responsibility: CDD, PC, CC</p>	<p>Effectiveness: Density bonus ordinance consistent with current state law was recently adopted, but parking ordinance changes have yet to be adopted. Appropriateness: The program will focus on reducing parking requirements for units designed and dedicated for use by seniors. (Program H.B.3.b)</p>
<p>Program H2d: Continue to allow and encourage mixed-use development. Timing: Ongoing Responsibility: CDD</p>	<p>Progress: 2000--SCRO-1 District regulations adopted to conditionally permit mixed uses; 2002--NCRO-2 District regulations adopted to conditionally permit mixed uses; 2003/04--Building Permits issued for rehab of 3 mixed-use developments in NCRO-2 District; 2005--Commission approved project with 1 commercial and 15 residential condominiums in NCRO-2 District. Effectiveness: Successful. Appropriateness: This program will be continued. (Program H.E.1.b)</p>
<p>Program H2d(1): Encourage maintenance of existing units in Downtown Brisbane through use of various government funds. Timing: Ongoing Responsibility: CDD, RA, other public agencies; private property owners</p>	<p>Progress: No activity regarding this program as of this date, since the private sector has been able to improve existing units in four buildings without government assistance. Effectiveness: The County's CDBG-funded program serving Brisbane appeared to have adequate funding, so continued efforts appear warranted. Appropriateness: This program will be continued. (Program H.C.1.d)</p>
<p>Program H2e: Encourage participation in the Human Investment Program (HIP)'s shared housing program. Timing: Ongoing Responsibility: CDD, RA, HIP; private property owners</p>	<p>Progress: 2006--A link to HIP Housing's Homesharing Program webpage added to City's website. Effectiveness: HIP reported 12 applicants during the planning period, but only 2 matches. In the 2 years since publicizing the program on City websites, participation rates have increased (5 applicants and 2 matches). Appropriateness: This program will be continued. (Program H.B.3.f)</p>
<p>Program H2f: Provide density bonus to encourage housing for large families with low- and very-low incomes and other special needs households. Timing: June 2003 Responsibility: CDD, PC, CC; private property owners/developers</p>	<p>Progress: 2002 & 2004--Commission and Council held study sessions Effectiveness: Density bonus ordinance consistent with current state law (which does not address this) was recently adopted. Appropriateness: This program to be revised to encourage developers to provide such units when they request density bonuses. (Program H.B.3.g)</p>
<p>Program H2g: Cooperate with San Mateo County in developing programs for the homeless. Timing: Ongoing Responsibility: CDD, Police Department, County of San Mateo, other Cities in San Mateo County; non-profit housing development organizations</p>	<p>Progress: 2006--City joined Housing Endowment and Regional Trust, a joint powers authority with other cities and the County to raise funds to meet critical housing needs. Effectiveness: City continues to coordinate with San Mateo County Center on Homelessness regarding Continuum of Care and Housing Our People Effectively (HOPE) plan. Appropriateness: The program will be continued. (Program H.B.3.h)</p>
<p>Program H2h: Promptly process Use Permits for emergency shelters and transitional housing. Timing: Ongoing Responsibility: CDD; private property owners/developers</p>	<p>Progress: 2000--SCRO-1 District regulations adopted to conditionally permit group homes for such purposes. Effectiveness: No applications were submitted. Appropriateness: To further reduce constraints, Use Permit requirement will be eliminated and objective development standards adopted. (Program H.B.3.i)</p>

Policy H3: 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. (Policy H.B.4)	
Program H3a: Refine condominium conversion standards. Timing: December 2002 Responsibility: CDD, PC, CC	Progress: 2002/03--Commission held 5 study sessions; draft ordinance is in preparation. Effectiveness: No applications submitted for condominium conversions. Appropriateness: This program will be continued. (Program H.B.4.a)

