

I. PREPARATION OF THE 2006-2014 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, and mobilehomes, 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, the areas selected for potential residential development were chosen with the aim of minimizing greenhouse gas emissions and their contribution 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 requires 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 Air Resources Board (CARB), under the California Environmental Protection Agency, is to prepare plans to achieve the objectives stated in AB 32. The directive is for regional cooperation and

incentives to reduce greenhouse gas emissions. As stated on the CARB website, “If regions develop integrated land use, housing and transportation plans that meet the SB 375 targets, new projects in these regions can be relieved of certain review requirements of the California Environmental Quality Act.” Senate Bill 375 follows AB 32 and requires regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles for 2020 and 2035. It is anticipated that a series of new laws will follow AB 32 and SB 375, along with a shift towards more regional cooperation in the planning of land uses.

In this Housing Element the City of Brisbane has addressed both the need for housing and greenhouse gas concerns primarily by establishing minimum densities, of 20 units per acre or more, within the existing multifamily residential zoning districts. This is the minimum density for which RHNA credits in the low and very low income categories may be given by the State. In addition, to help address global warming concerns, the focus on existing multifamily zoning districts will serve to take advantage of the existing infrastructure and proximity to existing bus/shuttle lines, to reduce impacts during development and ongoing automobile travel. This also serves to place new housing in close proximity to existing schools, parks and the neighborhood commercial areas should serve to 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 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 San Mateo County Comprehensive Airport Land Use Plan, as amended, for San Francisco International Airport.

I.3 REVIEW OF THE 1999-2006 HOUSING ELEMENT

The City of Brisbane’s 1999-2006 Housing Element was adopted in 2002. 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 1999-2006 planning period.

Actual construction, though, fell well short of the goals from the 1999-2006 planning period (see Table 1). Half 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, and even these units were fewer than expected due to delays stemming from the listing of the Callippe Silverspot butterfly under the Endangered Species Act. Infill single-family and duplex development in Central Brisbane accounted for a third of the new units. The production of secondary dwelling units, which was expected to meet most of the need for units affordable to moderate income households, was significantly less than projected. No aggregation of lots and replacement of single-family homes with multi-family projects large enough to qualify for density bonus occurred in the R-3 District, as had been hoped, nor were any underdeveloped sites in the SCRO-1 District replaced with very low income affordable mobilehome parks.

Table 1.
Number of Housing Units at Levels of Affordability
(1999 - mid 2006)

	Very-Low Income	Low Income	Moderate Income	Above- Moderate Income	Total
Regional Housing Need Determination 1999-2006	107	43	112	164	426
1999-2006 Housing Element “Adjusted Zoning Capacity”	135	50	169	803	1,157
1999-2006 Building Permits	7*	0	3**	64	74***

*Habitat for Humanity projects at 20-38 Plumas Street, 15 Glen Parkway and 720 San Bruno Avenue.

**Secondary dwelling units at 1050 Humboldt Road, 395-A Alvarado Street and 37 San Benito Road.

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

The 1999-2006 Housing Element’s Quantified Objectives (Table 2) showed mixed results. Although more units affordable to very low income households were accommodated than projected on sites the City had owned, this result was achieved at the expense of units affordable to low income households. On the other hand, private efforts to rehabilitate mixed-use multi-family units during the planning period were strong, and no affordable mobilehome or multi-family rental units were lost due to conversions.

**Table 2.
1999-2006 Housing Element's Quantified Objectives**

Income Category	New Construction/Intensification	Rehabilitation/ Management	Conservation/ Management
Quantifiable Objectives			
Very-Low	131 (87 units in new mobilehome parks in the SCRO-1 District, 44 units through density bonus projects)	11 (San Mateo County Housing Rehabilitation Program)	62 (existing units in the mobilehome park subject to proposed protections)
Low	48 (40 studio secondary dwelling units, 8 units through density bonus projects)	5 (San Mateo County Housing Rehabilitation Program)	200 (existing rental units in the R-2, R-3 and NCRO-2 Districts to be protected from condominium conversions)
Moderate	161 (161 one-bedroom secondary dwelling units)	8 (San Mateo County Housing Rehabilitation Program)	0
Above-Moderate	546 (155 new units in the Central Brisbane and Northeast Ridge subareas, 75 new units in the SCRO-1 District, 13 additional units by adjusting the boundaries between the R-1 & R-3 Districts, 14 "substandard lots," 103 additional units in the R-2 & R-3 Districts, 19 mixed-use units in the NCRO-2 District, 169 units on vacant sites and through density transfer in the R-BA District)	28 (Private rehabilitation of market-rate units)	0
All	886	52	262
Actual 1999-2006 Accomplishments			
	74 new units constructed (21 market-rate units, 2 very-low- income units and 3 secondary dwelling units in the R-1 District; 4 market-rate and 5 very-low-income multi-family units in the R-3 District; 37 units in the Northeast Ridge subarea; 1 unit in the SCRO-1 District; 1 mixed-use unit in the NCRO-2 District)	32 units rehabilitated (including 3 multi-family units in a mixed-use building)	262 affordable units conserved (62 mobilehomes in the SCRO-1 District; 200 rental units in the R-2, R-3 & NCRO-2 Districts)

Greater progress was achieved during the planning period in implementing the 1999-2006 Housing Element's policies and programs. These efforts are detailed in Appendix B. Since adoption of the Element in 2002, the zoning ordinance was amended to improve the density transfer provisions in the R-BA District, to revise the floor area ratio standards in the R-2 and R-3 Districts so as not to discourage multi-family projects, to clarify the regulations for nonconforming uses and structures to encourage maintenance of nonconforming duplexes, and to update the secondary dwelling unit requirements and mobilehome park development standards to comply with state law. In addition, the zoning map was amended to revise the SCRO-1 & R-BA District boundaries. Also, the Redevelopment Agency transferred two sites to Peninsula Habitat for Humanity to build 7 very low income affordable units, using redevelopment funds to write down 100% of the land value and to

make a construction loan that was rolled over into silent second mortgages on the 7 units. Although not all of the programs contained in the 1999-2006 Housing Element were implemented before the end of its planning period, there was still sufficient zoning capacity to meet the Regional Housing Need Determination (see Appendix C).

I.4 PUBLIC PARTICIPATION

Government Code Section 65583(c)(7) 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. The update of the Housing Element coincided with the update of the General Plan and the Specific Plan/EIR process for a development proposal on an un-engineered landfill/contaminated rail yard site known as the Baylands. There were a number of vehicles through which the City gained public participation in the Housing Element update and some of these overlapped as part of the General Plan update and/or the Baylands Specific Plan/EIR process. These various vehicles for involving the public and other interested parties included:

- Say It Again Day
- Placemaking Public Workshops with an emphasis on new urbanism and mixed use with housing
- Community Survey in the Fall 2005
- General Plan Land Use workshops/study sessions that related to the Housing Element
- Speaker Series (generally related to the Baylands Specific Plan/EIR, but with City-wide scope and implications for the potential development of housing)
- Housing Element review study sessions at the Planning Commission and City Council

All of these events were advertised or noticed to the public via mailing, posting at public locations throughout the community and the City’s website and participation was encouraged. Most events were video recorded and many were broadcast live on the City’s cable television channel. The video recorded events were broadcast again a number of times to provide greater outreach and opportunities to watch. Further discussion of public notice is provided below.

I.4.1 Say It Again Day

In order to gather community input on the issues of concern to the community, as part of the 1994 General Plan update the City held a “Have Your Say Day”. As a follow-up to this the City held a “Say It Again Day” on August 14, 2004 in preparation for this current update to the General Plan, including the Housing Element. This was one of two important events in that month to kick off the current General Plan/Housing Element update (the other being a presentation by Lloyd Zola of LSA Associates, see below). The Say It Again Day was specifically for the community to express their views on the previously stated vision for the City and its applicability going forward.

I.4.2 Placemaking Public Workshops

On September 23 and 24, 2005 the City conducted public workshops which emphasized new urbanism and mixed use, with housing, to activate various key places within the City. The workshops were facilitated by Project for Public Spaces (PPS). The results from these workshops are provided on the City’s website, with the report, “Defining the Core Places in Downtown Brisbane, Place Evaluation Workshop Results”, December 2005.

I.4.3 Community Survey

In the fall of 2005, a survey was mailed to all registered voters in the City to solicit input on a number of topics that the City was facing. A total of 2,071 surveys were mailed and 412 were completed, for a return rate of 20%. The respondent profile included 86% home owners, 13% renters and 1% other.

The survey questions were broad based with 175 open and closed ended questions on various topics from feelings about living in Brisbane and quality of life factors to specific areas of Brisbane that have been proposed for development. There were 9 closed-ended questions specifically addressing housing preferences and 11 closed-ended questions regarding city growth options.

The survey results were compiled in a report by Public Research Institute (PRI) at San Francisco State University and were made available to the public and copies were provided to the Planning Commission and City Council for their deliberations on the General Plan update, including the Housing Element.

I.4.4 Update of the Land Use Element

From April through July 2007, the City conducted 10 public study sessions at the Planning Commission to update the Land Use Element of the General Plan, which, in preparation for the Housing Element, included determination of appropriate subareas for inclusion of housing, including accommodation for low income housing, emergency shelters, and homeless shelters.

These study sessions were followed by City Council review of the Land Use Element over the course of 5 public meetings, including discussion of subareas suitable for housing, from May 7, 2007 through February 4, 2008. The February 4th meeting culminated with a City-wide review of the various sites where new housing may be considered once the Housing Element was brought back for further review. In addition to these public meetings on the Land Use element, a presentation was provided to the City Council on May 14, 2007, on the methodology for the arriving at the City's RHNA requirement. Another presentation was provided by Barbara Kautz of the law firm, Goldfarb & Lipman, LLP, on November 7, 2007, on housing element law in order to educate the community and the City Council regarding these topics.

These study sessions were noticed city-wide in the "City News", a monthly mailer to all residents in Brisbane. Periodically notices were sent by mail to all the mailing addresses in the City on the General Plan progress and schedule and then specifically to the property owners in the subareas that were the topics of discussion. Notices were also posted on the Community sign boards (visible to pedestrians and drivers entering or exiting the City) at the Community Park in Central Brisbane and at the Mission Blue Center/Ball Fields at the Northeast Ridge. The study sessions were noticed and broadcast on the local cable broadcast station (Channel 27). Notices were also sent via email to the Planning Commission and City Council meeting email lists, and posted at the regular posting locations (City Hall, City Library, community Center, and Mission Blue tennis court).

I.4.5 Speaker Series

From 2004 to 2008 the City hired a number of leaders in various development related fields to provide lectures on their areas of expertise. The intent was to educate and inspire the community and to make informed decisions regarding future development, specifically so that any new development embraces the principles of

smart growth. These public events were held in the evenings at Mission Blue Center and were advertised in the same way as described above for the update of the Land Use element.

Attendance at these events ranged from approximately 40 to 90 members of the public, primarily including local residents and public officials. These events provided an educational forum to inspire the community and to gain community input on the various topics.

The events included:

- June 10 and August 23, 2004: “Urban Design Workshop”, by Michael Freedman Principal of Freedman, Tung and Bottomley a San Francisco Urban Design and Planning Firm
- August 2004, General Plan Workshop, by Lloyd Zola Principal of LSA Associates
- June 23, 2006: “The Art of Architecture in the Age of Ecology”, by James Wines, President and Creative Director of SITE, a New York based Art and Architecture firm
- February 13, 2007: “Value of Public Recreation Facilities and Open Space Land to a Community”, by Dr. John Crompton, Texas A&M University, Department of Recreation, Park and Tourism Sciences
- March 12, 2007: “Alternative Energy Systems”, by John Doyle, Manager, Energy Generation Projects San Francisco Public Utilities Commission; Todd Thorner, Vice President and Founder of Foresight Wind Energy; Rick Nuessle, Next Energy Solar Company; George Wagner, Vice President and Co-Founder of Wind Harvest; Paul Fenn, Founder and CEO, Local Power
- March 22, 2007: “The Economics of Redevelopment”, by Tom Murphy, former Mayor, Pittsburgh, PA; Michael Cohen, Director, Base Reuse and Redevelopment Team, San Francisco Mayor's Office; Chris Meany, Partner, Wilson, Meany, Sullivan, a San Francisco development company
- April 2, 2007: “Transit and Land Use”, by Alan Hoffman, Mission Group, San Diego-based planning firm specializing in strategies for transportation and urban development.
- October 29, 2007: “Zero Carbon/Zero Waste Mixed Use Developments”, by Greg Searle, Executive Director, Bioregional North America/One Planet Living
- November 14, 2007: “Natural Capitalism Strategies for Sustainability”, by L. Hunter Lovins, President and Founder, Natural Capitalism Solutions, and Founding Professor of Business at Presidio School of Management
- November 16, 2007: “Iconic Architecture and Landscapes”, by Charles Jencks, Author and Architectural Historian
- December 3, 2007: “Ecocities: Rebuilding Cities in Balance with Nature”, by Richard Register, Urban Ecologist and Author

I.4.6 Housing Element Update Study Sessions

After these lengthy preparations, the City began its detailed study sessions on the Housing Element with a kick-off presentation on the County’s HOPE program on April 9, 2009 at the Planning Commission. This was followed by publicly held study sessions on April 30 and May 14, 2009 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 meetings on June 1, 15 and 29 and July 13, 2009 to take further public comment and to review the goals and the potential new housing sites for meeting the RHNA requirements. [\[The next update is to include subsequent meetings and public hearings\]](#)

In addition to the usual public notices, the notices for both the Planning Commission and City Council meetings were mailed to the individual property owners where rezoning was considered. The City also included the following groups in its email of fliers on the Housing Element update:

- Housing Investment Project (HIP Housing)
- Housing Leadership Council, San Mateo County
- Housing Our People Effectively (HOPE), San Mateo County
- Habitat for Humanity, Greater San Francisco
- 21 Elements, San Mateo County
- San Bruno Mountain Watch
- Unite Here Local 2
- Carpenter's Local Union 217
- Northern California Carpenter's Regional Council
- City/County Association of Governments (C/CAG) of San Mateo County
- Association of Bay Area Governments (ABAG)
- San Mateo County Planning Dept.
- City of South San Francisco Planning Dept.
- City of Daly City Planning Dept.
- City and County of San Francisco Planning Dept.
- Northeast Ridge Homeowners Association
- Utilities (Comcast, PG&E, AT&T, Bayshore Sanitary District, SSF Scavenger, San Francisco Water Dept., San Francisco PUC, San Francisco PUC Wastewater Enterprise Planning Division)

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

At the Planning Commission and City Council meetings, a 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. Through lengthy consideration of these alternatives, the City Council was able to arrive at a consensus, reflected in the updated Housing Element for the 2006-2014 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. To increase the potential for affordable housing, the R-3 District will be expanded, and 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. 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 2006-2014 Housing Element's compliance with State law is provided in Appendix D.

II. COMMUNITY CHARACTERISTICS & HOUSING NEEDS

II.1 RESIDENTIAL POPULATION CHARACTERISTICS

Brisbane is a city of 3,938 residents, according to California Department of Finance estimates for January 1, 2009, up from the 3,597 residents found by the 2000 U.S. Census. Reversing a declining trend since the 1970s, the city grew by 21.8% from 1990 to 2000, and by 8.6% within the current decade. In comparison, the County-wide growth rate was 5.5% from 2000 to 2009. While the rate of growth in Brisbane continues to be significant, its impact has been modulated by long-term efforts to assimilate newly-developed neighborhoods into the social fabric of the rest of the city. This planned growth has allowed Brisbane to maintain a manageable, fiscally-sufficient and socially integrated community. It continues to house seniors, single parents and working families despite the intense real estate market pressures of the Bay Area.

A number of population trends are apparent from the U.S. Census data going back to 1970. Although Brisbane's population has increased, average household size has declined. The median age has continued to increase, and the age distribution has shifted with it. Brisbane has continued to become more ethnically diverse, with those of Asian and Hispanic/Latino ethnic/racial background making increasingly significant segments of the community.

II.1.1 Total Population

According to the 2000 U.S. Census, Brisbane grew significantly during the preceding decade, reversing a trend observed in 1980 and 1990. This growth was largely attributable to construction of The Ridge, a planned development of condominium flats, townhouses and detached single-family homes located in the Northeast Ridge subarea.

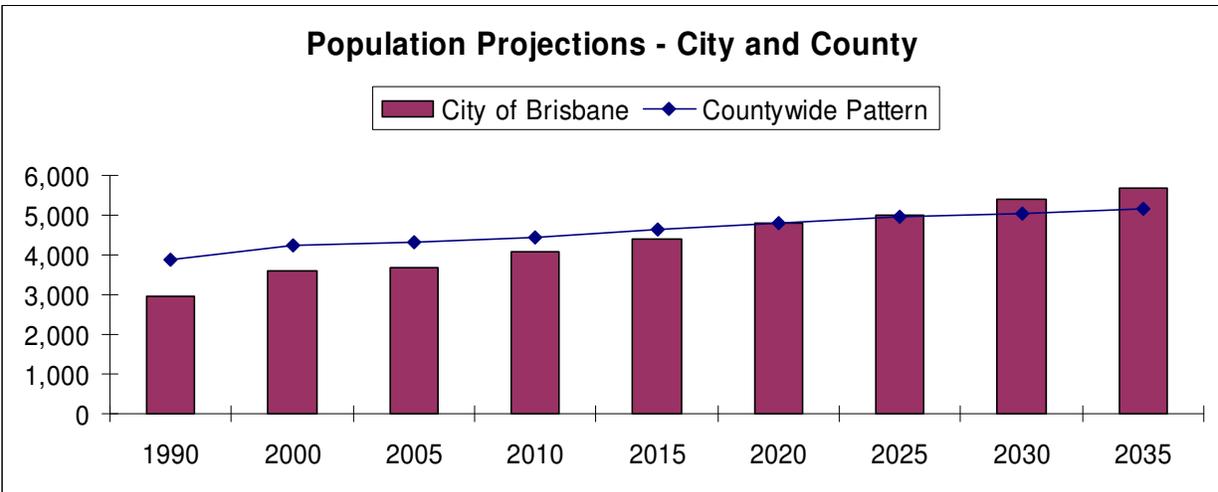
Table 3.
Population Trends
(1970-2000)

	1970	1980	<i>Change</i>	1990	<i>Change</i>	2000	<i>Change</i>
Total Population	3,003	2,969	-1.1%	2,952	-0.6%	3,597	+21.8%
Total Households	1,133	1,362	+20.2%	1,300	-4.6%	1,620	+24.6%
Total Units	1,172	1,405	+19.9%	1,382	-1.6%	1,831	+32.5%

Source: 1970, 1980, 1990 & 2000 U.S. Census

Since the 2000 U.S. Census, development completed through January 1, 2009, resulted in a net increase of 236 units, according to City records. The California Department of Finance estimated the city's population to be 3,938 residents as of January 1, 2009. In its [Projections 2007](#), the Association of Bay Area Governments estimates that Brisbane's population will grow to 4,400 by the year 2015.

Table 4.
Population Projections – Brisbane and San Mateo County
(1990-2035)



Source: ABAG Projections, 2007

II.1.2 Household Size and Type

Although Brisbane’s total population has increased, average household size declined from 1990 to 2000 and has since remained static. The average number of persons for all households (excluding group quarters) dropped from 2.27 to 2.20 according to the U.S. Census and remained at 2.2 in 2008 according to the California Department of Finance. The average household size of owner-occupied units was 2.39 persons and of renter-occupied units was 1.81, according to the 2000 U.S. Census. Two-person households continued to be the most prevalent, followed by one-person households (Table 5).