Policy H4: Distinguish between those local governmental regulations that are necessary for the protection of public health, safety and welfare and those which could be modified to lessen adverse effects on the provision of housing. Reduce or eliminate constraints as much as possible. (Policy H.I.1)	
Program H4a: Systematically evaluate Zoning Ordinance, development review process and Building Permit process for constraints on the provision of housing. Timing: Ongoing Responsibility: CC, CDD, Public Works Department (PWD), Fire Department (FD)	Progress: 2000--SCRO-1 District regulations were updated; 2002--NCRO-1 District regulations were updated, and R-1, R-2 & R-3 District regulations were amended; 2003--Fire Code and R-BA District regulations were updated, Secondary Dwelling Unit regulations were revised per State law, and fees were reduced for Secondary Dwelling Unit Permits and Unconditional Certificates of Compliance. Effectiveness: Update of SCRO-1 District regulations made it possible to approve proposed (but not yet built) 30-unit project at 3710-3760 Bayshore Boulevard. With changes made in the Secondary Dwelling Unit regulations, application rate increased significantly. Appropriateness: This program will be continued (Program H.I.1.a)
Program H4a(1): Amend Zoning Ordinance to tie parking requirements to unit size. Timing: December 2002 Responsibility: CDD	Progress: 2002 & 2003—Commission held study sessions; 2004—Council considered draft parking ordinance revisions; 2003 through 2006--Commission used recommendations in draft ordinance to grant Use Permits to modify parking requirements on a case-by-case basis. Effectiveness: Although Use Permits were granted to modify parking requirements for over 15 single-family residential additions, secondary dwelling units, duplex additions and new single-family residences, more than twice that many units for which building permits were issued during same period were required to provide 4 parking spaces, regardless of size of unit. Revision of the Zoning Ordinance would streamline processing and encourage smaller, more affordable units. Appropriateness: The program will be revised to consider number of bedrooms, as well as unit floor area, in amending the parking requirements. (Program H.I.1b)
Program H4a(2): Adopt Floor Area Ratio standards that encourage affordable multi-family development. Timing: December 2002 Responsibility: CDD	Progress: 2002--Council adopted FAR standards for R-1, R-2 & R-3 Districts; 2004--Revisions adopted so as not to discourage multi-family projects in R-2 & R-3 Districts. Effectiveness: New regulations have prevented overbuilding without significantly impacting multi-family development. Appropriateness: Program deleted now that its purpose has been accomplished.
Program H4a(3): Adopt ordinance to merge substandard lots as appropriate in R-1, R-2 and R-3	Progress: 2001--Commission held study session and granted Variance to allow development of substandard lot; 2003--2 substandard lots were administratively recognized as building sites; 2003

<p>Districts. Timing: December 2002 Responsibility: CDD</p>	<p>through 2006--Owners of multiple substandard lots routinely requested to voluntarily merge lots when applying for Building Permits. Effectiveness: Due to complications of adopting and implementing a merger ordinance per State law, it was better use of limited City resources to merge lots on a case-by-case basis. No evidence that lack of a merger ordinance has discouraged aggregation of lots in R-2 or R-3 Districts. Appropriateness: Program to be combined with Program H.1.c into new program. (Program H.I.1.e)</p>
<p>Program H4a(4): Amend R-2 & R-3 District regulations to permit dwelling groups. Timing: December 2002 Responsibility: CDD</p>	<p>Progress: 2002--Council amended R-2 & R-3 Districts regulations to conditionally permit dwelling groups. Effectiveness: Use Permits for dwelling group projects recently approved in R-2 & R-3 Districts with no neighborhood opposition. Appropriateness: Further encourage dwelling groups by eliminating Use Permit requirement in R-2, R-3 & SCRO-1 Districts. (Program H.D.1.b)</p>
<p>Program H4b: Evaluate City staffing with regard to improving permit processing. Timing: Annually Responsibility: CDD, CM, CC</p>	<p>Progress: 2002 through 2006--Council considers staffing each year before budget is adopted. Effectiveness: Current staffing considered adequate. Appropriateness: This program will be continued. (Program H.I.1.f)</p>

<p>Policy H4(1): Identify constraints on the provision of housing resulting from the authority of County, Regional, State and Federal agencies. Distinguish between those regulations that are necessary for the protection of public health safety and welfare and those which could be modified to lessen adverse effects on the provision of housing. Cooperate with the League of California Cities to identify and address these constraints. (Policy H.I.2)</p>	
<p>Program H4(1)a: Work with other agencies whose actions may result in constraints on affordable housing. Timing: Ongoing Responsibility: CDD, CM, CC, League of California Cities</p>	<p>Progress: Conflict between zoning district height limits and new California Building Code accessibility requirements for multi-family projects was resolved through Variance approval. Effectiveness: Limited ability to influence State agencies. Appropriateness: This program will be continued. (Program H.I.2.a)</p>