Table 5.
Household Size
(1970-2000)

	1970	1980	1990	2000
1 Person	280 (24.8%)	502 (36.9%)	438 (33.7%)	564 (34.8%)
2 Persons	379 (33.6%)	457 (33.5%)	450 (34.6%)	576 (35.6%)
3 Persons	189 (16.8%)	172 (12.6%)	200 (15.4%)	221 (13.6%)
4 Persons	133 (11.8%)	152 (11.2%)	140 (10.8%)	173 (10.7%)
5 Persons	71 (6.3%)	54 (4.0%)	40 (3.1%)	55 (3.4%)
6 or More	76 (6.7%)	25 (1.8%)	32 (2.5%)	31 (1.9%)
Total Households	1,128	1,362	1,300	1,620
Persons/Household*	2.66	2.18	2.27	2.20

Source: 1970, 1980 & 1990 U.S. Census

*Does not include Group Quarters population.

The percentage of households with children decreased from 1970 through 2000 (Table 6).

**Table 6.
Household Types
(1970-2000)**

	1970	1980	1990	2000
One-Person Households	25.1%	36.9%	33.7%	34.8%
Married Couples Without Children Present	31.2%	22.8%	23.3%	23.9%
Unrelated Housemates	3.9%	10.3%	12.7%	12.7%
Relatives Except Spouses, Parents, Children	4.3%	4.0%	6.5%	5.6%
Married Couples With Children Present	28.9%	17.8%	18.4%	16.4
Single Parents With Children	6.5%	8.3%	5.5%	6.6%

Source: 1970, 1980, 1990 & 2000 U.S. Census

Note: Offspring 18 years or older included as “children” only in 1990 U.S. Census.

II.1.3 Single-parent Households

Families with one parent, often the sole provider, may need affordable housing or units designed to accommodate occasional or full-time dependent children. The percentage of single-parent households in Brisbane increased from 1990 according to 2000 according to the U.S. Census. In 2000, there were 73 female-headed households with children under the age of 18 years and 34 male single-parent households with children. With 105 children found in female-headed households, such households have an average of 1.4 children.

Female-headed households have special housing needs because female workers generally receive lower wages. To find affordable housing in 2009, a single mother with one child in the low income group would need a 1-bedroom unit at a monthly rent of not more than \$1,810, according to Table 29. Of the 532 rental units included in the 2007 rent survey (see Table 26), 366 rented for less than \$1,500.

II.1.4 Large and Overcrowded Households

There were 86 households in Brisbane with 5 or more persons, according to the 2000 U.S. Census, a slight numerical increase from 1990. As a percentage of the total, such large households decreased slightly since 1990. The needs of large households may be reflected in the degree of overcrowding, indicating a continuing need for large units to accommodate the needs of large households.

The 2000 U.S. Census found 96 units with 1.01 or more persons per room, which the United States Department of Housing and Urban Development (HUD) defines as being “overcrowded” (“severely overcrowded” units are those with more than 1.5 persons per room). This was an increase from the 75 overcrowded units found in the 1990 U.S. Census, even though the average household size in 2000 was less than that in 1990 (see Table 2). Although there had been an increase in the number of overcrowded units, the majority of Brisbane’s housing was not overcrowded, as the City’s average number of persons per room in 2000 was 0.49 (0.46 for owner-occupied units and 0.57 for renter-occupied units).

To reduce overcrowding, it may not be sufficient to simply provide larger units. An analysis of 1990 U.S. Census data in the 1994 Housing Element found that there were more 6-room or larger units, typically containing more than 2 bedrooms, than there were households of 4 or more persons, who would require units of such size. With the majority of the housing stock (including the larger units) being more expensive owner-occupied or for-sale units, it was concluded that the cost, rather than the availability, of larger units was the likely cause of overcrowding.

II.1.5 Group Quarters

The 2000 U.S. Census identified Brisbane has having a “noninstitutional group quarters” population of 40 individuals (1.1% of the total population), down from 42 (1.4%) in 1990. As defined by the Census, “noninstitutional group quarters” include “college or university dormitories, military barracks, group homes, shelters, missions, and flophouses.” These individuals are not included in household population figures and are not reflected in the persons per household calculation. Based upon 2000 U.S. Census block data, the communal living arrangements at 234 Santa Clara Street, 693 Sierra Point Road and 103 Ross Way and the alcohol and drug recovery group home at 105 McLain Road appear to have been classified as “noninstitutional group quarters.” Also included in the 1990 U.S. Census “noninstitutional group quarters” population was the “homeless visible near streets,” but none were identified in the data released from the 2000 U.S. Census.

II.1.6 The Homeless

As noted above, the 2000 U.S. Census did not identify any homeless in Brisbane; although, the 1990 U.S. Census had found 11 “homeless visible near streets.” The 2007 San Mateo County Homeless Census and Survey, conducted on the night of January 30, 2007, identified 11 single adults as homeless within Brisbane. Of these, 4 were found living in vehicles, with the remainder observed on the streets.

According to the Brisbane Police Department (October, 2008), typically the number of homeless in Brisbane at any one time does not exceed 1 or 2 individuals, usually single male transients along Bayshore Boulevard. Some appear to have substance abuse issues, and those that appear to be mentally ill are transported via the SMART van to San Mateo County Medical Center for evaluation and medical assistance, if necessary. Those homeless who do not appear to be in need of medical evaluation are assisted with transportation to the Safe Harbor Shelter in South San Francisco. With the Roundhouse having been secured, the remaining abandoned railroad and related structures in the Baylands subarea having been demolished, and recent improvements on undeveloped lands throughout Brisbane, there are currently no known temporary homeless encampments within the city limits.

Housing appropriate to meet the needs of the homeless may take a number of different forms. “Emergency shelters” provide “minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person” according to Health & Safety Code Section 50801(e). “Transitional housing” may be “configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months” per Health & Safety Code Section 50675.2(h). “Supportive housing” is defined by Health & Safety Code Sections 50675.14(b)(1) & (2) as “housing with no limit on length of stay, that is occupied by ... persons with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, ... and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the house, improving his or health status, and maximizing his or her ability to live and, when possible, work in the community.” Another potential type of housing for the homeless and single extremely-to-very-low income individuals are “supportive housing single-room occupancy units.” A supportive single-room occupancy building would typically include very small private rooms for one individual that may include a small refrigerator and/or microwave, but no permanent cooking facilities. The units would share bathrooms, along with a living room and kitchen. Meeting rooms or offices would be included where various social support services could be provided on-site. While the number of such units in a building may vary, the term usually applies to facilities much larger than the typical group home.

There are a number of sites which could accommodate the housing needs of persons and families in need of emergency shelter in Brisbane. Most suitable are the flatter portions of the Southwest Bayshore subarea, which are proposed to be redesignated as the R-SWB District per Program H.B.1.e. This district would have the realistic capacity for development/reuse to accommodate at least 1 year-round emergency shelter, which should be sufficient to meet the need identified above. As evidenced by the existing group home in the subarea, uses within this district would be compatible with emergency shelters. Bayshore Boulevard is a transit corridor providing access to job centers and community services to the north and south. As evidenced by the City's past approval of Use Permits for two group care homes (for alcohol and drug recovery, totaling a maximum capacity of 18 beds) in this district, emergency shelters would be compatible with other uses and would not be subject to environmental constraints that would preclude their development.

Per 1999-2006 Housing Element Program H2g, the City of Brisbane cooperated with the County of San Mateo in developing programs to provide shelter and services for the homeless. For example, the City contributes each year from its housing fund to HIP (Human Investment Project) Housing's transitional housing program for the homeless and extremely-low income households.

II.1.7 Age

The median age in Brisbane according to the 2000 U.S. Census was 40.3 years old, continuing the rising trend from earlier decades (36.5 years old in 1990, 33.6 years old in 1980 and 29.4 years old in 1970). Available data for 2008 (Table 8) indicated a further increase in the percentage of the population 45 years old and older, along with a decrease in the percentage of the population between 25 and 44 years of age.

**Table 7.
Age Distribution
(1970-2000)**

	0-4 Years Old	5-14 Years Old	15-24 Years Old	25-34 Years Old	35-44 Years Old	45-54 Years Old	55-64 Years Old	65-74 Years Old	75+ Years Old
2000	161 (4.5%)	371 (10.3%)	306 (8.5%)	553 (15.4%)	796 (22.1%)	759 (21.1%)	359 (10.0%)	179 (5.0%)	113 (3.2%)
1990	184 (6.3%)	293 (9.9%)	270 (9.1%)	600 (20.3%)	690 (23.4%)	393 (13.3%)	244 (8.2%)	190 (6.4%)	88 (3.0%)
1980	173 (5.8%)	313 (10.5%)	415 (14.0%)	675 (22.7%)	413 (13.9%)	319 (10.7%)	346 (11.7%)	221 (7.4%)	94 (3.2%)
1970	255 (8.5%)	508 (16.9%)	479 (16.0%)	509 (16.4%)	308 (10.3%)	377 (12.6%)	335 (11.2%)	165 (5.5%)	67 (2.2%)

Source: 2000, 1990, 1980 & 1970 U.S. Census

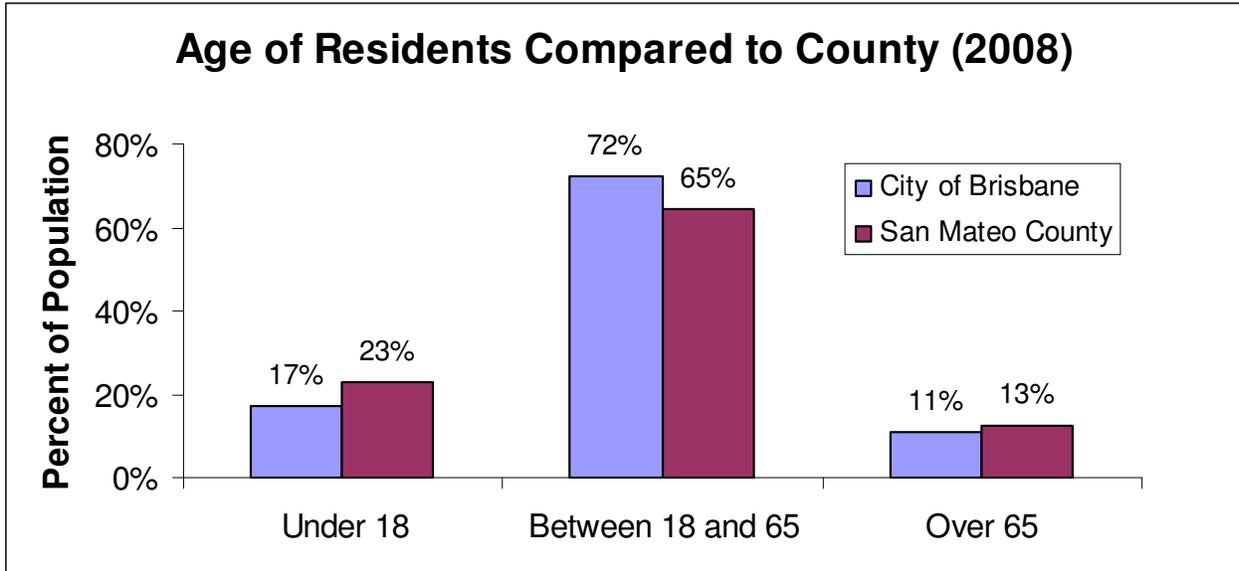
**Table 8.
Age Distribution
(2008)**

	0-4 Years Old	5-17 Years Old	18-20 Years Old	21-24 Years Old	25-44 Years Old	45-54 Years Old	55-59 Years Old	60-64 Years Old	65-74 Years Old	75-84 Years Old	85+ Years Old
2008	162 (5%)	442 (12%)	87 (2%)	127 (4%)	1,014 (28%)	841 (24%)	299 (8%)	206 (6%)	255 (7%)	106 (3%)	32 (1%)

Source: Claritas Demographic Snapshot, 2008

Brisbane’s age distribution differs from that of San Mateo County as a whole. As was also seen in the 1990 and 2000 U.S. Censuses, Brisbane has a greater percentage of adults from 18 to 65 years of age, while the County has larger percentages of persons less than 18 years of age and more than 65 years of age (Table 9).

Table 9.
Age of Residents Compared to San Mateo County
(2008)



Source: 2000 US Census, Claritas Demographic Snapshot, 2008

II.1.8 Seniors

Persons over 65 years of age remain an important segment of Brisbane’s citizenry—11% of the population, according to 2008 data—although, the number and percentage of households containing persons 65 years or older declined from the 1980 Census to the 2000 Census (Table 10). Over 15% of all households in Brisbane contained one or more persons 65 or more years old, according to the 2000 U.S. Census, down from almost 17% in 1990. The number of persons 65 years or older living alone increased slightly, but percentage of the total households decreased (Table 11).

**Table 10.
Households with Persons 65+ Years Old
(1980-2000)**

	1980	1990	2000
Number of Households	248 (18.2%)	220 (16.9%)	244 (15.1%)

Source: 1980, 1990 & 2000 U.S. Census

**Table 11.
One-Person Households with Persons 65+ Years Old
(1980-2000)**

	1980	1990	2000
Number of Households	118 (8.7%)	95 (7.3%)	102 (6.3%)

Source: 1980, 1990 & 2000 U.S. Census

Many seniors have difficulty finding housing they can afford on fixed and often small incomes. Senior residents of owner-occupied homes (95.5% of total senior householders, according to the 2000 U.S. Census) can generally afford the relatively low costs of mortgages established many years ago (although maintenance costs may present a problem), but senior citizens facing the uncertain costs of rental units are not as fortunate. According to the 2000 Census, there were 9 householders 65 years or older who were renting in Brisbane at that time.

To help meet these needs, the City, in conjunction with Bridge Housing Corporation, built a senior housing complex in the Central Brisbane subarea in 2000, close to services and shopping, providing 4 rental units affordable to very-low-income households, 2 rental units affordable to low-income households and 8 rental units affordable to moderate-income households. To accommodate a range of household options, 2 of the 14 units contained two bedrooms.

II.1.9 Persons With Disabilities

2000 U.S. Census data showed that 481 persons, 5 years old or older, in Brisbane have a disability. Of these, 356 were from 21 to 64 years old. Of those persons 21 to 64 years old with disabilities, 67.7% were employed.

Approximately 5% of persons ages 16-64 years old had mobility/self-care limitations, as did approximately 34% of those 65 years old or older. Of those 16 or more years old with mobility/self-care limitations, 51% also had a work disability. Of those with a work disability, over 35% were still in the labor force. One hundred people 16 years or older were identified as having a disability that prevented them from using standard public transportation.

Persons with disabilities often need specially designed housing. If unable to work, they may need low-priced

housing. Much of the housing in Brisbane is on steep slopes which make provision of facilities accessible to persons with disabilities (ramps, parking spaces, elevators, etc.) difficult and expensive. Under the development agreement for the Northeast Ridge project, up to 135 units were made adaptable so as to be available for handicapped residents for an additional price. In the senior housing complex in Central Brisbane, all 7 of the first-floor units have accessible bathrooms and handicapped-adaptable kitchens. The mixed-use project at 1 San Bruno Avenue was required to provide 1 unit designed to be accessible to persons with disabilities and 5 units designed to be adaptable. The California Building Code now requires that accessibility improvements be included in residential projects containing 3 or more units (4 or more if condominiums).

II.1.10 Race/Ethnicity

Historically, Brisbane has been fairly homogenous in racial make-up; although, those of Asian and Hispanic descent have made up an increasing proportion of the City’s population (see Table 12). Due to changes in the format of the Census, it is not possible to directly compare the results of the 2000 U.S. Census with earlier ones, but it is apparent that Hispanics and Asians have increased in number and as a percentage of the total population since the 1980 and 1990 U.S. Censuses (see Tables 13 and 14).

Although limited data is available, no evidence has been found to show a disproportionate number of ethnic minority households within the lower income levels in Brisbane. The housing needs of ethnic minorities are addressed as a part of the City-wide need for affordable housing. Antidiscrimination laws prohibit unfair housing practices and are enforced to protect the housing rights of ethnic minorities. The Housing Element includes Program H.A.1.a. to publicize fair housing requirements through the City’s website.

**Table 12.
Race and Ethnicity
(2000-2008)**

Race	2000		2008	
	Number	Percent	Number	Percent
White	2624	72.9%	2,428	68%
Black	38	1.1%	27	1%
Asian	524	14.6%	719	20%
Other Race	226	6.3%	185	5%
Multi-racial	185	5.1%	212	6%
Ethnicity	Number	Percent	Number	Percent
Hispanic	550	15.3%	513	14%
Not-Hispanic	3047	84.7%	3,058	86%

Source: US Census, 2000; Claritas Demographic Snapshot, 2008

Table 13.
Racial/Ethnic Background
(2000)

	One Race	Race Alone or in Combination	Hispanic or Latino /Not Hispanic or Latino
White	2,624 (72.9%)	2,780 (77.3%*)	2,329 (64.7%**)
Hispanic or Latino	Not applicable	Not applicable	550 (15.3%**)
Black or African American	38 (1.1%)	66 (1.8%*)	Not applicable
American Indian and Alaska Native	2 (0.7%)	52 (1.4%*)	Not applicable
Asian	524 (14.6%)	598 (16.6%*)	Not applicable
Native Hawaiian and Other Pacific Islander	22 (0.6%)	45 (1.3%)	Not applicable
Some Other Race	180 (5.0%)	249 (6.9%)	Not applicable
Two or More Races	185 (5.1%)	Not applicable	Not applicable

* Total exceeds 100% because individuals may report more than one race.

** Remaining 20% has not been distributed in reported U.S. Census data.

Source: 2000 U.S. Census

Table 14.
Racial/Ethnic Background
(1990-1980)

	White	Hispanic & Latino	Asian, Native Hawaiian & Other Pacific Islander	Black & African American	American Indian & Alaska Native	Other
1990	2,252 (76.3%)	415 (14.1%)	225 (7.6%)	45 (1.5%)	12 (0.4%)	3 (0.1%)
1980	2,441 (82.2%)	363 (12.3%)	93 (3.1%)	20 (0.7%)	15 (0.5%)	36 (1.2%)

Source: 1990 & 1980 U.S. Census (figures not available from 1970 U.S. Census)

II.1.11 Employment and Education

According to the 2000 U.S. Census, 2,097 Brisbane residents 16 years old or older were employed. This compares to 1,172 in 1980 and 1,700 in 1990 (see Table 15). Census figures showed that a higher percentage of women were in the labor force, either employed or seeking employment. Of females over 16 years of age, 73% were in the labor force, compared to 68% in 1990, 64% in 1980 and 49% in 1970. For males over 16 years of age, 78% were in the labor force in 1990, down from 84% in 1980 and 80% in 1970; figures are not available from the 2000 U.S. Census. According to ABAG's Projections 2007, the number of employed residents in Brisbane declined to 1,950 in 2005.

A continuation of an earlier trend in the occupational mix of Brisbane's labor force was also found in the 2000 U.S. Census results (Table 15). In 2000, 70% of the workers were in "white collar" jobs (executive, administrative, managerial, technical, sales, etc.) up from 65% in 1990, 62% in 1980 and 47% in 1970. The proportion of "blue collar" workers (craftspersons, operatives, laborers, etc.) had decreased from 37% in 1970, 27% in 1980, and 25% in 1990, to 18% in 2000. Service workers made up the remainder of the employed population.

Table 15
Occupation of Employed Persons 16+ Years Old
(1970, 1980, 1990 & 2000)

Occupation	1970		1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Administrative/ Professional/ Technician/Sales/ Clerical*	670	49%	1,060	62%	1,107	65%	1,466	70%
Production/Industrial/ Transportation**	502	37%	460	27%	429	25%	382	18%
Food/Protective/ Other Service	178	13%	154	9%	164	10%	249	12%
Farming/Forestry/ Fishing	6	0%	38	2%	0	0%	0	0%
Total Employed Persons	1,356	100%	1,172	100%	1,700	100%	2,097	100%

*2000 U.S. Census split this category into "Management, professional, and related occupations" (980 persons) and "Sales and office occupations" (486 persons).

**2000 U.S. Census split this category into "Construction, extraction, and maintenance occupations" (194 persons) and "Production, transportation and material moving occupations" (188 persons).

Source: 1970, 1980, 1990 & 2000 U.S. Census

The continuing shift toward "white collar" professions corresponded with an increase in educational levels in Brisbane. Almost three-quarters of adults had at least some college education, according to the 2000 U.S. Census, compared to almost 60% in 1990, just over one-third of adults in 1980 and 16% in 1970. Only 9.6% of adults in 2000 had not completed high school; whereas, 17.3% in 1990, about one-fourth in 1980 and over 50% in 1970 had not completed high school.

In terms of the extent and types of employment available within Brisbane, the Association of Bay Area Government's Projections 2007 estimated that of the 8,220 total jobs provided in the city in 2005, 43% were in manufacturing, wholesale and transportation, 22% in the service industries, 12% in retail, less than 1% were in agriculture and natural resources (presumably at the nearby Guadalupe Valley Quarry) and 23% in other

categories. Jobs in Brisbane were projected to grow by approximately 39% from 2005 to 2015 in all categories.

II.1.12 Farmworkers

According to the 2000 U.S. Census, no persons identified their occupations being in farming. Given the location of Brisbane in an urban corridor, there is not a high demand for farmworkers in the area. The housing needs of farmworkers, particularly if they are seasonally employed, are for low cost rental housing. The 2000 U.S. Census identified 1 vacant unit for migratory workers.

II.1.13 Income Levels

Household income in Brisbane has increased since the 2000 U.S. Census, according to the Claritas Demographic Snapshot for 2008.

Table 16.
Household Income
(2000-2008)

	2000		2008	
	Number	Percent	Number	Percent
Under \$25,000	279	17%	231	14%
\$25,000 to \$34,999	86	5%	60	4%
\$35,000 to \$49,999	257	16%	134	8%
\$50,000 to \$74,999	281	18%	316	19%
\$75,000 to \$99,999	199	12%	203	12%
\$100,000+	498	31%	691	42%

Source: US Census, 2000; Claritas Demographic Snapshot, 2008

Mean household income is the average of all of the household's incomes. The Association of Bay Area Governments' Projections 2007 (Table 17) estimated Brisbane's mean household income in 2005 to be \$98,000. The mean household income was \$77,020 in 1999, according to the 2000 U.S. Census. The 1990 U.S. Census had estimated Brisbane's mean household income earned in 1989 to be \$44,155, while the average found by the 1980 U.S. Census was \$36,978.

Table 17.
Mean Household Income
(2000, 2005, 2010 & 2015)

Year	Brisbane	San Mateo County
2000	\$108,200	\$136,600
2005	\$98,000	\$121,700
2010	\$101,500	\$127,800
2015	\$105,700	\$134,900

Source: ABAG Projections 2007 (in constant 2005 dollars)

Median household income is that amount below which are half of the households and above which are half of the households. The median differs from the mean in that it is much less affected by the values of the highest household incomes, which skew the mean upward. According to the 2000 U.S. Census, the median household income in Brisbane in 1999 was estimated at \$63,684, and the median for San Mateo County was an estimated \$69,885. In 2008, the median income for Brisbane was estimated to be \$84,436 by Claritas Demographic Snapshot, while the California Department of Housing and Community Development (HCD) calculated the median income for a 4-person household in San Mateo County to be \$94,300. In 2009, HCD calculated the median income for the County to be \$96,800—an annual increase of less than 3%.

Households can be categorized by income levels as extremely-low, very-low, low (or lower), moderate and above-moderate. These categories are set forth in the California Code of Regulations Section 6932 as used by the State Department of Housing and Community Development and are based largely upon the U.S. Department of Housing and Urban Development (HUD) income groupings to determine eligibility for the federal Section 8 housing assistance program. An extremely-low income household has an income of up to 30% of the median income for the area for households of the same size. A very-low income household has an income of 31% to 50% of the median income. A low (or lower) income household has 51 to 80% of the median income. A moderate income household has 81 to 120% of the median income. A household with an income greater than 120% of the median income is considered above-moderate. HUD may adjust these limits in some areas based on high rent levels relative to incomes.

Using the data from the 2008 Claritas Demographic Snapshot and the County-wide median income for all households as determined by HCD, it was estimated that approximately 14-18% of Brisbane households were considered extremely low income, 4-12% of the households were considered very-low-income, 8-28% were considered low-income, at least 12% were considered moderate-income, and up to 42% were above moderate income (Table 18).

To project numbers of households by income level for the end of the planning period in 2014, one could turn to ABAG's Projections 2007 for some indication. ABAG predicts that Brisbane will have 1,930 households in 2015. If the percentages from 2008 remain constant, approximately 270-347 of those would be expected to be extremely low income, for example. ABAG predicts that mean household income in Brisbane will increase by 7.9% from 2005 to 2015, compared to 10.8% countywide, so assumptions of no change in the present percentage of extremely low income households may be optimistic. Previous Census data indicate a slight increase in the percentage of extremely low income households since 2000 (Table 19).

Table 18.
Brisbane Households by Income Levels
(2008)

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Annual Income Limit*	≤\$28,290	\$28,291-47,150	\$47,151-75,440	\$75,441-113,160	>\$113,160	---
Total Households	231-291	60-194	134-450+	203+	≤691	1,635
Percent of Households	14-18%	4-12%	8-28%	12+%	≤42%	100%

Source: Claritas Demographic Snapshot, 2008

*Based upon California Housing and Community Development Department estimated San Mateo County median for all households.

In 2000, using available data from the 2000 U.S. Census and the County-wide median for all households as a standard, approximately 9.7-17.5% of the total Brisbane households were considered extremely low income (earning up to 30% of the median), 5.4-13.2% of the households were considered very-low-income, 16-34% were considered low-income, and up to 30% were considered moderate-income (cf. Table 31). This compares to 32-34% of the total households in 1990 estimated to be considered extremely low and very-low-income, 13-17% low-income and 21-26% moderate-income.

Table 19.
Brisbane Households by Income Levels
(2000)

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Annual Income Limit*	≤\$20,966	\$20,967-34,943	\$34,944-55,908	\$55,909-83,862	>\$83,862	---
Total Households	155-279	86-210	257-538	Up to 480	498-697	1,600**
Percent of Households	10-17.5%	5-13%	16-34%	Up to 30%	31-44%	100%

Source: 2000 U.S. Census

*Based upon 2000 U.S. Census estimated San Mateo County median for all households.

**Based upon U.S. Census sample survey only, not 100% count of all households.

Another method of describing income is in terms of above or below the poverty level. The poverty level threshold is a relative term used by the Federal government, reflecting the ability to afford a nutritionally adequate diet. It varies with household size and number of children under 18 years of age. For example, for a family of four including two children, the poverty level in 1999 was an annual income of \$16,895; for a four-person family of a single-parent and three children, the poverty level rose to \$16,954. The poverty level is updated annually and applied on a national basis, with no regional, state or local adjustments.

The 2000 U.S. Census found an estimated 21 families and 201 individuals (5.7% of the population) below the poverty level in Brisbane (compared to San Mateo County's overall rate of 6.5% and the 12.5% rate nationwide). This is a decrease from the estimated 8.6% rate found by the 1990 U.S. Census. Of those persons identified as being below the poverty level, the 2000 U.S. Census estimated that 19% were under 18 years of age, and approximately 12% were 65 years old or older.

According to the 2000 U.S. Census, 39 households received public assistance in 1999, compared to 45 households in 1989.

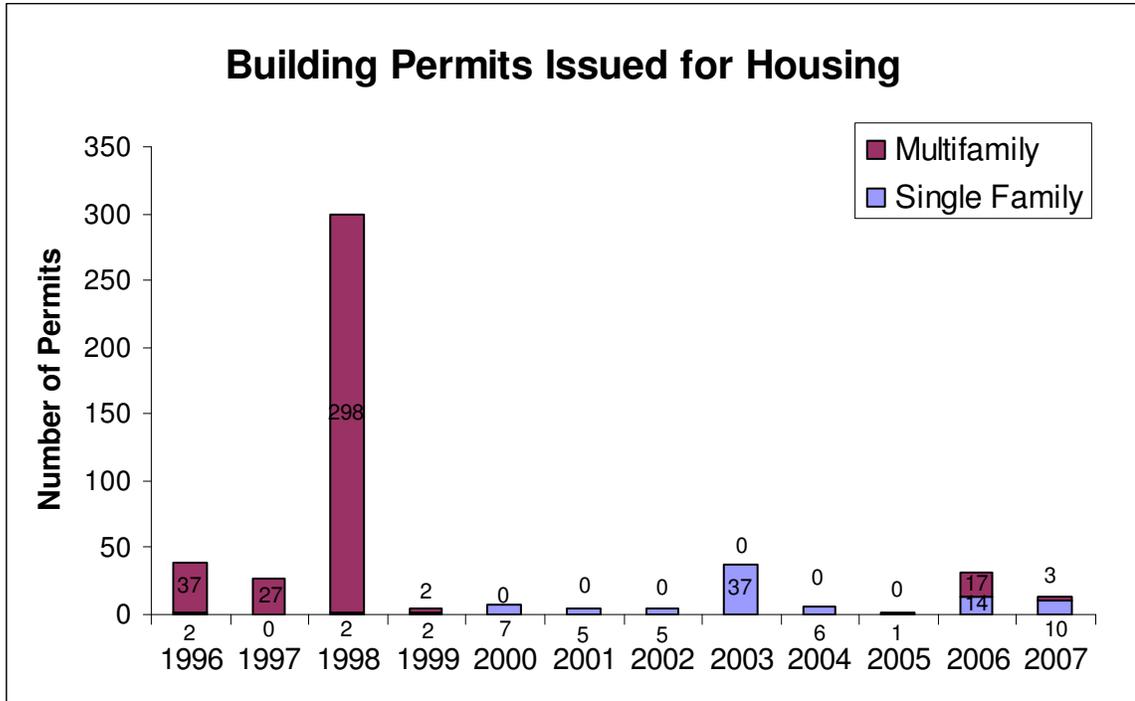
II.2 HOUSING CHARACTERISTICS

Since adoption of the 1999-2006 Housing Element, the number of housing units in Brisbane has continued to increase, although not at the previous rate. The majority of the new units have been single-family residences, mostly in the Northeast Ridge subarea. Detached single-family homes now make up 56% of the housing stock, and the proportion of owner-occupied units has increased to 70% of all occupied units. Vacancy rates continue to be high, in part due to the slow sales market.

II.2.1 Total Number of Units

According to the U.S. Census, there were 1,831 units in Brisbane in 2000. As of January 1, 2009, the California Department of Finance estimated that the total number of units in Brisbane had increased to 1,959.

Table 20.
Building Permits Issued for Housing
(1996-2007)



Source: Construction Industry Research Board, 2008

II.2.2 Unit Type

According to the 2000 U.S. Census sample data, approximately 55% of the units in Brisbane were detached single-family homes, down from 65.4% in 1990 (Table 21).

Table 21.
Housing Type
(1980-2009)

	1980	1990	2000	2009	Change 2000-2009
Detached Single-Family	1,026 (73%)	904 (65.4%)	1,000 (55%)	1,089 (56%)	+89
Multi-Family and Attached Single Family	324 (23.1%)	394 (28.5%)	775 (43%)	827 (42%)	+52
Mobilehomes	55 (3.9%)	63 (4.6%)	43** (2%)	43** (2%)	0
Other	0 (0%)	21 (1.5%)	0 (0%)	0 (0%)	0
Total	1,405	1,382	1,818*	1,959	+141

*Data based on a sample; total is less than 1,831 units found in 100% count.

**According to 2001 property survey, there are actually 62

Source: 1980, 1990 & 2000 U.S. Censuses; California Department of Finance, 2009

Multi-family units continue to make up over 40% of the total housing stock. Of these, 374 (approximately 20% of the total unit count) are condominiums in the Northeast Ridge subarea, 214 of which are in 12-to-13-unit buildings, the remainder in 3-to-5-unit buildings. Of the remaining multi-family units, mostly located in the Central Brisbane subarea, over two-thirds are in complexes of nine or fewer units. Also included as multi-family units are residential units in mixed-use buildings, which number approximately 50, mostly on the upper-floors of older commercial buildings along Visitacion and San Bruno Avenues.

II.2.3 Unit Size

The 2000 U.S. Census found that the most prevalent units contained 6 or more rooms, excluding bathrooms, halls, utility rooms, or unfinished space (Table 22). The median number of rooms per unit was 4.4.

Within the single-family unit category, there is a substantial range of unit sizes, from small eighty-year-old cottages to new four-story, 4,000 sq. ft. houses. A review of building permits for new single-family units built between April 1980 and April 1990 in the Central Brisbane subarea found the average gross house size (including garage) to be 2,303 sq. ft. within a range of from 1,033 to 4,547 gross sq. ft. A subsequent 1993-2000 study of the Central Brisbane, Brisbane Acres and Southwest Bayshore subareas found the average new house size to have increased to 3,221 gross sq. ft. within a range of 1,845-4,898 gross sq. ft. Within those same subareas, the average size of houses built from 2000 to 2008 was 2,786 sq. ft. with a range of 1,287-4,255 sq. ft. (excluding garages). The single-family residences built in the Northeast Ridge subarea since 2000 range from 1,413 to 3,416 gross sq. ft. (excluding garages).

New duplex units in the 1993-2000 study averaged 2,372.5 gross sq. ft. per unit. Unit sizes in the 3-to-5-unit buildings in the Northeast Ridge subarea averaged approximately 1,814 gross sq. ft., with a range of from 1,202 gross sq. ft. (2 bedrooms) to 2,381 gross sq. ft. (3 bedrooms). The 12-to-13-unit buildings averaged approximately 1,373 gross sq. ft. per unit, with a range of from 964 gross sq. ft. (1 bedroom) to 1,605 gross sq. ft. (3 bedrooms). From 2000 to 2008, the average duplex unit contained 2,210 sq. ft. and the average multi-family unit (not including those in the Northeast Ridge subarea) was 1,015 sq. ft.

Table 22.
Housing Unit Size by Number of Rooms
(1980-2000)

	1980	1990	2000
1 Room	61 (4.3%)	66 (4.8%)	78 (4%)
2 Rooms	104 (7.4%)	148 (10.7%)	168 (9%)
3 Rooms	252 (17.9%)	225 (16.3%)	265 (15%)
4 Rooms	341 (24.3%)	290 (21.0%)	468 (26%)
5 Rooms	345 (24.6%)	273 (19.8%)	274 (15%)
6+ Rooms	302 (21.5%)	380 (27.5%)	565 (31%)
Total	1,405	1,382	1,818

Source: 1980, 1990 & 2000 U.S. Census

II.2.4 Tenancy

According to the 2000 U.S. Census, one-third of the occupied units in Brisbane were rentals (Table 23), down from almost 40% in 1990. The proportion of renter-occupied units decreased, even though the percentage of multi-family units increased by half, because most of the condominium units built in the Northeast Ridge subarea were owner-occupied. More recent information (Claritas Demographic Snapshot, 2008) indicates that the percentage of units occupied by renters has decreased further to 30%.

Table 23.
Tenancy
(1980-2000)

	1980	1990	2000
Owner-Occupied Units	784 (58%)	784 (60.3%)	1,081 (66.7%)
Renter-Occupied Units	578 (42%)	516 (39.7%)	539 (33.3%)
Total Occupied Units	1,362 (100%)	1,300 (100%)	1,620 (100%)

Source: 1980, 1990 & 2000 U.S. Censuses

According to the 1990 U.S. Census, the largest component of Brisbane's occupied rental housing stock consisted of detached single-family units (200 units, 38.8%), with the next largest being complexes of 10 or more units (114 units, 22.1%), followed by 2-unit structures (73 units, 14.1%) (see Table 18). Although the 2000 U.S. Census did not provide this level of detail, little change was expected, even with all of the new units developed in the Northeast Ridge subarea, based upon San Mateo County Assessment Roll information.

II.2.5 Vacancy

Vacancy rate is a measure of the number of units available for occupancy, either specifically for rent or for sale. The Association of Bay Area Governments had previously suggested 4.5% as an optimal vacancy rate for the San Francisco Bay Area. This would provide for normal turnover and would maintain an adequate choice of housing type, size and price range to fulfill a community's needs.

According to the 2000 U.S. Census, there were 211 vacant housing units (11.5% of the total), including 10 vacant units for seasonal, recreational or occasional use. The homeowner vacancy rate was calculated at 6.9%, including 148 then-newly-constructed condominiums in the Northeast Ridge subarea known to have been vacant according to City certificate of occupancy records at the time of the Census. The 2000 U.S. Census found the rental vacancy rate to be 4.1%. These figures compare with a homeowner vacancy rate of 0.5% and rental vacancy rate of 1.8% for San Mateo County. Past U.S. Census vacancy rates for units available for occupancy, either for rent or for sale, in Brisbane were 3.8% in 1990, 2.9% in 1985 and 3.1% in 1980. As of January 1, 2009, the California Department of Finance estimated that the vacancy rate in Brisbane at 11.03%.

II.2.6 Length of Occupancy

According to the 2000 U.S. Census, the turnover rate among households in Brisbane was fairly normal: about half the households had lived in their home at the time of the 2000 U.S. Census for five years or less, while almost 20% had not moved for at least 20 years. Although local data is not available, the U.S. Census Bureau reported that the nationwide number of Americans who moved dropped from 13.2% in 2007 to 11.9% in 2008, the lowest percentage in 60 years.

II.2.7 Housing Values and Costs

After increasing since 2002, the median sales price for a single-family home in Brisbane dropped by 16% from 2007 to 2008 (Tables 24 & 25). According to reported home sales, 31 units sold in 2008 with a median price of \$614,000 (average = \$686,048).