<p>Policy H5: Promote equal housing opportunities. (Policy H.a.1)</p>	
<p>Program H5a: Inform public of equal housing opportunity laws and resource opportunities. Timing: December 2002 Responsibility: CDD</p>	<p>Progress: 2003--Articles published in "Brisbane Star" newsletter; 2006--Links to private nonprofit, County and State webpages added to City's website. Effectiveness: City's website has become an effective clearinghouse of information for the community. Appropriateness: This program will be continued. (Program H.A.1.a)</p>

<p>Program H5b: Analyze constraints on housing for persons with disabilities. Timing: December 2002 Responsibility: CDD</p>	<p>Progress: 2002--Commission held study session to conduct analysis; 2003--Council adopted ordinance creating Accessibility Improvement Permit (AIP) process; 2004--Council considered draft parking ordinance revisions, including parking for units for use by persons with disabilities. Effectiveness: While the AIP process addressed setback exceptions, it was found to be lacking regarding height limits for elevators and multi-unit garages. Appropriateness: The program will focus on height limit exceptions through the AIP process. (Program H.B.3.d)</p>
<p>Program H5c: Adopt procedure to process Requests for Reasonable Accommodation for Individuals with Disabilities. Timing: December 2002 Responsibility: CDD</p>	<p>Progress: 2002--Building Code adopted authorizing Building Official to grant modifications; 2003--Council adopted ordinance creating Accessibility Improvement Permit process; 2004--Council approved subsidized fee for Accessibility Improvement Permits, as publicized on City website. Effectiveness: 2 Accessibility Improvement Permits have been issued under the adopted procedures. Appropriateness: Program deleted now that its purpose has been accomplished.</p>

<p>Policy H6: Require that a portion of the units in new developments be affordable to low- and moderate-income households. (Program H.B.4.b)</p>	
<p>Program H6a: Adopt an inclusionary housing program, addressing a number of specified issues. Timing: June 2003 Responsibility: CDD, PC, CC</p>	<p>Progress: 2002/03--Commission held study sessions; 2004--Council and Commission held study sessions; 2005--Council approved 30-unit project including 5 below-market condos, and Commission approved mixed-use project including 2 below-market condos Effectiveness: Inclusionary housing provisions were recently adopted with the density bonus ordinance. Appropriateness: Program deleted now that its purpose has been accomplished.</p>

<p>Policy H7: Encourage utilization of a density bonus to provide housing affordable to very-low- and /or low-income households. (Policy H.B.5)</p>	
<p>Programs H7a & H7a(1): Adopt provisions for density bonuses for affordable housing, consider bonuses greater than provided in State law for projects that address special needs. Timing: December 2002 - June 2003 Responsibility: CDD, PC, CC</p>	<p>Progress: 2002 & 2004--Commission and Council held study sessions on density bonus. Effectiveness: Density bonus ordinance consistent with current state law was recently adopted. Appropriateness: Program to amend ordinance to allow City to grant density bonus/incentives beyond those provided by state law. (Program H.B.5.a)</p>
<p>Program H7a(2): Evaluate a fee waiver program for affordable housing projects. Timing: Annually Responsibility: CC</p>	<p>Progress: 2002--Commission considered reduced fees as a density bonus incentive; 2004--Council and Commission held study sessions. Effectiveness: Density bonus ordinance including this program was recently adopted. Appropriateness: Program deleted now that its purpose has been accomplished.</p>

Policy H8: Examine ways in which housing construction costs may be reduced. (Policy H.B.6)	
<p>Program H8a: Study hillside development for alternatives to reduce housing costs. Timing: December 2003 Responsibility: CDD, PWD</p>	<p>Progress: 2003--Council updated density transfer provisions in the R-BA District, and Commission adopted guidelines for its review of Grading Permits; 2004--Council considered draft parking ordinance revisions, including provisions to allow driveways to be used in common between multiple building sites, potentially reducing amount of grading. Effectiveness: Parking ordinance revisions not yet adopted. Appropriateness: The program will be continued. (Program H.B.6.a)</p>