Table 24.
Housing Price and Sales Information
(2000-2008)

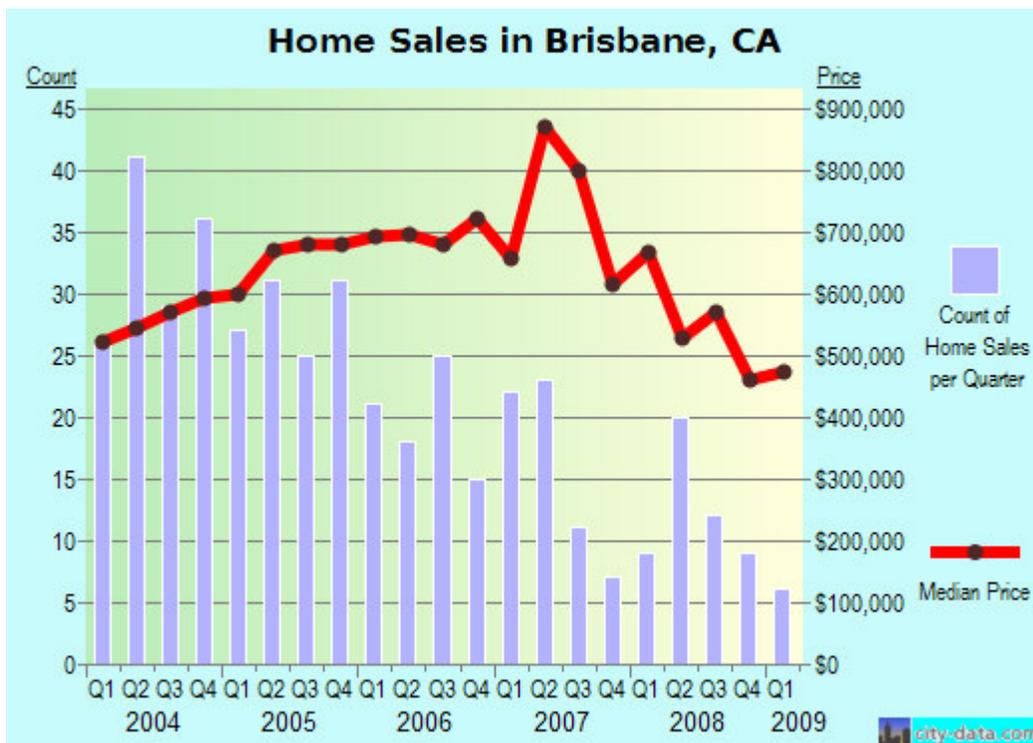
Year	Number of Sales	Median Sales Price (2007 Dollars)	Change in Price
2000	165	\$502,455	n/a
2001	72	\$468,860	-7%
2002	107	\$515,678	+10%
2003	122	\$578,163	+12%
2004	144	\$655,400	+13%
2005	110	\$730,300	+11%
2006	76	\$725,550	-1%
2007	53	\$730,000	+1%
2008	31	\$614,000	-16%

Source: Data Quick (2000=2007), California REsource at sfgate.com (2008)

In 2000, according to the U.S. Census, median monthly housing costs were reported at \$1,734 (compared to \$1,122 in 1990) for owner occupants with a home mortgage and \$307 (compared to \$164 in 1990) for those without a mortgage. More current information is not available.

The 2000 U.S. Census found a median monthly rent of \$975. According to City-data.com, the median gross rent in Brisbane in 2007 was \$1,231 (Table 26). Although rent information by unit size is not available for Brisbane, such details are available for Daly City, which adjoins Brisbane to the northwest (Real Facts, 2008). The average rent in Daly City at the end of 2007 was \$1,571. For studios, it was \$1,141; for 1-bedroom units, \$1,399; for 2-bedroom units, \$1,872; and for 3-bedroom units, \$2,399. Assuming Brisbane rents are 78% of those in Daly City and projecting an 8.7% annual increase (the rate experienced by Daly City from mid-2007 to mid-2008), Brisbane’s estimated average rents at the end of 2008 were approximately \$967 for studios, \$1,186 for 1-bedroom units, \$1,588 for 2-bedroom units, and \$2,034 for 3-bedroom units.

Table 25.
Housing Sales Per Year
(2004-2009)



Source: City-data.com (2009)

Table 26.
Rent Paid by Renters
(2007)

Rent	Units
Less than \$500	8
\$500 to \$749	52
\$750 to \$999	83
\$1,000 to \$1,499	223
\$1,500 to \$1,999	88
\$2,000 or more	78
No cash rent	0
Total Surveyed	532

Source: City-data.com

II.2.8 Housing Affordability

Affordability, or the ability of households to pay for their housing, is a function of household income and the cost of housing.

One means of measuring household income is in comparison to the median household income, that amount below which are half of the households and above which are half of the households. The California Department of Housing and Community Development estimated the median income for a four-person household in San Mateo County in 2009 to be \$96,800. The median varies by household size (see Table 27), as reflected in the following examples:

- A single person making \$5,646/month or \$1,303/week or \$32.57/hour.
- A couple, each earning \$38,725/year or \$3,227/month or \$744/week or \$15.41/hour.
- A family with two children, one parent working full-full time and the other working half-time, each at \$3,103 an hour, for a combined monthly income of \$8,067.

Income levels to determine extremely-low, very-low-, low- and moderate-income limits in 2009 were also calculated for San Mateo County (Table 27) per California Code of Regulations Section 6932, based largely upon the U.S. Department of Housing and Urban Development (HUD) income groupings to determine eligibility for the federal Section 8 housing assistance program. An extremely low income household has an income of up to 30% of the median income for the area for households of the same size. A very low income household has an income of 31 to 50% of the median. A low income (or lower income) household has 51 to 80% of the median income. A moderate income household has 81 to 120% of the median income. A household with an income greater than 120% of the median income is considered above moderate.

Table 27.
Income Limits for San Mateo County
(2009)

Income Standard	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely-low	\$23,750	\$27,150	\$30,550	\$33,950	\$36,650	\$39,400	\$42,100	\$44,800
Very-low	\$39,600	\$45,250	\$50,900	\$56,550	\$61,050	\$65,600	\$70,100	\$74,650
Lower	\$63,350	\$72,400	\$81,450	\$90,500	\$97,700	\$104,950	\$112,200	\$119,450
Median	\$67,750	\$77,450	\$87,100	\$96,800	\$104,550	\$112,300	\$120,050	\$127,800
Moderate	\$81,300	\$92,900	\$104,550	\$116,150	\$125,450	\$134,750	\$144,050	\$153,300

Source: California Department of Housing and Community Development

Table 28 shows affordability for home ownership at various income levels for one-person, two-person and four-person households under typical conditions for 2009. The assumptions used in the table were: (1) 5% 30-year mortgage; (2) 10% down payment; and (3) 30% of gross income for principal and interest. Additional homeowner expenses would include taxes and insurance.

Table 28.
Home Ownership Affordability
San Mateo County
(2009)

Household Size	% of Median Income	Annual Income	Monthly Payment	Mortgage	10% Down Payment	Home Price
One Person	50%	\$39,600	\$990	\$184,418	\$20,491	\$204,909
	80%	\$63,350	\$1,584	\$295,070	\$32,786	\$327,856
	100%	\$67,750	\$1,694	\$315,561	\$35,062	\$350,623
	120%	\$81,300	\$2,033	\$378,710	\$42,079	\$420,789
Two Persons	50%	\$45,250	\$1,131	\$210,685	\$23,409	\$234,094
	80%	\$72,400	\$1,810	\$337,170	\$37,463	\$374,633
	100%	\$77,450	\$1,936	\$360,642	\$40,071	\$400,713
	120%	\$92,900	\$2,323	\$432,733	\$48,081	\$480,814
Four Persons	50%	\$56,550	\$1,414	\$263,403	\$29,267	\$292,670
	80%	\$90,500	\$2,263	\$431,556	\$47,951	\$479,507
	100%	\$96,800	\$2,420	\$450,802	\$50,089	\$500,891
	120%	\$116,150	\$2,904	\$540,962	\$60,107	\$601,069

The table illustrates a critical point: With the median sales price for a home in Brisbane having been \$614,000 in 2008, market-rate prices were far above what very-low-, low- and moderate-income households could afford. A gross annual income of \$118,659 would have been required to afford such a home, given the assumptions listed above.

Since thirty percent of gross income is used to establish maximum affordable rent based upon the standard used by HUD for the Section 8 program, the “Monthly Payment” column in Table 28 can also be used to show affordability for rental units at various income levels for one-person, two-person and four-person households based upon California Department of Housing and Community Development 2001 figures. Table 29 indicates the maximum affordable rent payment by income category and unit size. It assumes that the maximum affordable rent is based on 30% of monthly income with all utilities paid by the landlord. It also assumes that studios would be for 1-person households, 1-bedroom units for 2-person households, 2-bedroom units for 3-person households, 3-bedroom units for 4-person households.

Extrapolating from the data collected for Daly City by Real Facts (2008), as noted above, Brisbane’s estimated average rents at the end of 2008 were approximately \$967 for studios, \$1,186 for 1-bedroom units, \$1,588 for 2-bedroom units, and \$2,034 for 3-bedroom units. Table 29 illustrates that these estimated average rental rates in Brisbane would have been affordable, except to very low and extremely low income households earning 50% or less of median income (very low income single-person households would have also found studios to be affordable).

Table 29.
Maximum Affordable Rent Payment
San Mateo County
(2009)

Income Category	Studio Unit	1-Bedroom Unit	2-Bedroom Unit	3-Bedroom Unit
Extremely-Low	\$594	\$679	\$764	\$849
Very-Low	\$990	\$1,131	\$1,272	\$1,414
Low	\$1,584	\$1,810	\$2,036	\$2,263
Median	\$1,694	\$1,936	\$2,177	\$2,420
Moderate	\$2,033	\$2,323	\$2,614	\$2,904

Recent data is available for a specific segment of the rental housing stock in Brisbane. A survey of the 13 secondary dwelling units that have been built in Brisbane found that in 2008 two of the 1-bedroom units were rented for \$600-800 (Table 30). As Table 29 indicates, this range would be affordable to a very low income two-person household that would typically occupy a 1-bedroom unit, assuming 30% of the monthly income goes toward rent. No rent was charged to 3 tenants, in which case \$0 rent would be considered affordable to extremely low income households. As for the 4 remaining units surveyed, the owners either occupied the units or declined to provide rent information. Thus, approximately 55% (5 out of 9 units surveyed) of the secondary dwelling units were at least affordable to very low income households.

The results of this survey are supported by the report “Affordability of Second Units in San Mateo County” by Baird + Driskell Community Planning (October 24, 2008), which found that about 40-70% of the secondary dwelling units in the County are affordable to extremely low income households, an additional approximately 5-15% are affordable to very low income households, and an additional 10-30% are affordable to low income households, with the remainder being affordable to moderate income households. Taking the midpoints of these ranges, the figures would be 55% extremely low, 10% very low, 20% low and 15% moderate.

Table 30.
Secondary Dwelling Rent Survey Results
Brisbane
(2008)

Size	Number of Responses	Response	Affordability
Studio	1	Occupied but no rent charged	Extremely low income
	1	Occupied by owner	
1-Bedroom	2	Occupied but no rent charged	Extremely low income
	1	Rented but declined to state dollar amount	
	1	Rented for \$600	Very low income
	1	Rented for \$800	Very low income
	1	Vacant	
	3	No responses	
2-Bedrooms	1	Occupied by owner	
	1	No response	

Generally, households are considered to be overpaying for housing when the cost burden exceeds 30% of their income. The cost burden for renters includes the rent paid by the tenant plus utilities. For homeowners, the cost burden includes mortgage payments, taxes, insurance and utilities. According to the U.S. Census, the number and percentage of households overpaying for housing have increased (Table 31), resulting in housing problems greater than overcrowding (see above) or the lack of complete kitchen or plumbing facilities (see below). The 2000 U.S. Census estimated that 337 (39%) of the homeowner households, at least 236 (45%) of the renter households, and at least 573 (41%) of all households were paying at least 30% of their income on housing. Overpaying was particularly pervasive at the lower income levels (Table 32).

Table 31.
Overpaying Households
(1990-2000)

	1990 U.S. Census	2000 U.S. Census
Overpaying Households	377/1,300 (32%)	573/1,620 (35+%)
Overpaying Rental Households	193/516 (37%)	236/539 (44+%)
Overpaying Owner Households	184/784 (27%)	337/1,081 (31%)

+ Rent as a percentage of household income was not calculated for 19 renter households

Table 32.
Overpaying Lower Income Households
(2000)

	Extremely Low Income	Very Low Income	Low Income
Overpaying Households	115/145	111/151	158/325
Overpaying Rental Households	55/75	48/48	89/190
Overpaying Owner Households	60/70	63/103	69/135

Source: 2000 U.S. Census, State of the Cities Comprehensive Affordability Strategy (CHAS)

Another potential indicator of housing affordability is the foreclosure rate. Although limited data is specifically available for Brisbane, Sfgate.com has collected figures from Dataquick Information Systems to show that between September 2007 and September 2008 27% of the housing stock in Brisbane was “under water”—homes worth less than the amount the owner still owes on the mortgage. For the San Francisco Bay Area, the median was approximately 12%. Houses “under water” are more likely to foreclose.

II.2.9 Assisted Housing at Risk

Assisted housing developments at risk are multifamily rental housing complexes that receive government assistance under specific federal, state and/or local programs (including HUD Section 8 lower-income rental assistance project-based programs, federal Community Development Block Grant Programs, local Redevelopment Low- and Moderate-Income Fund programs, local in-lieu fees, local inclusionary housing programs, local density bonus units and directly assisted units) which are eligible to change from low-income housing uses to market-rate housing due to termination of a rent subsidy contract, mortgage prepayment or other expiring use restrictions within the next 10 years. As part of the Housing Element, these units must be inventoried; the total costs of preserving the assisted units at risk or producing new rental housing that is comparable in size and rent levels to replace the units must be analyzed; public and private nonprofit corporations that could acquire and manage the housing developments must be identified; and the use of all federal, state and local financing and subsidy programs to preserve the assisted housing units for lower-income households must be considered.

As of 2009, no such assisted housing developments existed in Brisbane. Although there are 15 households in Brisbane holding federal rental assistance vouchers through the San Mateo County Housing Authority, there are no Section 8 project-based properties under contract. The Visitacion Garden Apartments senior housing complex was developed on land purchased by the City with Redevelopment Low and Moderate Income Housing Fund monies, and was built by and leased to the non-profit Bridge Housing Corporation through loans from the net proceeds of Redevelopment Agency tax allocation bonds and from the San Mateo County HOME Program. The lease and loan agreements, executed in 1998, have 30-year terms. Thus, this assisted housing development is not at risk for conversion until 2028. This assisted housing is not really "at risk," because even if the lease were to expire and not be renewed, the land and improvements would revert to the Redevelopment Agency, which could operate them as affordable housing or lease them to another non-profit.

Brisbane Municipal Code Chapter 17.31, adopted via Ordinance No. 537 in 2009, requires that rental multifamily residential developments of 6 or more units include a specified number of units that are to remain affordable to low and very low income households for a minimum term of 55 years. No projects have yet to be

approved under this ordinance. A recent court decision may preclude implementation of the ordinance in regards to rental projects. Prior to adoption of the City's inclusionary housing requirements, developers of two multifamily condominium projects agreed to include units affordable to low and moderate income households. Specifically, of the 30 units to be built at 3710-3760 Bayshore Boulevard, 2 units are to be allocated for low income households and 3 units allocated for moderate income households for not less than 45 years. Of the 15 units built at 1 San Bruno Avenue, 1 lower income affordable unit and 1 moderate income affordable unit were provided in perpetuity.

Units that have been purchased by moderate-income households through the first-time homebuyer program and mortgage credit certificate program are not specifically included in the analysis of "at risk" assisted multifamily rental housing. In 2008, one moderate income ownership unit reverted to market rate, because the 10 year affordability covenant had expired. Another one is due to expire in 2009. The only way in which these could be extended would be through the owner's voluntary agreement. This matter has since been addressed by the State through increasing the minimum length of the restriction from 10 years to 45 years.

II.2.10 Housing Quality

The age of housing, structural stability, and the presence or absence of complete kitchen or plumbing facilities are indicative of the physical quality of the housing stock.

Approximately 66% of Brisbane's housing stock is 30 years old or older in 2009, while approximately 21% is less than 10 years old, based upon the 128 units estimated by the California Department of Finance to have been added since the 2000 U.S. Census count of 1,831 total units. According to the 2000 U.S. Census, 59% of Brisbane's housing stock was 30 years old or older, and 24% was 10 years old or less.

A 2009 City field survey of Brisbane's housing stock (excluding the Northeast Ridge subarea where most of the development is less than 10 years old) found 8 residential building (less than 1% of the total surveyed) with identifiable structural deficiencies and 8 structures sufficiently deteriorated to warrant replacement (see Table 33). This is comparable to the results of the previous survey conducted in 2001.

The 2000 U.S. Census found only 9 units lacking complete plumbing facilities, down from the 12 found in the 1990 U.S. Census. No units were found lacking complete kitchen facilities in either census. This was a significant improvement over what the 1980 U.S. Census had found: 22 units lacking complete plumbing facilities and 38 units without complete kitchen facilities.

Table 33.
Housing Conditions Based Upon Exterior Appearance
(1979-2009)

Structural Condition	1979	1990	2001	2009
In need of replacement	40 (3%)	3 (<1%)	4 (<1%)	8 (<1%)
Some structural deficiencies	147 (11%)	35 (3%)	20 (2%)	8 (<1%)
Minor structural deficiencies	373 (28%)	31 (2%)	28 (3%)	39 (4%)
Structurally sound	773 (58%)	1,306 (95%)	997 (95%)	1,046 (95%)
Total number of structures in survey	1,333	1,375	1,049	1,101

Source: 1979, 1990, 2001 & 2009 City field surveys

III. LAND INVENTORY AND IDENTIFICATION OF ADEQUATE SITES FOR REGIONAL HOUSING NEEDS

III.1 ADEQUATE SITES SUITABLE FOR RESIDENTIAL DEVELOPMENT

The Housing Element update cycle began with the State assigning shares of the state housing needs, based upon its population projections, to the various regional government planning organizations, including the Association of Bay Area Governments (ABAG) for the San Francisco Bay Area. During this housing element cycle, C/CAG (the County and Cities in San Mateo County) chose to utilize a provision in State housing law (Government Code *Section* 65584 et seq.) that allows the “fair-share” allocation of the regional housing needs (RHNA) to be done at the “sub-regional” (County) level. Through this process, it was determined that Brisbane’s RHNA shares by household income category for the 2006-2014 planning period are:

Very Low Income	91
Low Income	66
Moderate Income	77
Above Moderate Income	167
Total	401

The Housing Element must include an inventory of sites suitable for residential development within the planning period sufficient to accommodate the City’s share of the RHNA for all income levels. The inventory of potential residential sites in Brisbane (summarized in Table 35, shown on Figures HE.1, HE.2 & HE.3, and listed in its entirety in Appendices E & F) found over 50 vacant sites zoned for residential use, plus half a dozen vacant sites in mixed-use zoning districts that allow residential development. There is additional potential for higher density on sites that are already developed in the residential and mixed-use districts. Already in the current planning period, 45 units have been constructed on previously vacant or underdeveloped sites.

Information supplemental to Table 35 is provided by General Plan subarea and zoning district in Table 36. The rationale used to estimate the development potential of nonvacant sites in residential districts is explained in terms of recent trends, such as the replacement of older single-family houses with multi-family housing development (evidence of the financial feasibility of such intensification). Similarly, the trend to replace marginal uses (such as a parking lot or storage yard) with multi-family residential development (in conjunction with commercial uses) is cited in mixed-use districts. Programs in the Housing Element to provide incentives to intensification are noted where appropriate. For each zoning district listed, potential environmental or infrastructure constraints to the development of housing are described. In general, Brisbane has sufficient water supply and sewer treatment capacity for the infill development potential identified for the current planning period, according to contracts with the San Francisco Public Utilities Commission. No other utility supply deficiencies have been identified.

Further details regarding the current zoning districts that include residential units as permitted or conditional uses are provided in Table 37.

In order to accommodate the RHNA share for very low and low income households, zoning amendments are proposed to permit owner-occupied and rental multifamily residential use by right with a minimum density of at least 20 units per acre in the R-2, R-3 and new R-SWB Districts, per Government Code Sections 65583.2(c)(3)(B)(iii) & 65583.2(h). To accommodate this minimum density, height limits would be adjusted, and design review would be limited. In these districts, nonresidential uses would generally not be permitted. These zoning changes are identified in Table 38. The most significant is the splitting of the existing SCRO-1 Southwest Bayshore Commercial District based upon topography, existing land uses and recent project approvals. The underdeveloped southern portion will become the new R-SWB Southwest Bayshore Residential District and the existing mobilehome park will become a new R-MHP Residential Mobilehome Park District, with the steep northern portion remaining in the SCRO-1 District. Given all of these changes, the inventory concludes that there are sufficient sites suitable for residential development within the planning period (including those developed since July 1, 2006) to accommodate the City’s share of the RHNA for all income levels:

**Table 34.
RHNA Summary**

<u>Income Level</u>	<u>RHNA</u>		<u>2006-2014 Capacity</u>	
Very Low	91		0+2=2	
Low	66		1+4=5	
Very Low/Low (“Lower” per State law)			0+246	
Very Low + Low (Subtotal)		157		252
Moderate	77		6+6=12	
Very Low + Low + Moderate (Subtotal)		234		265
Above Moderate	167		38+181=219	
TOTAL	401		45+438=483	

The total number of potential units identified in the inventory exceeds the City’s RHNA total by 20%. As the Department of Housing and Community Development has noted, such “over zoning” will provide a sufficient surplus to help compensate for land that may not be developed during the planning period for various reasons and to help prevent land shortages that may increase land costs. The potential capacity within the zoning districts with a proposed minimum density of at least 20 units per acre is deemed by Government Code Section 65583.2(c)(3)(B)(iii) to be appropriate to accommodate housing for “lower income” households, so this capacity is not broken out into very low and low income categories. Although, the potential units identified as being affordable to moderate income households is less than the RHNA allocation for that level of affordability, the proposed zoning changes will provide an excess of potential units at densities high enough to accommodate housing affordable to low and very low income households so as to make up the difference (a unit affordable to a low income household would be affordable to a moderate income household as well).

Included in Table 37 are the current development standards for each district. As evidenced by the affordable housing projects that have been approved/built in Brisbane (the Visitacion Gardens Apartments senior housing complex at 2 Vistacion Avenue and the Habitat for Humanity very low income units at 20-38 Plumas Street, 15 Glen Parkway and 720 San Bruno Avenue; as well as the low/moderate income units included at 1 San Bruno Avenue and to be included at 3710-3760 Bayshore Boulevard), the City’s development standards generally “contribute significantly to the economic feasibility of producing housing at the lowest possible cost” (Government Code Section 65913.1). The proposed changes in development standards listed in Table 38, as well as revisions to the parking requirements (Program H.I.1.b), will further encourage the development of affordable housing.

III.2 PROVIDING FOR A VARIETY OF TYPES OF HOUSING

With the current and proposed zoning (Tables 37 & 38), the City can provide for a variety of housing types. Sufficient density to accommodate affordable multi-family rental housing is/will be provided in the R-2, R-3 and R-SWB Districts (Programs H.B.1.b, d & e). The Zoning Ordinance will be clarified to allow transitional and supportive housing in all residential districts, along with mobilehomes and factory-built housing (Program H.B.1.k). A new zoning district will be specifically created to protect the existing mobilehome park within the Southwest Bayshore subarea (Program H.B.1.g). Emergency shelters for the homeless will be permitted in the R-SWB District (Program H.B.1.i, also see the discussion on the homeless on pages II-4 & II-5). Convalescent homes, a form of housing for persons with disabilities, will be conditionally permitted in the R-SWB District (Program H.B.3.e). Single-room occupancy units intended as supportive housing will be conditionally permitted in the SCRO-1 District, as multiple-family dwellings and hotels already are (Program H.B.1.l). The density bonus process will be used to 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 (Program H.B.3.g). Provision of secondary dwelling units will continue to be encouraged (Programs H.I.1.b & c). Sites suitable for housing for seniors and persons with disabilities or other special needs will be identified on an ongoing basis (Program H.B.3.a). No housing specifically for agricultural workers is proposed, though, due to the lack of demonstrated need (page II-12).

**Table 35
Summary of Housing Element Sites Inventory**

Area	Zoning (As Proposed)	New Units (Permitted 7/1/06 – 12/31/08)					Potential Units (1/1/09 – 6/31/14)					Notes
		Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	
Central Brisbane	R-1			4 ^A	5	9	8 ^A		2 ^A	49	59	Secondary dwelling units account for all of the new and potential units shown in the very low, low and moderate income categories (see also notes below).
	R-2					0	49		1		50	Minimum density to be set at 20 units/acre. Includes 1 unit on Redevelopment Agency Property, assumed to be for a moderate income household. The low income (2) and very low income (2) units for that property are included in the NCRO-2 district.
	R-3				2	2	72			2 ^B	74	Minimum density to be set at 20 units/acre and expand boundaries.
	NCRO-2		1	1	13	15	2	2		10	14	Development potential is based on a combination of current planning applications and trends. Includes a Redevelopment Agency Property, assumed to be for 2 low and 2 very low income households.
Brisbane Acres	R-BA			1	1	2				4 ^C	4 ^C	Development potential is based on trends (see also notes below).
Southwest Bayshore	R-SWB					0	85				85	Rezone from SCRO-1 (mixed use) to residential. Minimum density to be set at 20 units/acre.
	R-MHP					0	31				31	Rezone from SCRO-1 to Mobile Home Park uses only. Minimum density to be set at 29 units/acre.
	SCRO-1					0		2	3	45	50	Development potential is based on site specific analysis. Including 30 units (with 2 low and 3 moderate income) which have been approved for 3710 - 3760 Bayshore Blvd.
Northeast Ridge	PD				17	17				71	71	71 units per pending Vesting Tentative Map.
Totals		0	1	6	38	45	251		6	181	438	

Notes: This table summarizes the data provided in Appendices E & F. Sites requiring a variance for development are not included in this summary table.

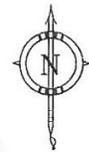
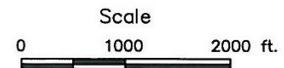
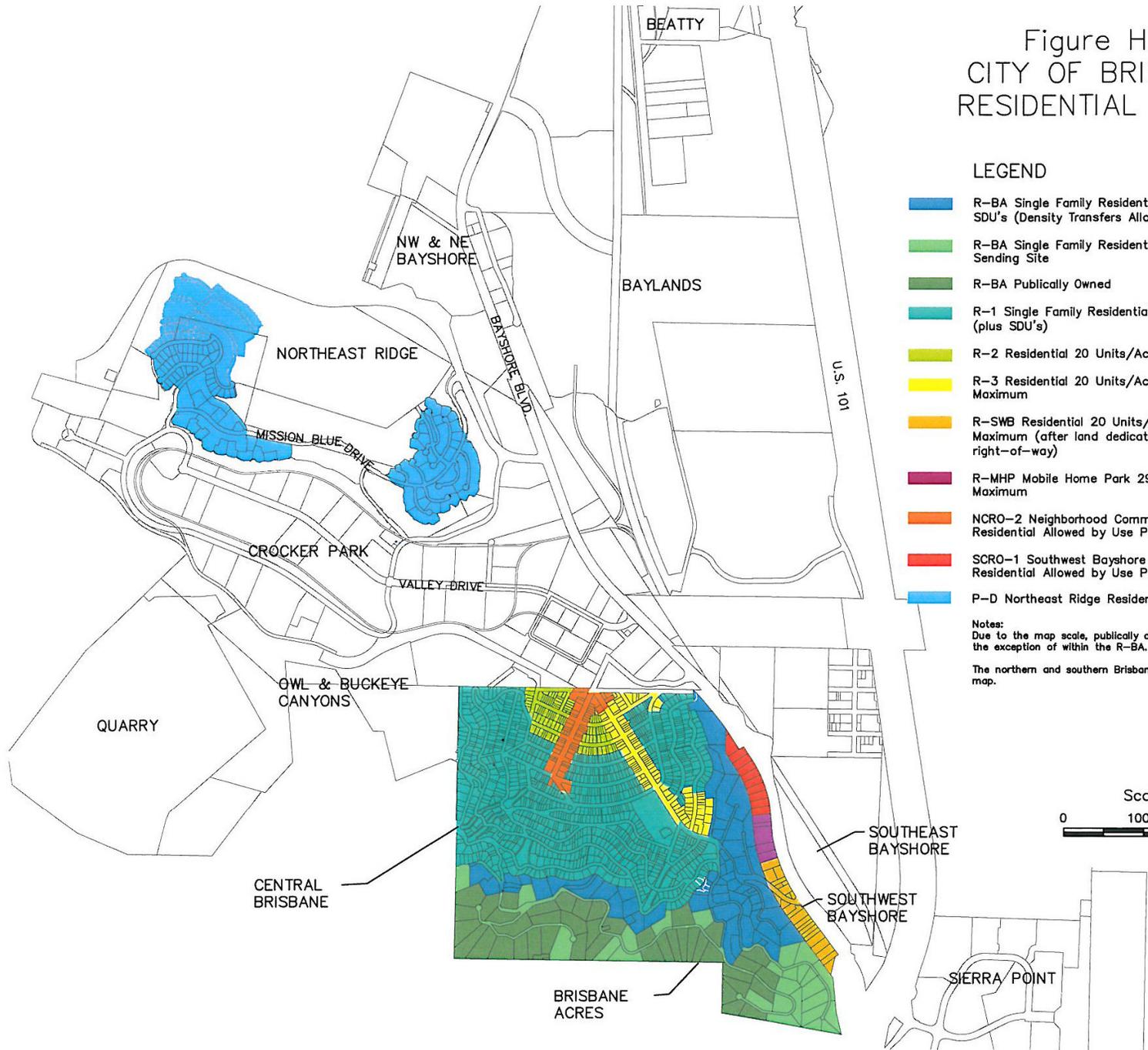
- A: The total inventory of sites that theoretically may accommodate secondary dwelling units (SDU's) is 322 (Appendix F). However, the total number of SDU's included in this Housing Element is 14 (4 shown under "New Units" and 10 shown under "Potential Units"). Those shown under "Potential Units" are based on trends (see discussion in the text).
- B: Two vacant substandard lots (less than 5,000 sq. ft.) can only be developed with single-family residences at densities that do not meet the 20 units per acre minimum.
- C: The sites inventory for the Brisbane Acres (Appendix F) shows that the lower Brisbane Acres (density transfer receiving sites) could theoretically accommodate up to 134 to 407 housing units. The high end of the range includes density transfers from the upper Brisbane Acres and SDU's are included in both the low and high ends of this theoretical range. However, the site constraints of steep topography and potential butterfly habitat limit the reasonable Housing Element potential. The potential shown on this table is based on trends (see discussion in the text).

Figure HE.1
CITY OF BRISBANE
RESIDENTIAL AREAS

LEGEND

- R-BA Single Family Residential 2.2 Units/Acre Maximum, Plus SDU's (Density Transfers Allowed up to 8.7 Units/Acre)
- R-BA Single Family Residential 2.2 Units/Acre Maximum, Sending Site
- R-BA Publicly Owned
- R-1 Single Family Residential 8.7 Units/Acre (plus SDU's)
- R-2 Residential 20 Units/Acre Minimum and Maximum
- R-3 Residential 20 Units/Acre Minimum and 29 Units/Acre Maximum
- R-SWB Residential 20 Units/Acre Minimum and 29 Units/Acre Maximum (after land dedication to public/open space or right-of-way)
- R-MHP Mobile Home Park 29 Units/Acre Minimum and Maximum
- NCRO-2 Neighborhood Commercial Retail Office (Mixed Use), Residential Allowed by Use Permit
- SCRO-1 Southwest Bayshore Commercial District (Mixed Use), Residential Allowed by Use Permit
- P-D Northeast Ridge Residential Planned Development

Notes:
Due to the map scale, publicly owned properties are not shown, with the exception of within the R-BA.
The northern and southern Brisbane boundaries are not shown on this map.



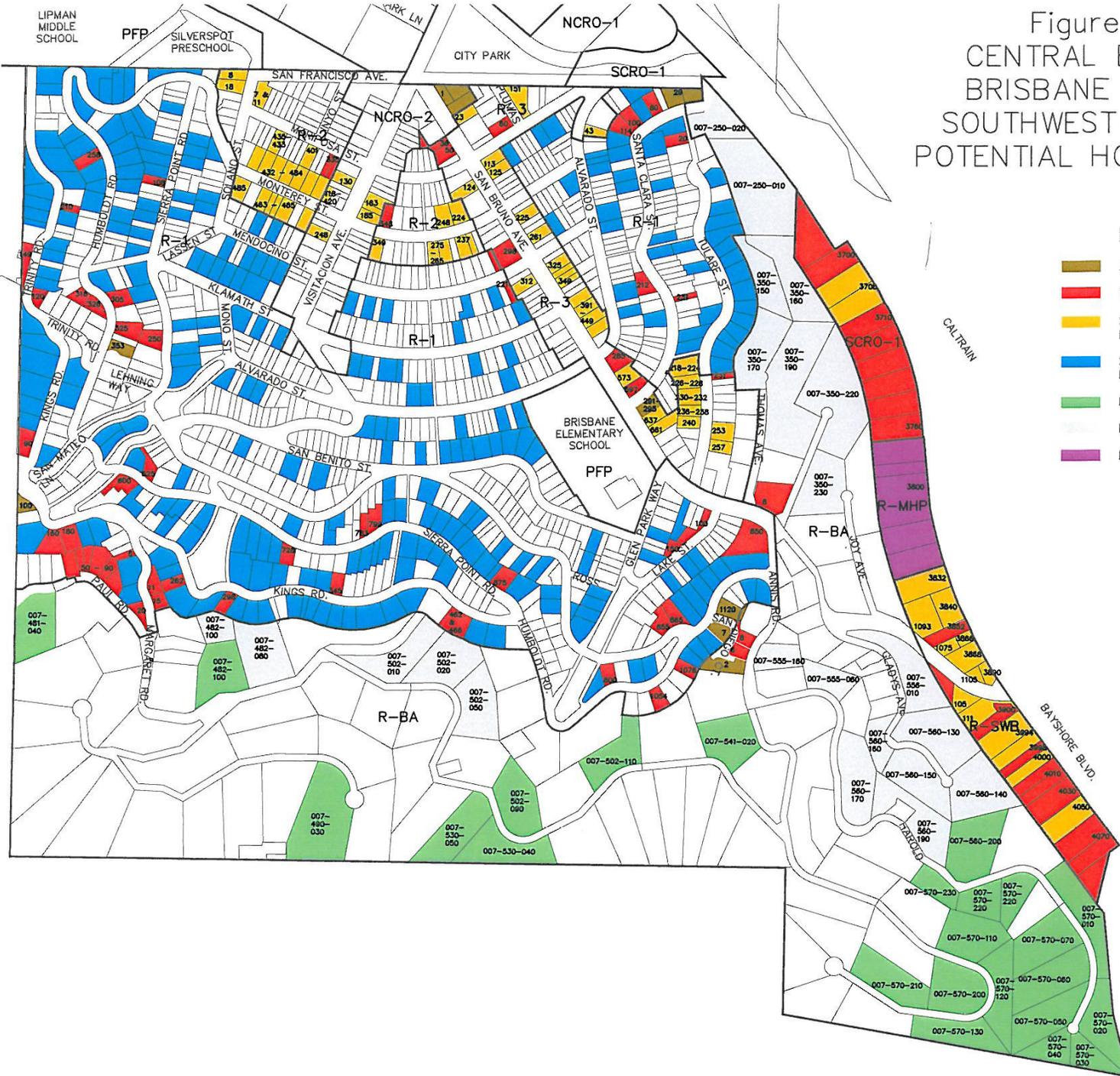


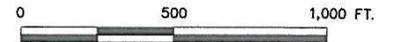
Figure HE.2
CENTRAL BRISBANE,
BRISBANE ACRES &
SOUTHWEST BAYSHORE
POTENTIAL HOUSING SITES

LEGEND

- APPROVED OR BUILT SINCE JUNE 2006
- VACANT SITE
- SITE WITH EXISTING BUILDING(S) AND WITH NEW HOUSING POTENTIAL
- SECONDARY DWELLING UNIT POTENTIAL IN R-1 DISTRICT
- BRISBANE ACRES SENDING SITE
- BRISBANE ACRES RECEIVING SITE
- MOBILE HOME PARK



SCALE



U.S. 101

Figure HE.3
 NORTHEAST RIDGE
 POTENTIAL HOUSING SITES

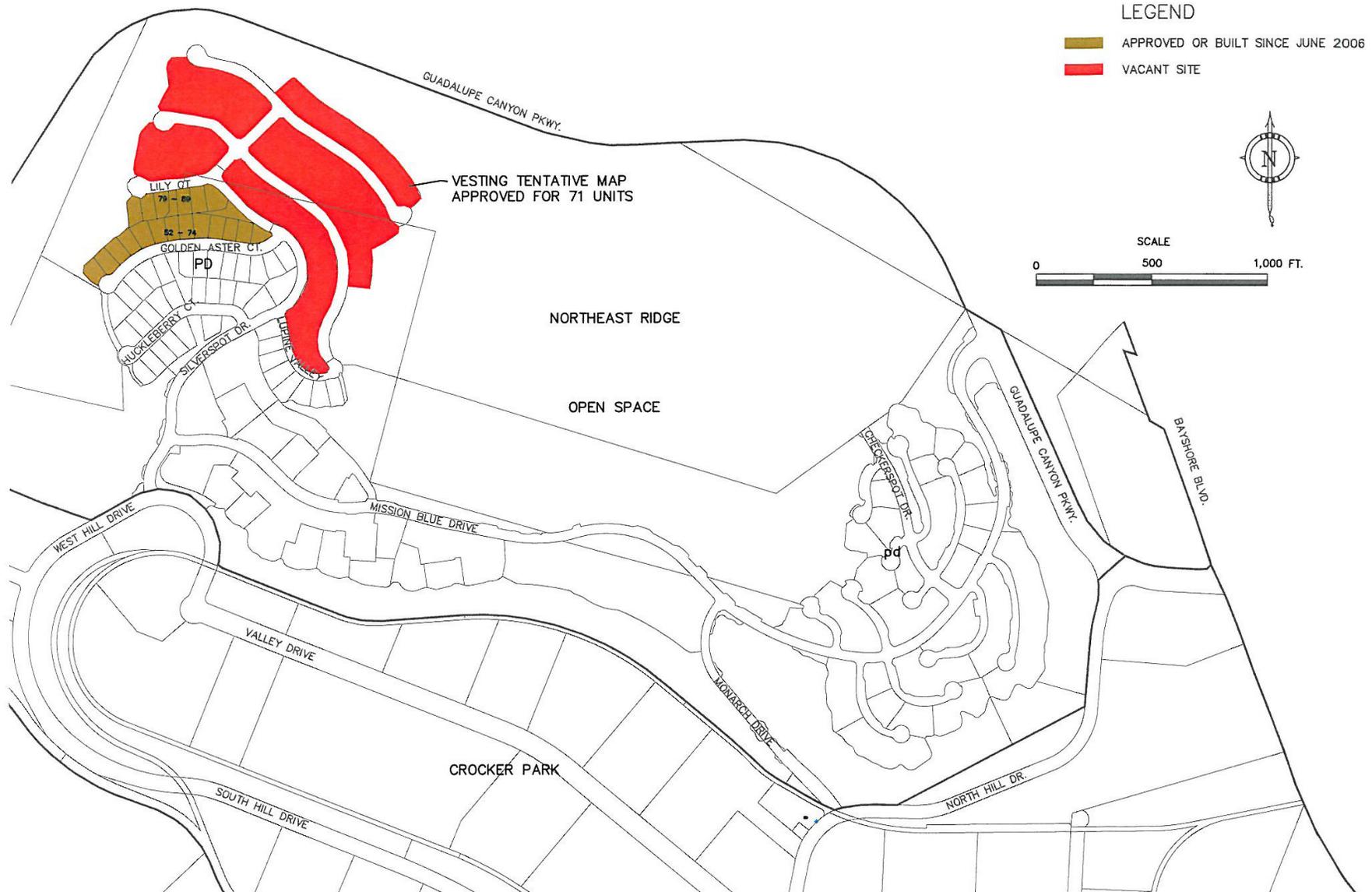


Table 36.
Supplemental Inventory Data
Central Brisbane Subarea

ZONING: R-1 Residential District—single-family residences (and secondary dwelling units) permitted at 1 unit per 5,000 sq. ft. maximum density, with exceptions for substandard lots
GENERAL PLAN: Residential—2 ½ to 14 Dwelling Units per Acre
TRENDS: Although only 3 building permits were issued for secondary dwelling units in the previous planning period, 5 such building permits were issued from July 1, 2006 to December 31, 2008 (not including one permit to expand an existing unit). This trend of approximately 2 building permits per year is expected to continue for the rest of the planning period, given the need for these units as evidenced by the number of overcrowded households in the community (page II-4). Based upon the previous Housing Element, secondary dwelling units were assumed to be at least affordable to moderate income households. According to recent data (see page II-23 & Table 30), though, approximately 55% of secondary dwelling units are affordable to extremely low income households, 10% very low, 20% low and 15% moderate. The inventory conservatively assumes that 80% of the new units will be affordable to lower income households and 20% will be affordable to moderate income households. During the previous planning period, 5 nonconforming lots were administratively recognized as buildable or were granted variances to allow development. With the proposed Zoning Ordinance changes to clarify the “substandard lot” provisions (Program H.I.1.e) and permit modifications to the lot dimension standards (Program H.I.1.d), this trend is expected to continue through the current planning period.
ENVIRONMENTAL CONSTRAINTS: Narrow streets and long cul-de-sacs are an emergency access concern in portions of the district, particularly those that interface with wildland fire hazard areas. Susceptibility to landslide is high at some of the upper elevations. Soils are subject to a moderate-to-high rate of erosion, with erosion and slippage potential increasing on the steeper slopes.
INFRASTRUCTURE: Access and utilities are available to accommodate infill development. Access is limited in some of the upper portions of the district, particularly those served by private roadways.