Policy H9: Seek private and public funding sources for affordable housing construction. (Policy H.B.7)	
<p>Programs H9a & H9b: Encourage developers to utilize available affordable housing programs and to work with nonprofit housing development organizations and lending institutions to incorporate affordable units in projects. Timing: Ongoing Responsibility: CDD</p>	<p>Progress: 2004--Redevelopment Agency reinitiated first-time homebuyers program (expired in 1999), and City sponsored seminar for first-time homebuyers program; 2005--Council approved 30-unit project including 5 below-market condos, and Commission approved mixed-use project including 2 below-market condos, with remaining residential units subject to right of first refusal under City's first time homebuyers program; 2006--Links to State and County housing websites provided. Effectiveness: Limited success to date; although, such activity may increase with implementation of recently adopted inclusionary housing provisions. Appropriateness: This program will be continued. (Programs H.B.7a & H.B.7.b)</p>
<p>Program H9c: Support Human Investment Program to provide counseling on home equity conversions. Timing: Ongoing Responsibility: CDD, CC, nonprofit organizations</p>	<p>See Programs H1f & H2e. (Program H.B.7.c)</p>

Policy H10: Encourage owners of rental housing to participate in the Section 8 rent subsidy program and other rental assistance programs as they become available. (Policy H.B.8)	
<p>Program H10a: Communicate with County Housing Department/Authority regarding rent subsidies. Timing: Ongoing Responsibility: CDD</p>	<p>Progress: 2006--Links to County's and HUD's webpages included on City's website. Effectiveness: There are 15 households in Brisbane holding federal rental assistance vouchers through San Mateo County Housing Authority. Appropriateness: This program will be continued. (Program H.B.8.a)</p>

Policy 11: Study alternatives for use of the City’s Redevelopment Low and Moderate income Housing Fund to provide affordable housing, and support affordable housing programs as opportunities arise and funds become available. (Policy H.B.9)	
Program H11a: Develop relationships with nonprofit housing development corporations to take advantage of opportunities for Redevelopment Low and Moderate Income Housing Funds. Timing: Ongoing Responsibility: CDD, nonprofit organizations	Progress: 2005--Redevelopment Agency entered into agreement with Habitat for Humanity to transfer 2 affordable housing sites to build 7 very-low income affordable units, qualifying for AHP funds and a loan from the County CGBG consortium, administered jointly with the HOME program. Effectiveness: Habitat for Humanity projects have been successful models for very-low-income housing. Appropriateness: This program will be continued. (Program H.B.9.a)
Program H11b: Landbank appropriate vacant sites for future affordable housing projects. Timing: Ongoing Responsibility: CDD, City Manager (CM), CC, RA	Progress: 2002--Redevelopment Agency approved purchase of vacant site and adjoining mixed-use structure for future affordable housing development; 2003--Redevelopment Agency approved purchase of vacant site. Effectiveness: Site purchased in 2003 was developed with 2 very-low-income units, but site purchased in 2002 remains as is; additional sites continue to be actively sought. Appropriateness: This program will be continued. (Program H.B.9.b)
Program H11b(1): Implement PFP General Plan land use designation so that City has first opportunity to consider surplus public property as potential housing sites. Timing: Ongoing Responsibility: CDD, CM, CC, RA	Progress: No action taken. Effectiveness: City Council considered housing potential of both school sites as part of Housing Element update. Appropriateness: This program will be continued. (Program H.B.9.c)
Program H11c: Acquire and rehabilitate vacant, abandoned or deteriorated units as affordable housing. Timing: Ongoing Responsibility: CDD, CM, CC, RA	See Program H11b (Program H.B.9.d)
Program H11d: Examine how Redevelopment Low and Moderate Income Housing Funds and municipal and assessment bonds could be used to subsidize development. Timing: June 2003 Responsibility: CDD	Progress: 2005--Redevelopment funds used to write down 100% of land value in transferring 2 properties to Habitat for Humanity and to make construction loan that was rolled over into silent second mortgages on the 7 units built. Effectiveness: Habitat for Humanity projects have been successful models for very-low-income housing. Appropriateness: This program will be continued. (Program H.B.9.e)
Program H11e: Expand City’s first time homebuyer program using Redevelopment funds to subsidize mortgage costs. Timing: Ongoing Responsibility: CDD, RA	Progress: 2004--Redevelopment Agency expanded program (originally for The Ridge housing development) to apply citywide; 2005: 60+/- applications have been submitted with 19 qualifying and 1 loan made (most of those qualified were not able to find suitable homes to buy). Effectiveness: Although public interest in program was high, market conditions made success difficult. Appropriateness: This program will be continued. (Program H.B.9.f)

<p>Program H11f: Collaborate with County and other agencies to expand rehabilitation programs. Timing: Ongoing Responsibility: CDD, RA, County of San Mateo</p>	<p>Progress: 2003--City agreed to have County operate program in Brisbane and receive CDBG funds on City's behalf. Effectiveness: No County-funded rehab projects during the planning period. Appropriateness: This program will be continued. (Program H.B.9.g)</p>
<p>Program H11g: Assist self-help and sweat equity construction and rehab projects. Timing: Ongoing Responsibility: CDD, RA, nonprofit housing development organizations</p>	<p>Progress: 2005--Redevelopment Agency entered into agreement with Habitat for Humanity to transfer 2 affordable housing sites to build 7 very-low income affordable units. Effectiveness: Habitat for Humanity projects have been successful models for very-low-income housing. Appropriateness: This program will be continued. (Program H.B.9.h)</p>
<p>Program H11h: Use Redevelopment Low and Moderate Income Housing Funds to leverage State and Federal programs. Timing: Ongoing Responsibility: CDD, CC, RA</p>	<p>See Programs 11a & 11d. (Program H.B.9.i)</p>
<p>Program H11i: Provide loans or grants to retrofit existing units for special needs households. Timing: Ongoing Responsibility: CDD, CC, RA</p>	<p>See Program 11f. (Program H.B.9.j)</p>
<p>Program H11j: Evaluate fees for processing development applications and consider subsidizing affordable housing projects. Timing: December 2002 Responsibility: CDD, Finance Department, CC, RA</p>	<p>Progress: 2002--Commission considered reduced fees as a density bonus incentive; 2004--Council and Commission held study sessions. Effectiveness: Recently adopted density bonus ordinance provides for reduced fees as a potential incentive. Appropriateness: This program will be continued. (Program H.B.9.k)</p>
<p>Program H11k: Encourage State and Federal Governments to restore and enhance affordable housing subsidies. Timing: Ongoing Responsibility: CDD, CC, RA</p>	<p>Progress: 2007--The Mayor wrote to the City's State and US Legislators regarding housing and State and Federal subsidy programs. Effectiveness: Limited results given current economic climate. Appropriateness: This program will be continued. (Program H.B.9.l)</p>
<p>Program H11l: Encourage the State to amend Housing Element and Redevelopment law to allow cities to combine Redevelopment Funds for joint affordable housing projects. Timing: Ongoing Responsibility: CDD, CC, RA</p>	<p>Progress: 2006--City Manager worked with other members of the County's Housing Endowment and Regional Trust to get legislation enacted. Effectiveness: Limited results given current economic climate. Appropriateness: This program will be continued. (Program H.B.9.m)</p>

Policy H12: Assist in publicizing energy conservation programs and weatherization services that provide low or no cost energy conservation inspections and assistance. (Policy H.F.2)	
Program H12a: Provide information about energy conservation programs. Timing: Ongoing Responsibility: CDD, PG&E	Progress: 2006--Link to PG&E's energy conservation webpage added to City's website. Effectiveness: City's website has become effective clearinghouse of information for community. Appropriateness: This program will be continued. (Program H.F.2.a)
Program H12b: Encourage energy conservation retrofitting in conjunction with home repairs and renovations. Timing: Ongoing Responsibility: CDD	Progress: 2004--Title 24 energy conservation requirements included in handout for residential Building Permit submittal requirements; 2006--Council adopted flat fee for Building Permits to install solar energy equipment for single-family residences (also see Program H12a). Effectiveness: Solar panels have been installed on a number of homes. Appropriateness: This program will be continued. (Program H.F.2.b)

Policy 13: Publicize water conservation programs and develop measures to assist very-low-, low- and moderate-income households to manage their utility costs. (Policy H.F.3)	
Program H13a: Provide information about water conservation programs. Timing: Ongoing Responsibility: CDD, Finance Department	Progress: 2002: Article on water conservation included in "Brisbane Star," and water bill insert on the subject was distributed, and andout regarding water-conserving landscaping made available for the public; 2004--Council approved Open Space & Ecology Committee's conservation education program, resulting in a series of informational articles in the "Brisbane Star;" 2006: Link to SFPUC's water conservation webpage added to City's website. Effectiveness: City's website has become effective clearinghouse of information for community. Appropriateness: This program will be continued. (Program H.F.3.a)
Program H13b: Consider making low-flow and other water conservation devices available to very-low, low and moderate income households and provide information of water- conserving landscaping. Timing: Ongoing Responsibility: CDD, Finance Department, CM, CC	Progress: 2001: High-efficiency toilet rebate program initiated. Effectiveness: Rebate programs sponsored by City and Bay Area Water Supply and Conservation Agency have been relatively successful, given the limited funds available. Appropriateness: This program will be continued. (Program H.F.3.b)