ZONING: R-2 Residential District—residential permitted; per Program H.B.1.b, minimum density of 20 units per acre will be adopted; per Program H.B.1.c, height limit will be increased for multi-family development; design review will be limited per Program H.D.1.d
GENERAL PLAN: Residential—2 ½ to 14 Dwelling Units per Acre subject to revision per Program H.B.1.i
TRENDS: Within the first 3 years of the current planning period, 1 single-family residence built in 1930 at 248 Monterey Street was approved to be replaced with 2 “dwelling group” units (242-260 Monterey Street). Program H.D.1.b is intended to encourage similar developments. With 5 more years to go in the planning period, more single-family residences of similar age (the average year of construction on underdeveloped sites is 1940) could be expected to be replaced with multi-family dwelling groups. Due to the lack of lot merger activity, no aggregation of lots is assumed, and development potential is based upon existing lot configurations.
ENVIRONMENTAL CONSTRAINTS: Portions of the district may experience very strong shock and possible liquefaction during an earthquake.
INFRASTRUCTURE: Access and utilities are available to accommodate infill development.

ZONING: R-3 Residential District--residential permitted; per Program H.B.1.b, minimum density of 20 units per acre will be adopted; per Program H.B.1.c, height limit will be increased for multi-family development; district boundaries to be expanded per Program H.B.1.d; design review will be limited per Program H.D.1.d
GENERAL PLAN: Residential—15 to 30 Dwelling Units per Acre subject to revision per Program H.B.1.i
TRENDS: Within the previous planning period, a total of 9 units were added on vacant properties, including 5 very low income units built by Habitat for Humanity at 20-38 Plumas Street at a density of 21.78 units per acre. Within the first 3 years of the current planning period, 1 single-family residence built in 1935 at 601 San Bruno Avenue was replaced with a triplex (291-293-295 Santa Clara Street) and 1 single-family residence built in 1929 at 661 San Bruno Avenue was approved to be replaced with a 4-plex. With 5 more years to go in the planning period, more single-family residences of similar age (the average year of construction on underdeveloped sites is 1949) could be expected to be replaced with multi-family development. Due to the lack of lot merger activity, no aggregation of lots is assumed, and development potential is based upon existing lot configurations.
ENVIRONMENTAL CONSTRAINTS: Most of the district is within a traffic noise corridor (60-65 dB CNEL). Susceptibility to landslide is high at some of the upper elevations. Soils are subject to a moderate-to-high rate of erosion, with erosion and slippage potential increasing on the steeper slopes.
INFRASTRUCTURE: Access and utilities are available to accommodate infill development.

ZONING: NCRO-2 Downtown Brisbane Neighborhood Commercial District—residential conditionally permitted as part of a mixed use, no minimum or maximum unit density set
GENERAL PLAN: Neighborhood Commercial/Retail/Office
TRENDS: Within the previous planning period, the 14 unit senior housing complex was completed at 2 Visitacion Avenue (at a density of 1 unit per 1,300 sq. ft.). Within the first 3 years of the current planning period, 15 units (including 1 unit affordable to low income households and 1 unit affordable to moderate income households) were built (at a density of 1 unit per 1,000 sq. ft.) as part of a mixed-use project at 1 San Bruno Avenue, replacing a former gasoline station. Two units are also under construction at 418-420 Monterey Street (1 unit per 2,075 sq. ft.) at the rear of the existing restaurant at 160 Visitacion Avenue. Thus, the trend is to replace or add to existing single-story development on sites at least 4,000 sq. ft. in area, with average residential density of 1 unit per 1,458 sq. ft. (the average of the 3 projects cited above). The affordability of the potential units on the split-zoned Redevelopment Agency property is assumed to reflect the proportions of the very low, low and moderate income units in the RHNA numbers.
ENVIRONMENTAL CONSTRAINTS:
INFRASTRUCTURE: Access and utilities are available to accommodate infill development. Due to limited on-street parking, on-site parking must be provided for residential units, which is difficult on smaller lots.

Brisbane Acres Subarea

ZONING: R-BA Brisbane Acres Residential District—single-family residences (and secondary dwelling units) permitted at 1 unit per 20,000 sq. ft. maximum density; density transfer conditionally permitted at the same ratio
GENERAL PLAN: Residential—0 to 2 Dwelling Units per Acre
TRENDS: Within the first 2 1/2 years of the current planning period, 1 single-family residence and 1 secondary dwelling were built and 2 more single-family residences were approved on San Diego Court as the result of a density transfer. Programs H.H.2.c. & H.H.2.d. are intended to encourage similar projects, supplemented by Program H.H.2.b.
ENVIRONMENTAL CONSTRAINTS: Development must comply with the San Bruno Mountain Area Habitat Conservation Plan due to the presence of federally protected endangered species. Portions of the district are within a traffic noise corridor (60-70 dB CNEL). Portions of the district are considered high-to-extreme fire hazard areas due to steep slopes, wildland vegetation and inaccessibility. Soils are subject to slippage and a high-to-very-high rate of erosion. Susceptibility to landsliding is high in a few areas above Bayshore Boulevard.
INFRASTRUCTURE: Access (via private roadways) and utilities are limited on some of the lower portions of the district and very limited on the upper slopes. New water storage tanks would be needed to provide adequate water pressure at the higher elevations.

Southwest Bayshore Subarea

ZONING: <u>Southern portion</u> of SCRO-1 Southwest Bayshore Commercial District to be rezoned R-SWB Southwest Bayshore Residential District per Program H.B.1.e— residential permitted; 7,000 sq. ft. minimum lot size (to encourage consolidation); habitat easement/open space/public space dedication requirement; minimum density of 20 units per acre, maximum density of 29 units per acre; 35 ft. height limit per Program H.B.1.f; design review will be limited per Program H.D.1.d
GENERAL PLAN: Subregional Commercial/Retail/Office subject to revision per Program H.B.1.i
TRENDS: In 2009, a 3-unit mixed use project at 3836 Bayshore Boulevard was approved to replace an existing 0.2-acre storage yard (approximately 1 unit per 3,000 sq. ft.).
ENVIRONMENTAL CONSTRAINTS: Development must comply with the San Bruno Mountain Area Habitat Conservation Plan due to the presence of federally protected endangered species. The district is within a traffic noise corridor (65-75 dB CNEL). The hillsides in this district are susceptible to erosion, and present some risk of wildland fires. Susceptibility to landsliding is high in a few areas.
INFRASTRUCTURE: Access and utilities are available to accommodate development. Frontage road improvements may be necessary to maintain safe access to/from Bayshore Boulevard.

ZONING: <u>Central portion</u> of SCRO-1 Southwest Bayshore Commercial District to be rezoned R-MHP Residential-Mobilehome Park District per Program H.B.1.g—29 units per acre minimum
GENERAL PLAN: Subregional Commercial/Retail/Office subject to revision per Program H.B.1.i
TRENDS: In 2006, the City Council updated the general use regulations for mobilehome parks, eliminating the 12 units per acre maximum density standard.
ENVIRONMENTAL CONSTRAINTS: Development must comply with the San Bruno Mountain Area Habitat Conservation Plan due to the presence of federally protected endangered species. The district is within a traffic noise corridor (65-75 dB CNEL). The hillsides above the mobilehome park are susceptible to erosion.
INFRASTRUCTURE: Access and utilities are available to accommodate development.

ZONING: <u>Northern portion</u> of SCRO-1 Southwest Bayshore Commercial District to remain SCRO-1—residential conditionally permitted, maximum density of 1 unit per 1,500 sq. ft. (see Program H.D.1.c)
GENERAL PLAN: Subregional Commercial/Retail/Office
TRENDS: In 2005, the City Council approved a 30-unit project (including 3 moderate and 2 low income affordable units) on a vacant hillside at 3710-3760 Bayshore Boulevard (1 unit per 4,236 sq. ft.).
ENVIRONMENTAL CONSTRAINTS: Development must comply with the San Bruno Mountain Area Habitat Conservation Plan due to the presence of federally protected endangered species. The district is within a traffic noise corridor (65-75 dB CNEL). The steeply sloped hillsides in this district are susceptible to erosion. Susceptibility to landsliding is high.
INFRASTRUCTURE: Access and utilities are available to accommodate development. Frontage road improvements may be necessary to maintain safe access to/from Bayshore Boulevard.

Northeast Ridge Subarea

ZONING: PD Planned Development District/Northeast Ridge Subarea—residential permitted under the Planned Development Permit for the Northeast Ridge
GENERAL PLAN: Residential 6.23 Dwelling Units per Acre
TRENDS: Within the first 3 years of the current planning period, building permits were issued for 17 units, but further construction has been postponed due to the listing of the Callippe silverspot butterfly as a federally-protected endangered species. The City Council approved 71 more single-family units in the Landmark neighborhood in 2008 to complete the development of this subarea, pending City approval of amendment of the San Bruno Mountain Area Habitat Conservation Plan.
ENVIRONMENTAL CONSTRAINTS: Development must comply with the San Bruno Mountain Area Habitat Conservation Plan due to the presence of federally protected endangered species. A portion of the district is within a traffic noise corridor (60-70 dB CNEL). Soils are subject to slippage and a high-to-very-high rate of erosion. Some areas have high susceptibility to seismically induced landslides and intense ground-shaking during earthquakes. There is some risk of wildland fires within the surrounding dedicated open space, but because such fires are supportive of the natural habitat, the project was designed to permit wildland fires yet protect the residential community.
INFRASTRUCTURE: Extension of existing access and utilities to accommodate development is feasible.

**Table 37.
Current Land Use and Development Standards
for Residential and Mixed-Use Zoning Districts**

	R-1	R-2	R-3	R-BA	NCRO-2	SCRO-1	PD
Permitted Uses							
Single-Family Unit	Yes	Yes	Yes	Yes	No	No	*
Secondary Unit	Yes	No	No	Yes	No	No	*
Duplex	No	Yes	Yes	No	No	No	*
Multi-Family Units	No	Yes	Yes	No	No	No	*
Conditional Uses							
Single-Family Unit	No	No	No	No	Yes**	Yes	*
Duplex	No	No	No	No	Yes**	Yes	*
Multi-Family Units	No	Yes	Yes	No	Yes**	Yes	*
Dwelling Group	No	Yes	Yes	No	Yes**	No	*
Mobilehome Park	Yes	Yes	Yes	No	No	Yes	*
Units in Mixed-Use	No	No	No	No	Yes	Yes	*
Live/Work Units	No	No	No	No	Yes	Yes	*
Group Care Home	Yes	Yes	Yes	Yes	Yes**	Yes	*
Development Standards							
Density Transfer	No	No	No	Yes	No	No	No
Minimum Lot Size (Sq. Ft.)	5,000	5,000	5,000	20,000	2,500	7,500	*
Maximum Dwelling Unit Density	1/5,000 sq ft	1/2,500 sq ft	1/1,500 sq ft	1/20,000 sq ft	***	****	*
Lot Coverage	40%	50%	60%	25%*****	90%	70%	*
Floor Area Ratio	0.72	0.72	0.72	NONE	NONE	NONE	*
Height Limit (Ft.)	28-30	28-30	28-30	35	28-35	35	*
Front Setback (Ft.)	≤15	≤15	≤15	10-20	0	0	*
Side Setbacks (Ft.)	3-5	3-5	3-5	3-15	0-10	0-10	*
Rear Setback (Ft.)	10	10	10	20	10	10	*

Subject to Specific Plan and PD Permit approval.

**As part of a mixed-use project.

***Densities established in conjunction with Use Permit and/or Design Permit approval.

****SFR: 1/7,500, Duplex: 1/3,750, MFR: 1/1,500, MU/LW***

*****Higher coverage possible under Use Permit for Density Transfer.

**Table 38.
Proposed Changes to Land Use and Development Standards
for Residential and Mixed-Use Zoning Districts
[Per Applicable Housing Element Program]**

	R-2	R-3	R-BA	SCRO-1	R-SWB	R-MHP
Permitted Uses						
Single-family Unit						
Duplex						
Multi-Family Units					Yes [H.B.1.e]	
Dwelling Group	Yes [H.D.1.b]	Yes [H.D.1.b]			Yes [H.D.1.b]	
Mobilehome Park					Yes [H.B.1.e]	Yes [H.B.1.g]
Emergency Shelter					Yes [H.B.3.i]	
Conditional Uses						
Supportive SRO Units				Yes [H.B.1.i]		
Convalescent Home					Yes [H.B.3.e]	
Development Standards						
Minimum Lot Size (Sq. Ft.)			Clustering [H.H.2.b]		7,000 [H.B.1.e]	
Minimum Dwelling Unit Density (Sq. Ft.)	1/2,178 [H.B.1.e]	1/2,178 [H.B.1.e]			1/2,178 [H.B.1.e]	1/1,500 [H.B.1.g]
Maximum Dwelling Unit Density (Sq. Ft.)	1/2,178 [H.B.1.e]				1/1,500 [H.B.1.e]	
Height Limit (Ft.)	30 (3+ units) [H.B.1.c]	30 (3+ units) [H.B.1.c]				
Front Setback (Ft.)			Clustering [H.H.2.b]	0-10 [H.D.1.c]	≤15 [H.D.1.c]	
Side Setbacks (Ft.)			Clustering [H.H.2.b]	5-10 [H.D.1.c]	5 [H.D.1.c]	
Rear Setback (Ft.)			Clustering [H.H.2.b]		10 [H.D.1.c]	

IV. HOUSING CONSTRAINTS

IV.1 CONSTRAINTS UPON THE SUPPLY OF HOUSING

The Housing Element is required to analyze potential and actual governmental and nongovernmental constraints upon the maintenance, improvement or development of all types of housing for all income levels, including for persons with disabilities. Governmental constraints include land use controls; building codes and their enforcement; site improvements, fee and other exactions required of developers; and local processing and permit procedures. Included with these are the availability and cost of water and energy. Governmental constraints that would hinder the City from meeting its share of the regional housing need and from meeting the housing needs for persons with disabilities specifically must be analyzed and eliminated. Nongovernmental constraints to be analyzed include the availability of financing, the price of land, and the cost of construction.

IV.1.1 Governmental Constraints

The City of Brisbane, a municipal government, has a legal obligation to abide by and implement the applicable policies, programs, and health and safety regulations of federal, state, regional and county agencies. The City's discretion on the application of many regulations is limited. The City's discretion is further constrained by its obligation to provide municipal services and to protect the health, safety and welfare of its citizens. Therefore, central to a City's function is the application of various policies, ordinances, and regulations. And critical to its function is the responsibility to assure that sufficient revenues are available to provide public safety and municipal services.

The discussion below focuses on these powers and obligations and examines to what extent housing constraints may exist and in what ways these constraints can be reduced or eliminated.

- Land-use controls (e.g., zoning-development standards, including parking, height limits; setbacks, lot coverages, minimum unit sizes, growth controls)
- Codes and enforcement (e.g., any local amendments to UBC, degree or type of enforcement)
- On/off-site improvements (e.g., curbing requirements, street widths, circulation improvements)
- Fees and exactions (permit and impact fees & land dedication or other requirements imposed on developers)
- Processing and permit procedures (e.g., permit and approval process including discretionary review procedures; description of permitted uses; design review process; planned development, processing times)
- Constraints to housing for persons with disabilities (reasonable accommodation procedure, zoning and land use, building codes)

IV.1.1.1 Land Use Regulations

The General Plan

The Government Code of the State of California requires that the City of Brisbane adopt a General Plan, a part of which is the Housing Element. Another is a Land Use Element, described in Section 65302(a) as follows:

A land use element that designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space...education, public

buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. . . . The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan.

The General Plan for the City of Brisbane adopted in 1994 is currently being updated. The land use designations and density/intensity standards will have to be revised so as to maintain consistency with the changes in some of the zoning districts proposed in the Housing Element. The Land Use Element's policies and programs will also have to be revised so as to be consistent with Government Code Section 65583.2 regarding affordable housing.

See Programs H.B.1.i & H.E.1.c.

The Zoning Ordinance

Zoning regulations, such as minimum parcel size, setbacks and parking requirements, limit the type and density of development on a site and therefore affect the land cost per unit, as land is typically marketed at a value commensurate with its development capacity. Requirements for the development of the land to meet health and safety and environmental concerns may additionally affect development costs.

The City's current residential development standards for the zoning districts permitting residential and mixed uses are provided in Table 36. In those districts allowing multifamily housing, the standards do not typically pose a constraint on the development of affordable units. For example, the 60% lot coverage limit in the R-3 District would allow a building footprint of 9,000 sq. ft. on a 15,000 sq. ft. site, which would also accommodate the required 15 ft. front, 5 ft. side and 10 ft. rear setbacks. The 0.72 maximum floor area ratio would permit a 10,800 sq. ft. building, not including the required covered parking. Whether the 28 ft. height limit could accommodate a three-story building would depend upon ceiling heights and accessibility requirements. The 10 units allowed under the maximum unit density of 1 unit per 1,500 sq. ft. could feasibly be accommodated within such a building envelope, along with a common garage to meet the parking requirements of 1 space per studio unit, 1.5 garage spaces per 1-to-2-bedroom unit and 2 garage spaces per 3-bedroom unit. The permitted building envelope would be large enough to encourage a developer to make at least some of the units affordable to those with low- and/or very-low-incomes so as to qualify for a density bonus.

In order to accommodate the City's RHNA share for very low and low income households, zoning amendments are proposed to permit residential uses by right with a minimum density of at least 20 units per acre in the R-2, R-3 and new R-SWB Districts, per Government Code Section 65583.2(c)(3)(B)(iii) & 65583.2(h). Height limits would be adjusted to assure that 3-story buildings can be accommodated. New provisions would be adopted to provide for single-room occupancy units, supportive housing, transitional housing, and emergency shelters. These zoning changes are identified in Table 37.

The City's parking requirements have proven to be a more difficult issue to resolve. As directed by the previous Housing Element, the City reviewed its requirements with the intention of uniformly tying them to unit floor area for all types of residential dwellings, in part to encourage smaller, more affordable units. Although ordinance revisions were drafted, a final version was not adopted. In the meantime, the State has adopted a general parking standard for secondary dwelling units based upon number of bedrooms [Government Code Section 65852.2(e)] and has also used number of bedrooms as the basis for parking reductions as a density bonus incentive (Government Code Section 65915). These various standards are listed in Table 39. To reconcile the City's approach with taken by the State, the City now intends to consider number of bedrooms, as well as unit floor area, in amending the parking requirements.

**Table 39.
Comparison of City of Brisbane and
State of California Residential Parking Standards**

PARKING STANDARDS					
	Studio	1-BR	2-BR	3-BR	4+-BR
Brisbane Municipal Code Section 17.34.010:					
SFR on 25 ft. wide lot	1 ^c + 1 ^a				
SFR on >25/<37.5 ft. lot	2 ^c + 1				
SFR on 37.5+ ft. lot	2 ^c + 2				
SDU	2 ^{a b}				
Duplex/MFDU	1	1.5 ^{ad}	1.5 ^{ad}	2 ^{ad}	2 ^{ad}
California Government Code Section 65852.2(e):					
SDU	1	1	2	3	4
California Government Code Section 65915:					
Density Bonus Incentive	1	1	2	2	2.5

BR = Bedroom

MFDU = Multi-Family Dwelling Unit (triplex or larger)

SDU = Secondary Dwelling Unit

SFR = Single-Family Residence

^a Required to be on-site (otherwise, may be off-street)

^b Required to standard size (otherwise, typically 50% may be compact)

^c Required to be covered in garage or carport (otherwise, may be uncovered)

^d Required to be covered and enclosed on 3 sides (otherwise, may be uncovered)

See Programs H.B.1.a, H.B.1.b, H.B.1.c, H.B.1.d, H.B.1.e, H.B.1.f, H.B.1.h, H.B.1.k, H.B.1.l, H.B.3.i, H.D.1.b, H.D.1.c, H.D.1.d, H.I.1.b & H.I.1.c

Other Land Use Controls

Environmental and engineering design requirements affect costs. For example, detailed grading and foundation plans and geologic studies typically are required for a project proposed to be built on steep slopes or potentially unstable soils, and such studies are generally costly. Yet, without such controls, unsafe conditions could be passed on from a developer to a homeowner or tenant and to the community. The potential losses in property damage and personal injury from landslide or slope failure would far exceed the investment needed to assure that these impacts would not occur.

Since private development has the potential to create situations that would result in impacts and costs being borne by subsequent owners, neighbors and the overall community, it is the policy of the City of Brisbane to make certain that the costs of a development are made the responsibility of the development unless a specific subsidy is provided. This is an important principle. To understand it, there must be a clear distinction between cost reduction and cost shifting.

More specifically, large portions of the vacant lands within the City of Brisbane are subject to environmental regulation under the Endangered Species Act, the California Environmental Quality Act, and other federal and state regulations, that constrain the residential development potential of these areas (see Table 36). For example, 40% of the Brisbane Acres and Southwest Bayshore subareas must be set aside as conserved habitat under the provisions of the San Bruno Mountain Area Habitat Conservation Plan. To help mitigate this constraint, the City provides a Transferable Development Right program in the Brisbane Acres subarea and a new program to also permit clustered development is proposed. In the Southwest Bayshore subarea’s new R-SWB District, the habitat set aside is taken into account in calculating the permitted residential density.

See Programs H.B.1.e, H.B.6.a, H.H.2.b, H.H.2.c, H.H.2.d, H.I.2.a & H.I.2.b

IV.1.1.2 Codes and Enforcement

The City adopts the State building and fire codes which set standards for construction. These codes establish minimum safety standards, and therefore should not be considered a constraint to housing development. Currently, the City has adopted the 2007 editions of the California Building Code and other related codes. Local amendments are limited to minor administrative procedures and requirements for automatic fire extinguishing systems for all new residential structures and additions or alterations exceeding 50% of the building's original gross area. This requirement for additional fire protection was found necessary due to the areas of high fire hazard on San Bruno Mountain. The cost of including fire sprinklers in residential projects does not appear to be a significant constraint

Building permit administration is done by the Community Development Department. Plan check and inspection of construction are done by consultants under contract to and under the supervision of the City. Single-family and small multi-family permits typically receive a first plan check response within 2 to 3 weeks from submittal. Revisions may be required if the accuracy of the plans is poor or if the plans are incomplete. Inspections are provided within 24 hours of a request. Staffing levels are evaluated yearly as part of the City's budget process

The City funds a Code Enforcement Officer to respond to problems on a complaint basis. The Code Enforcement Officer works closely with the building inspector and the San Mateo County Environmental Health Division to respond to housing-related problems. Response is generally immediate.

Consistent with the intent of Health and Safety Code Section 17980(b)(2), the City gives preference to the repair of buildings when economically feasible, as opposed to ordering that residential units be vacated and demolished, reducing the City's housing stock. The City has a long-standing policy of encouraging the maintenance and improvement of nonconforming residential uses and structures.

See Programs H.B.9.d, H.C.1.a, H.C.1.b, H.C.1.c & H.C.1.d.

IV.1.1.3 On/Off-site Improvements, Residential Utilities and Infrastructure

Governmental standards for on/off-site improvements, such as requirements to widen streets and provide sidewalks, may result in development costs that constrain the provision of housing. The question of whether such standards exceed those necessary to protect public health and safety is addressed in this subsection.

Another potential constraint upon the provision of housing is the availability and cost of utilities, most significantly water and energy, and the infrastructure to deliver them. Table 36 analyzes the availability of utilities and infrastructure to serve sites to meet the City's RHNA share during the planning period. This subsection also addresses opportunities for water and energy conservation as a means of minimizing the impact of these utilities upon the provision of housing.

Infrastructure Improvements

Almost all of the arterial, collector and local streets in Brisbane operate at good levels of service. Within the Central Brisbane and Brisbane Acres subareas, there are dead-end streets and bottlenecks due to narrow pavement with on-street parking. Street widening to the California Fire Code's 20 ft. minimum width for the property's full frontage is required for new construction or substantial improvement on a case-by-case basis. Additional width may be required, depending upon whether on-street parking will be provided on one or both sides (Brisbane Municipal Code Section 12.24.010.B.1). Maximum street slope for emergency vehicle access is 15%, with limited exceptions. Sidewalks are required where terrain permits. These requirements have not proven to be a significant obstacle to development (note the number of new houses built on Humboldt and Kings Roads and other streets in upper Central Brisbane as listed in Appendix E).

For secondary dwelling units, inadequate street width may be a greater concern. Brisbane Municipal Code Section 17.43.030.H requires that, "The site on which the secondary dwelling unit is located shall have a legal means of access which complies with the standards set forth in Section 12.24.010." In practice, secondary dwelling units have been treated as any other remodel or addition to a single-family residence in terms of requirements for street widening and dedications. The standard triggers for street widening/dedication are:

1. Reliance upon on-street parking on streets that are not wide enough to meet the on-street parking standards (BMC Sections 12.24.010.B.1 & 17.34.010),
2. Additions or alterations in excess of fifty percent of value or area of the pre-existing building or structure" (BMC Sections 15.08.140 & 17.01.060.C.1), and
3. Additions exceeding 100 sq. ft. to an existing building on a private street (BMC Section 17.01.060.B.4).

These triggers tend to encourage secondary dwelling units that require minimal new construction and little change to the exterior of the building. Revising the parking requirements (Programs H.I.1.b and H.I.1.c) may help reduce the impact of street width as a constraint, particularly for small secondary dwelling units.

Where existing substandard private roadways are to be dedicated to the public, the entire length from the development site to the nearest public street must be improved to City standards, with turnaround capability as required by the Fire Chief. For those private roadways (including Annis, Gladys and Harold Roads and Joy, Margaret and Paul Avenues) having a potential right-of-way width less than the State's 40 ft. standard, special findings must be made for approval by the City Council per BMC Section 12.24.010.D, unless additional right-of-way is dedicated by the abutting property owners.

Street improvement projects of this magnitude would typically be dependent upon the cooperation of the other property owners along the private roadway, who would have to agree to the formation of an assessment districts to take on such a project. To address this situation, the City encourages the formation of assessment districts where appropriate (1994 General Plan Program 51a/draft General Plan update Program TC.6.f).

To maintain acceptable levels of service at the intersection of Bayshore Boulevard and San Bruno Avenue, signalization with lane reconfiguration will be needed. The draft General Plan update calls for development of a program of traffic impact fees to fund these improvements.

Residential development in Brisbane depends for the most part on aging sewer, water and storm drainage infrastructure. The City, through its Capital Improvement Program, typically provides for the maintenance, upgrade and replacement of residential infrastructure in annual increments, as funds are available. Infill residential projects are not subject to infrastructure impact fees, and required improvements to sewer, water and storm drain lines are limited to those directly affected by the project.

Brisbane has a contract with the City and County of San Francisco for treatment of 6.0 million gallons per day (mgd) dry weather sewage flow. Brisbane's sewage is pumped to the Southeast Wastewater Treatment Plant. That treatment plant has a design capacity of 84 mgd. The City's Sewer Master Plan projects that dwelling units in medium density apartment complexes, multiple use residential projects, and planned developments generate 90 gallons per day, while single family homes generate 105 gpd/du. The San Francisco Public Utilities Commission has not indicated any insufficient treatment capacity to meet its commitments. The availability of sewage treatment does not act as a constraint to the production of housing.

See Programs H.D.1.a, H.H.1.b, H.I.1.b and H.I.1.c.

Water

As noted in Table 36, water supply in general is not considered a constraint for the infill housing development envisioned during the planning period of this Housing Element. The City of Brisbane receives its water supply from the City and County of San Francisco's Hetch Hetchy reservoir and water delivery system as a member of the Bay Area Water Supply and Conservation Agency through various agreements. The City's total entitlement is 1.053 million gallons of water per day. The City's Water Master Plan projected water consumption rates of 140 gallons per day per (gpd) single-family dwelling unit and 125 gpd per high-density dwelling unit. In actuality, the per capita water consumption rate for 2007-08 was 59 gpd—one of the lowest rates on the San Francisco Peninsula. Programs are proposed in the Housing Element to continue to encourage water conservation. In addition, the City's landscape requirements are minimal (typically only 15% of the front setback area), with credit given for non-water-consuming ornamental materials.

No residential projects are foreseen during the planning period that will exceed the 500 dwelling unit threshold set by Government Code Section 66473.7, Public Resources Code Section 21151.9 and Water Code Sections 10910-10912 for requiring an analysis of the public water system's urban water management plan to determine if there is sufficient water supply available in a 20-year project for the demand generated by the project. Per Government Code Section 65589.7, Housing Element Program H.B.3.j will establish specific procedures to grant priority water and sewer service to housing with units affordable to lower-income households.

See Programs H.B.3.j, H.F.3.a and H.F.3.b.

Energy

Increases in energy costs affect housing costs, particularly in terms of space and water heating, with lighting, refrigerators, and other home uses making up the balance. In Brisbane, nearly all homes use natural gas for space and water heating. Slightly over half the homes use natural gas for cooking, and the other half use electricity.

Many of the older homes in Brisbane are inefficient energy users. Outside air infiltration through windows, doors, ceilings and walls can account for up to 50% of heating costs. Weatherization of homes, including caulking, weatherstripping windows and doors, installing wall and ceiling insulation, and water heater insulation and setting back the thermostat can reduce energy consumption substantially.

The key to effective energy conservation is to assure that the construction and amortization costs of the energy-conserving devices/techniques do not outweigh anticipated energy costs or unnecessarily drive up the cost of housing. The installation of photovoltaic panels, for example, is still costly, and, although the investment would be recovered in the long term through energy savings, the initial increase in housing cost is significant. Many issues in this regard need to be resolved before the community at large can benefit from new technology.

There are a number of government and utility sponsored energy/conserving programs that are available that can assist an individual household with immediate benefit. These programs include free energy audits, rebates or financing programs for energy efficient appliances, and free weatherization for low income households.

The City plays an important role in creating more energy efficient residences in Brisbane. New residential construction and substantial renovation must abide by State energy conservation standards (Title 24). Larger residential projects must be designed to address natural heating and cooling, use of natural daylight, and, if feasible, solar energy. Residential projects of 20 or more units are specifically subject to the City's Green Building Ordinance (Brisbane Municipal Code Chapter 15.80). The City also promotes the use of existing energy conservation programs. Recent concern regarding the impact of vehicle miles traveled and greenhouse gas emissions upon global warming have prompted greater efforts toward encouraging compact, in-fill, mixed use and transit oriented development.

See Programs H.E.1.d, H.F.1.a, H.F.2.a, H.F.2.b, H.F.2.c, H.F.4.a, H.G.1.a and H.G.1.b.

IV.1.1.4 Fees and Exactions

From the perspective of a local government, fees are related to the real costs of providing service and generally, by law, cannot exceed these costs. When a fee for service is waived for a project, the costs are still there and are, in fact, shifted. Someone else pays. In a small community like Brisbane, there is little opportunity to shift and spread costs to such an extent that they have minimal impact on others.

A fee waiver is a subsidy to the project from another source. When cost shifting to benefit housing development is deliberate, for example when fees and charges are paid from funds earmarked to support housing projects such as Redevelopment Low and Moderate Income Housing Funds, costs would not be shifted to a population that may not have the ability to shoulder the burden. If costs cannot be shifted, the result may be a deterioration or elimination of service, adversely affecting housing quality and availability.

Who pays for services and the impacts of development is a policy decision that each City Council must make. The policy decision is expressed in a number of ways. Sometimes it is as a condition of approval for a project. Sometimes it is a part of an administrative mechanism of the City. For example, the City of Brisbane has adopted a master fee schedule (via Ordinance No. 386 in 1993) that subsidizes, through the General Fund, the services provided to homeowners to improve and upgrade the local housing stock. The recovery of costs from applicants for these types of permits was set at 25% of the cost (Table 40). In the case of the Habitat for Humanity affordable housing projects, Redevelopment Agency Low and Moderate Income Housing Funds were used to acquire the land and fund construction loans for the development, which were then used to pay the fees. The City has also adopted a density bonus ordinance which provides for the waiver of fees, as well as deferral of impact fee collection for market-rate units, as potential incentives and concessions. Either of these means could be used to mitigate the financial impact of fees upon the development of affordable housing, including single-room occupancy units, supportive housing, transitional housing, and emergency shelters.

Table 40.
Examples of City of Brisbane
Building and Planning Processing Fees
(Fiscal Year 2008-09)

Application Type	Fee	% of Cost Recovery
Design Review	\$2,217	100%
Secondary Dwelling Unit Permit	\$609	100%
Use Permit for Condominiums	\$1,949	100%
Use Permit for Nonconforming Parking	\$377	25%
Variance for New Construction	\$1,333	100%
Variance for Remodeling	\$333	25%
Tentative Parcel Map	\$4,032	100%
Final Parcel Map	\$403 + hourly	100%
Tentative Subdivision Map	\$2,933 + \$275/lot	100%
Final Subdivision Map	\$403 + hourly	100%
Environmental Review— Initial Study/Negative Declaration*	\$1,505	100%
Building Permit Plan Check	\$0.37/sq. ft.	100%
Building Permit & Inspection	\$0.74/sq. ft.	100%

*Not including California Department of Fish & Game filing fees

According to a 2008 survey of jurisdictions in San Mateo County, the City of Brisbane's fees for a typical single-family residence were three-quarters of the average/median for those jurisdictions responding (Table 41). The difference was due, in part, to the City's exemption of single-family residences from design review and the low building permit and plan check fees (which have not been raised since 2002). According to the same survey, the City of Brisbane's fees for a typical condominium project were approximately 10-15% higher than the average/median for those jurisdictions responding (Table 42). The difference here was the City's high per-unit water and sewer capacity charges. Without subsidy funds available from sources other than user fees, such fees are necessary to cover the cost of the capital projects needed for the two systems, invariably affecting housing costs.

Table 41.
Average Development Fees for
2,400 Sq. Ft. Single-Family Dwelling
(2008)

Location	Planning & Building Fees	Impact Fees	Total Fees
Brisbane	\$5,808	\$15,361**	\$21,169
Average of Jurisdictions in San Mateo County*	\$14,813	\$13,146	\$27,959
Median of Jurisdictions in San Mateo County*	\$12,775	\$10,808	\$27,908
Range of Jurisdictions in San Mateo County*	\$5,808-\$22,879	\$5,449-\$24,466	\$17,843-\$45,371

*14 jurisdictions responding.

**Including \$7,128 in school district fees.

Source: 21 Elements (C/CAG)

Table 42.
Average Development Fees for
10-Unit (Each 1,200 Sq. Ft.) Condominium Project
(2008)

Location	Planning & Building Fees	Impact Fees	Total Fees
Brisbane	\$45,156	\$157,059**	\$202,215
Average of Jurisdictions in San Mateo County*	\$63,318	\$118,757	\$182,075
Median of Jurisdictions in San Mateo County*	\$56,306	\$90,095	\$176,663
Range of Jurisdictions in San Mateo County*	\$40,082-\$146,263	\$25,927-\$310,525	\$71,642-\$356,297

*10 jurisdictions responding.

**Including \$35,640 in school district fees.

Source: 21 Elements (C/CAG)

In addition to the standard fees, the City requires that residential subdivisions (including parcel maps) dedicate land for park and recreational purposes or pay an in-lieu fee, consistent with State law. In-lieu fees are calculated as a percentage of the value of land and have lately been approximately \$750 per residence for small subdivisions. Unlike most fees that are collected prior to issuance of building permits, these are due upon issuance of the certificate of occupancy.

To help fund the County-wide National Pollutant Discharge Elimination System program, an annual parcel tax of \$9.48 is levied for single-family residential developed properties and \$21.64 for properties developed with multi-family high density residential, with charges for vacant land based upon acreage.

The Jefferson Union School District currently charges a \$2.97 per square foot school impact fee for residential development. No other standard impact fees are charged in Brisbane.

It should also be noted here that, in order to meet the street widening requirements described above, dedication of land as public right-of-way is occasionally necessary.

See Programs H.B.9.k and H.H.1.a.

IV.1.1.5 Processing and Permit Procedures

The overwhelming majority of residential permits processed in the City of Brisbane are for individual single-family and small multi-family projects. Often the applicant is unsophisticated in the preparation of plans and the application of zoning requirements and design standards. Although the Community Development Department has a small staff, it is organized so that at any time in the work week, including Wednesday evenings, an applicant can come to the counter for advice and assistance. Staffing levels are evaluated yearly as part of the City's budget process to assure prompt service in compliance with State timelines.

Single-family and duplex residential infill projects are exempt from discretionary review under the Zoning Ordinance in districts where such uses are permitted. Ministerial review (through building permit applications) for such projects typically takes 1 week. Secondary dwelling units are subject to an administrative permit

approval (in addition to building permit approval) that generally requires an additional 10 days to process. Multi-family development is subject to design review by the Planning Commission. Typically, a complete design review application is heard before the Commission within a month to a month and a half, depending upon environmental review requirements (see above). Any required Use Permit would be processed concurrently. The design review of multi-family housing does not appear to be a constraint on the production of affordable housing in Brisbane. Unlike many communities, Brisbane encourages diversity of design and individual expression in residential development (1994 General Plan Policies 20 & 21) and, as a result, design review focuses on issues of safety and suitable, efficient site design, which often results in projects that are more functional and have fewer problems in construction. The design review findings are clearly articulated and the standards for development unequivocal, so that developers who prepare their submittals in accordance with ordinance requirements can take advantage of the City's commitment to efficient processing.