Policy 14: Promote sustainable development that addresses affordability through the use of solar sensitive design in new housing development projects. (Policy H.F.4)	
<p>Program H14a: Enforce Title 24 energy conservation requirements and require project design to take advantage of natural heating, cooling and solar access. Timing: Ongoing Responsibility: CDD</p>	<p>Progress: 2003--Commission approved inclusion of lightwells in 30-unit project; 2004--Commission recommended requiring stub-outs for future photovoltaic connections for 60-unit single-family subdivision; 2005--Commission approved 15-unit project designed around an open atrium with rooftop photovoltaic panels, and Council approved photovoltaic panels for Habitat for Humanity projects. Effectiveness: This successful program has been supplemented by the adoption of the Green Building Ordinance, which applies to housing developments of 20 or more units. Appropriateness: This program will be continued. (Program H.F.4.a)</p>

Policy H15: Promote rehabilitation of substandard residential structures while maintaining their affordability to very-low-, low- and moderate-income households. (Policy H.C.1)	
<p>Program H15a: Establish voluntary safety and sanitation inspection program. Timing: Ongoing Responsibility: CDD, FD</p>	<p>Progress: 2004--Fire Department (North County Fire Authority) included home safety information on its website. Effectiveness: City's website has become effective clearinghouse of information for community. Appropriateness: This program will be continued. (Program H.C.1.a)</p>
<p>Program H15b: Publicize low-interest rehab loan programs. Timing: Ongoing Responsibility: CDD, County of San Mateo Housing Rehabilitation Program, State and Federal Rehabilitation Programs</p>	<p>Progress: 2005--County Department of Housing brochures on rehab loan programs made available at City Hall; 2006--Links to HUD, HCD and County Department of Housing provided on City's website. Effectiveness: City's website has become effective clearinghouse of information for community. Appropriateness: This program will be continued. (Program H.C.1.b)</p>
<p>Program H15c: Consider amending Zoning Ordinance regulations for nonconforming residential uses and structures to facilitate maintenance and improvements. Timing: June 2003 Responsibility: CDD, PC, CC</p>	<p>Progress: 2003--Council adopted ordinance updating regulations for nonconforming uses and structures, allowing, for example, maintenance, repair and expansion of nonconforming duplexes. Effectiveness: Given the number of residences rehabbed, program appears to have been effective. Appropriateness: This program will be continued. (Program H.C.1.c)</p>

Policy H16: Protect the character of existing residential neighborhoods. (Policy H.D.1)	
<p>Program H16a: Develop infrastructure master plans. Seek grants and other supplemental funds to implement improvement projects. Timing: Ongoing Responsibility: PWD, CM, CC</p>	<p>Progress: 2003--Water Master Plan, Sewer Master Plan and Storm Drainage Master Plan developed; 2004/05--Capital Improvement Plan included water and sewer systems improvements paid by utility fund, and pavement maintenance paid by Measure A and gas tax funds; 2005/06--CIP added seismic upgrades to water storage tanks paid by utility fund and an EPA grant. Effectiveness: Successful.</p>

	Appropriateness: This program will be continued. (Program H.D.1.a)
<p>Program H16b: Refine zoning district and other regulations pertaining to new residential development outside Central Brisbane.</p> <p>Timing: December 2002</p> <p>Responsibility: CDD, PWD, FD</p>	<p>Progress: 2000--Council updated regulations for SCRO-1 District (Southwest Bayshore) and PD District (Northeast Ridge and Northwest Bayshore); 2003--Fire Code and R-BA District (Brisbane Acres) regulations updated.</p> <p>Effectiveness: SCRO-1 District revisions resulted in planning permit approval of (as yet unbuilt) 30-unit project at 3710-3760 Bayshore Boulevard.</p> <p>Appropriateness: Program deleted, superseded by new programs. (Programs H.B.1.f , H.B.1.g & H.D.1.c)</p>

Policy H17: Assure that new development absorbs the cost of mitigating the environmental, social and service impacts it brings to the community. (Policy H.H.1)	
<p>Program H17a: Condition new development approvals so that fees are levied to cover cost of development to the community. Consider subsidizing fees for projects with significant proportion of units affordable to very-low and low income households.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD, PWD, FD, CM, PC, CC, property owners and developers</p>	<p>Progress: 2002 & 2004--Commission and Council considered reduced fees as a density bonus incentive; 2002--Building Permit fees and Public Works Department fees were comprehensively revised; 2003--Fire Department fees were comprehensively revised; 2005--Master Fee Schedule updated</p> <p>Effectiveness: Recently adopted density bonus ordinance provides for reduced fees as potential incentive.</p> <p>Appropriateness: This program will be continued. (Program H.H.1.a)</p>
<p>Program H17b: Require fiscal impact studies for projects that could have a significant effect on the City's ability to provide services.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD, Finance Department, CM</p>	<p>Progress: 2005--Fiscal impact study was done for the proposed residential development of the Quarry (which subsequently failed on the ballot in 2006).</p> <p>Effectiveness: Successfully applied to large-scale proposals.</p> <p>Appropriateness: This program will be continued. (Program H.H.1.b)</p>
<p>Program H17c: Revise zoning regulations to include mixed-use and live-work housing.</p> <p>Timing: December 2002</p> <p>Responsibility: CDD, PC, CC</p>	<p>Progress: 2000--Council adopted SCRO-1 District regulations; 2002--Council adopted NCRO-2 District regulations; 2003--Council updated Home Occupation regulations. Also see Program H2d.</p> <p>Effectiveness: Mixed-use project recently approved in SCRO-1 District.</p> <p>Appropriateness: This program will be continued. (Program H.E.1.a)</p>

Policy H18: Regulate the development of environmentally sensitive and hazardous lands to assure the mitigation of significant impacts. (Policy H.H.2)	
<p>Program H18a: Work with responsible agencies to protect environmentally sensitive and hazardous lands Timing: Ongoing Responsibility: CDD, PWD, FD</p>	<p>Progress: 2002 through 2006--City continues to work with US Fish & Wildlife Service, California Department of Fish & Game, San Mateo County Parks & Recreation Department, US Army Corps of Engineers, Regional Water Quality Control Board, US Geological Survey, FEMA, PG&E and other public and private agencies. Effectiveness: Successful. Appropriateness: This program will be continued. (Program H.H.2.a)</p>
<p>Program H18b: Revise Transferable Development Rights provisions of Zoning Ordinance to conserve open space and locate housing where it can be best served. Consider increasing ratio. Timing: June 2003 Responsibility: CDD, PC, CC</p>	<p>Progress: 2003--Council revised R-BA District's TDR provisions to be more specific without changing original ratio; 2005--Council approved first TDR project, allowing the development of 3 units in exchange for the dedication of 1 acre of open space. Effectiveness: The program has shown initial success, with further refinements planned. Appropriateness: This program will be continued as refined. (Programs H.H.2.b, H.H.2.c & H.H.2.d)</p>
<p>Program H18c: Adopt requirement that new construction achieve an interior noise level of 45dB or less, based on aircraft noise events. Timing: December 2002 Responsibility: CDD, CC</p>	<p>Progress: 2003--Commission concluded that, based on average aircraft flyover noise, this standard could be achieved under the California Building Code without local amendment. Effectiveness: Not necessary, given California Building Code. Appropriateness: The program will be deleted.</p>

Policy H19: Evaluate and update the Housing Element.	
<p>Program H19a: Review and update Housing Element as necessary to remain consistent with General Plan. Timing: Ongoing Responsibility: CDD, PC, CC</p>	<p>Progress: 2005--General Plan Amendment adopted to remove PFP land use designation from City site to allow development of 2 units by Habitat for Humanity. Effectiveness: Housing Element update is part of on-going General Plan update. Appropriateness: Program deleted, superseded by new program. (Program H.B.1.i)</p>
<p>Program H19b: Prepare annual progress report on implementing General Plan and Housing Element. Timing: Annually Responsibility: All City departments</p>	<p>Progress: 2002--Council adopted Housing Element; 2003 through 2006--Annual reports prepared. Effectiveness: Annual reports prepared as required. Appropriateness: Program deleted as unnecessary, since it is required by State law.</p>
<p>Program H19c: Update Housing Element per Department of Housing & Community Development's timeline. Timing: Per State law Responsibility: CDD, PC, CC</p>	<p>Progress: 2005--HCD extended deadline to June 30, 2009. Effectiveness: Housing Element update is part of on-going General Plan update. Appropriateness: Program deleted as unnecessary, since it is required by State law.</p>