As noted above, the City has yet to adopt revised parking requirements; although, a new set of standards based upon building square footage was recommended by the Planning Commission. In the meantime, the Commission has used these recommended standards as the basis for granting Use Permits to modify the parking requirements for a number of single-family residential additions, secondary dwelling units, duplex additions and new single-family residences. Revision of the Zoning Ordinance would streamline processing and encourage smaller, more affordable units.

In order to accommodate the City's RHNA share for very low and low income households (page III-1), zoning amendments are proposed to permit owner-occupied and rental multifamily residential use by right (without a Use Permit) in the R-2, R-3 and new R-SWB Districts. The Design Permit provisions applicable to multiple family dwellings in these zoning districts would be amended per the Government Code to include objective, quantifiable development standards to non-subjectively address concerns that would otherwise be taken care of through discretionary design review approval. Presumably, this limited Design Review process will also limit the impact of what some may consider to be the nongovernmental constraint of neighborhood opposition to such types of development. Transitional and supportive housing will be treated the same as other residential uses. Emergency shelters will be made a permitted use (not requiring a Use Permit) exempt from Design Review but subject to objective development standards in the R-SWB District. Single-room occupancy units intended as supportive housing will be conditionally permitted in the SCRO-1 District, as multiple-family dwellings and hotels already are.

Tentative subdivision maps are reviewed by the Planning Commission, with final subdivision maps requiring City Council approval. Due to the site and environmental constraints involved with the vacant tracts of land left in Brisbane, subdivisions typically take much longer to process. Once a complete application is submitted, residential parcel maps typically take 2 months to be approved by the Planning Commission and an additional 3 months to be approved by the City Council. Planned Development permits require a similar process for approval. Programs are included in the Housing Element to simplify the processing of subdivision modifications and to clarify the "substandard lot" provisions to provide more housing opportunities. Condominiums require approval of a tentative map, condominium plan, Use Permit and waiver of a final map. This somewhat cumbersome process typically takes 2 months to be approved by the Planning Commission. A program is included in the Housing Element to refine the condominium process in compliance with State law.

See Programs H.B.1.h, H.B.1.k, H.B.1.l, H.B.3.i, H.B.4.a, H.D.1.d, H.I.1.a, H.I.1.b, H.I.1.d, H.I.1.e and H.I.1.f.

IV.1.1.6 Constraints to Housing for Persons with Disabilities

Given the accessibility challenges presented by Brisbane's terrain, it is important that the City's ordinances

allow flexibility in terms of accessibility. Per the previous Housing Element's Program H5b (consistent with Senate Bill 520 enacted January 1, 2002, the federal Fair Housing Act and the California Fair Employment and Housing Act), the City analyzed its existing land use controls, permit processing procedures, and building codes in 2002 to determine whether there were constraints on the development, maintenance and improvement of housing intended for persons with disabilities. To assure that reasonable accommodation for housing intended for persons with disabilities could be provided, the City Council created the Accessibility Improvement Permit process as a streamlined alternative to the Zoning Ordinance's Variance process. Exceptions to the building codes are processed by the Building Official or his/her designee. Applications for accessibility retrofitting are given the highest priority in terms of building permit processing. Any Requests for Reasonable Accommodation for Individuals with Disabilities requiring an exception to the Building Code are given speedy handling.

An updated review finds that no amendments were adopted to the 2007 editions of the California Building Code and other related codes that would diminish the City's ability to accommodate persons with disabilities. Further revisions to the Zoning Ordinance, though, appear necessary to eliminate unreasonable constraints to housing designed for, intended for occupancy by, or with supportive services for persons with disabilities.

For example, in order to comply with new Building Code requirements for accessible garages and elevators in buildings with at least 4 condominium units or 3 rental units, a proposed fourplex at 661 San Bruno Avenue was required to obtain a height limit Variance from the Planning Commission. This was because the Accessibility Improvement Permit process only targeted exceptions to the setback requirements. To address this, new programs are provided to expand the Accessibility Improvement Permit process to include height limit exceptions and to raise the 28 ft. height limit for developments with 3 or more units.

Currently, to accommodate housing for persons with disabilities where a reduced need for parking can be demonstrated, application must be made for a Use Permit to modify the parking requirements. To eliminate this potential constraint, programs are included that would reduce the parking requirements for units designed and dedicated for use by persons with disabilities, as well as seniors.

Note that for some persons with disabilities, the need for housing can be at least temporarily met through transitional housing, supportive housing (including single room occupancy units), emergency shelters and convalescent homes. Per new Housing Element programs, the Municipal Code will be revised to provide for these types of housing.

See Programs H.B.1.h, H.B.1.k, H.B.1.l, H.B.3.a, H.B.3.b, H.B.3.c, H.B.3.d, H.B.3.e, H.B.3.g, H.B.3.i and H.B.9.j.

IV.1.2 Non-governmental Constraints

The cost to produce housing is driven by three major components: the price of land, the cost of construction, and the availability of financing. The price of housing is set by the market. The difference between the cost of housing and the amount a willing buyer or renter will pay on the open market is the profit to the developer/builder/owner. Cost savings to the producer do not necessarily reflect in the price to the consumer. When the cost of producing housing is higher than the target market segment can afford, the project will not be built or will require a subsidy.

IV.1.2.1 Land Prices

Available land in the San Francisco Bay Area for new housing construction is scarce. The land that was easy to access and inexpensive to prepare for construction has long ago been developed. Available residential sites either have significant development constraints that must be addressed at substantial cost, or result from a change of land use or intensification of existing use.

An analysis of vacant land costs specific to the City of Brisbane is difficult to perform, given the small number of transactions. Based upon San Mateo County Assessor's data, vacant land values in the R-1 District range from approximately \$45 to \$80 a square foot. A vacant site in the R-2 District sold for \$65 a square foot in 2008. A vacant site in the R-3 District sold for \$100 a square foot in 2007. Land values per square foot for vacant land in the R-BA and SCRO-1 Districts are much lower due to the larger size of the properties and development constraints, including steep slopes, lack of infrastructure and the presence of endangered species habitat.

According to Baird and Driskell Community Planners/San Mateo County Department of Housing (2009), land costs average around 15-20 percent of construction costs for multi-family development in San Mateo County and 40% for single-family development.

As noted above, Redevelopment Agency Low and Moderate Income Housing Funds can be used to acquire land for affordable housing project to address this constraint.

See Program H.B.9.b.

IV.1.2.2 Construction Costs

Construction costs play a significant role in the price of new housing. These include the cost of labor and materials (referred to as hard costs), as well as architectural and engineering services, development fees and insurance (soft costs). In San Mateo County, hard costs account for 60-65% of the building costs for multi-family development, with soft costs averaging around 10-20%, and the remainder being land costs; for single-family development, hard costs are approximately 40%, soft costs are 20%, and the cost of land is the remainder (Baird and Driskell Community Planners/San Mateo County Department of Housing, 2009).

In residential areas of Brisbane, because of steep terrain, projects often require extensive foundation and soil preparation, which means that construction costs in Brisbane would generally exceed those elsewhere in the County of San Mateo. This is particularly a concern in attempting to provide affordable housing. According to the Association of Bay Area Governments, the most cost efficient method of residential development is wood frame construction at 20 to 30 units per acre. On some of the steepest upslope sites, concrete foundation work can extend up several stories. To address this constraint, Redevelopment Agency Low and Moderate Income Housing Funds can be used to subsidize development costs for affordable housing projects. Density bonuses can also be offered to offset construction costs.

See Programs H.B.5.a, H.B.6.a and H.B.9.e.

IV.1.2.3 Availability of Financing

The source of financing has changed dramatically over the past decade. No longer is a local lending institution the typical source of a mortgage. With the use of the internet and the expansion in the number and types of mortgage brokers and lenders, a potential buyer may find financing many states away from the property.

In order to qualify for a mortgage loan, an applicant must be able to provide a degree of financial stability. Generally, as the amount of mortgage increases, the more proof lending institutions require. Mortgage loans typically can cover up to 90% of the home cost. Programs are available to qualified first-time buyers that exceed that. For the first two years of the current planning period, mortgage financing was readily available at attractive rates. Since mid-2008, home purchase loans have become more difficult to obtain, even though interest rates have generally fallen. Those hardest hit have been buyers with short credit histories, those with lower income and the self-employed.

Construction loans for new housing are currently difficult to secure, with lenders requiring builders to put up more of the money for development, due to market conditions and government regulations (Baird and Driskell Community Planning/San Mateo County Department of Housing, 2009). Mixed-use developments and other complicated projects are finding the greatest difficulties with financing.

To help address mortgage constraints for low- and moderate-income buyers, the City will continue and expand its first-time homebuyer program. To help address construction loan constraints for affordable housing developers, Redevelopment Agency Low and Moderate Income Housing Funds can be used to subsidize development costs in privately financed residential and mixed-use projects.

See Programs H.B.9.e and H.B.9.f.

V. MEETING HOUSING NEEDS

V.1 MEETING THE RANGE OF HOUSING NEEDS

State law requires that the Housing Element make adequate provision for the housing needs of all economic segments of the community. Section III of this document identified adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes and emergency shelters, in order to meet Brisbane's housing goals and its share of the regional housing need. Section IV addressed the governmental constraints to the maintenance, improvement and development of housing, in terms of how they would be addressed where appropriate and legally possible. This section describes in general the various actions the City will take to assist in the development of adequate housing to meet the needs of all economic segments of the community, to conserve and improve the condition of the existing affordable housing stock, and to promote housing opportunities for all persons regardless of age, sex, race, ethnic background, income, marital status, disability, family composition, national origin or sexual orientation.

V.2 HOUSING AVAILABILITY

How do we help make available both numbers of units and choices in housing types? Although zoning may designate certain types of development for certain properties, the real estate market decides where investment will go and therefore what types of units are produced at any given time. Low vacancy rates in existing housing also may limit the range of units available to meet the needs of a diverse community. Competition for available units may leave households with special needs at a critical disadvantage

The basic costs of producing housing in the San Francisco Bay Area are the greatest constraints to the availability of housing. Related constraints may include lack of public services and infrastructure, as well as land use regulations in certain circumstances. Some programs were discussed in Section IV to address these constraints. Additional programs that the City could participate in to improve housing availability are described below.

V.2.1 Redevelopment Low and Moderate Income Housing Funds

Twenty percent of the tax increment money generated by the City's Redevelopment Areas One and Two is required by State law to be "set aside" for increasing, improving and preserving low- and moderate-income housing. These funds could be used to address housing availability by subsidizing development of new housing for households that cannot compete in the market, such as elderly citizens or other lower-income households. The subsidy could come in the form of financing, land purchase or assistance to the households themselves, such as providing silent seconds for down payment assistance. The City of Brisbane has previously used Redevelopment Low and Moderate Income Housing Funds for both land purchase and construction financing for the 4 very-low-income units, 2 low-income units and 8 moderate-income units in the City's senior housing complex (Visitacion Garden Apartments) and to assist first-time homebuyers. More recently, Redevelopment Agency funds were used to write down 100% of the land value of 2 sites transferred to Habitat for Humanity for affordable housing projects that qualified for AHP funds and a loan from the County CDBG consortium, administered jointly with the HOME program (see below). Redevelopment funds were also used to make construction loans for these projects that were rolled over into silent second mortgages on the 7 units built.

In the 2007-08 fiscal year approximately \$895,000 was added to the Redevelopment Low and Moderate Income Housing Fund, and the projected unencumbered balance for 2008-09 is \$2,820,000-3,820,000. The Five Year Implementation Plan for Project Area One and Project Area Two (2006) and the Ten Year Housing Compliance Plan for Project Area One and Project Area Two (2006) identify several potential development sites including the Redevelopment Agency's property at 163 Visitacion Avenue and, if acquired by the Agency, the parking lot behind 23 Visitacion Avenue among other potential sites.

See Policy H.B.7, Programs H.B.7.a and H.B.7.b, Policy H.B.9, Programs H.B.9.a, H.B.9.b, H.B.9.e, H.B.9.f and H.B.9.i.

V.2.2 Density Bonus

A density bonus allows more units to be built on a site than would otherwise be permitted by zoning, provided a percentage of the units are affordable to low- or very-low income households. This principle can apply to the provision of rental or for-sale units. Generally, assurances in the form of restrictions in grant deeds, rental agreements, or lease agreements accompany the development permit to assure that the units remain affordable to future low and very low income households as required by State law (Government Code Sections 65915 and 65917).

The City has adopted an ordinance to grant density bonuses to qualifying projects that provide housing affordable to very low, lower and/or moderate income households, to qualifying senior housing projects and to projects that include child care facilities, consistent with State law. The Housing Element includes a program to amend the ordinance to permit the City to grant a proportionately lower density bonus and/or incentives for affordable housing projects that would not otherwise qualify 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 Government Code Section 65915.(n).

See Policy H.B.5, Program H.B.5.a.

V.2.3 Transferable Development Rights

Transferable development rights (TDR) can be used to increase the availability of housing by redirecting development away from difficult sites to locations better capable of supporting increased densities. Under TDR programs the development rights for one or more parcels are transferred to another property within a designated area where development can occur more expeditiously, more affordably or at a higher density. A TDR program may be implemented to preserve open space and environmentally significant lands without sacrificing housing availability. Implementation of a TDR program can also provide important economic incentives to build affordable housing.

With the adoption of clearer procedures for density transfers in 2003, the City received and approved its first application for a density transfer, resulting in the provision of new housing units and the dedication of additional open space. The Housing Element includes programs to further clarify the density transfer provisions to encourage additional qualifying projects.

See Program H.H.2.b.

**Table 43.
Low/Moderate Income Housing Fund
(Fiscal Years 2006-2009)**

Fiscal Year	2006-07	2007-08	2008-09*
Expenditures			
Projects & Programs			
First Time Homebuyers Loan Program		\$233	\$500,000
Habitat for Humanity Projects	\$245,253	\$110,037	
Five Year Implementation Plan		\$233	
Legal Services	\$2,156	\$637	
HIP Housing		\$5,000	
Site Acquisition			\$1,500,000- \$2,500,000
Administration	\$134,046	\$93,225	\$150,000
Debt Service	\$113,046	\$111,628	\$117,000
Total Expenditures	\$494,501	\$321,027	\$2,270,000- \$3,270,000
Revenues			\$1,093,000
Unencumbered Balance			\$2,820,000- \$3,820,000

*projected

Source: Mid-Term Update of Implementation Plan, Brisbane Community Redevelopment Project Area One and Project Area Two (2008)

V.2.4 Secondary Dwelling Units

Brisbane’s Zoning Ordinance allows the construction of a secondary dwelling unit on standard single-family sites as a means of increasing the availability of affordable housing. The ordinance limits the size of the secondary unit and defines conditions of development, including requirements for on-site parking and adequate traffic circulation. A secondary dwelling unit can be added to an existing primary unit or a new combination of primary and secondary units can be designed and developed on a vacant site.

Revising the residential parking requirements for secondary dwelling units should help increase the availability of these units for seniors and small households.

See Policy H.B.1, Programs H.B.1.j and H.I.1.c.

V.2.5 Mixed Uses and Live/Work Housing

Brisbane’s Zoning Ordinance conditionally permits residential uses above or behind a storefront use in the NCRO-2 District. In order to encourage these projects, no maximum density is established or recommended in the Housing Element, giving project designers opportunity to creatively approach each site to maximize its potential. Both single-family and multi-family residences may be constructed in the SCRO-1 District either as a stand-alone use or within a mixed-use project, subject to a maximum density of 1 unit per 1,500 sq. ft.

See Program H.E.1.a.

V.2.6 Small Sustainable Homes

For low-income families, seniors and persons with disabilities, housing should be tailored to their special needs. Such housing is best located so as to be convenient to shopping and transit and designed to meet the special accessibility needs of seniors and persons with disabilities. Small units, for example, may be less expensive to construct, heat and maintain and therefore can be more affordable to buyers and renters, while being more sustainable environmentally. Units can be constructed to be safe and comfortable without the inclusion of the luxury design details and appliances that invariably raise housing cost. Such projects can be consistent in scale with existing development, as construction of smaller units can allow greater densities while not significantly increasing the overall building coverage or jeopardizing community character. Preserving the older, smaller housing stock is also a way of making homes available for those just entering the market.

The Housing Element includes policies and programs to encourage development of small, sustainable homes through density bonus provisions and inclusionary housing requirements, by permitting dwelling groups, by clarifying the “substandard lot” provisions, and by requiring less parking for smaller units. The maintenance and upgrading of the older nonconforming housing stock also is supported through a number of programs in the Element.

See Policy H.B.1, Program H.B.1.j, Policy H.B.3, Programs H.B.3.b and H.B.3.g, Policy H.B.5, Policy H.C.1, Programs H.C.1.c and H.C.1.d, Policy H.I.1, Programs H.I.1.a and H.I.1.e

V.2.7 Anti-discrimination Legislation

To assure equal availability to housing, Federal and State Housing laws prohibit discrimination based on race, religion, national origin, age, gender, familial status or disability. In addition, Federal law prohibits discrimination based on marital status, physical handicap or the presence of children in a family. The City has a responsibility to assure that all persons receive equal opportunities for housing in Brisbane as provided by State and Federal anti-discrimination and resident protection laws. Project Sentinel is the local fair housing program which serves Brisbane, as well as the rest of San Mateo County and the Counties of Santa Clara, Alameda and San Francisco. The program provides comprehensive fair housing services. The California Department of Fair Employment and Housing is the State agency which administers the State's fair housing laws. They investigate all housing discrimination complaints filed with them. The Department of Housing and Urban Development is the Federal agency in charge of fair housing enforcement. Its regional office is located in San Francisco.

The City will continue to inform the public of its rights and responsibilities under these laws.

See Policy H.A.1, Programs H.A.1.a and H.A.1.b.

V.2.8 Tenant Protections

Specific protections are extended to renters concerning the continued availability of the housing they rent. State law requires landlords to provide written notice to tenants prior to the landlord's termination of their tenancy. For an extended lease (renting for a definite term) the tenant may stay in the residence for the specified period of time, and the rent cannot be raised during the time unless the lease states otherwise. For month-to-month rental agreement (renting for no definite period of time), the landlord must give a tenant a 30 day written notice to vacate the premises. The landlord does not have to state a reason (Section 1946 of California Civil Code). In addition, a landlord can raise the rent any amount, as long as written notice is given. The notice period must be at least as long as the period between rental payments (e.g. for month-to-month tenancy, the notice cannot be less than 30 days according to Section 827 of the California Civil Code).

The City will continue to refer tenant-landlord disputes to the Peninsula Conflict Resolution Center for confidential mediation; tenants will also be referred to the North Peninsula Neighborhood Services Center for assistance.

See Policy H.A.1, Programs H.A.1.a and H.A.1.b.

V.2.9 Mobilehome Park Protections

To protect the rights of mobilehome park occupants, State law (Government Code Sections 65863.7 and 66427.4) regulates conversions of mobilehome parks to other uses. In general, the law requires that the person proposing the change in use of a mobilehome park file a report on the impact of the proposed change. Under the City's Subdivision Ordinance, the City would review the impact report just described and would require appropriate mitigation of any adverse impact of conversion on the ability of displaced mobilehome residents to find adequate space in a mobilehome park. The City's Zoning Ordinance now also requires approval of a Use Permit to convert a mobilehome park to another use, to close a mobilehome park or cease its use as a mobilehome park. The Use Permit process would also assure compliance with State law and appropriate mitigation.

See Program H.B.1.g.

V.2.10 Condominium Conversion Controls

The unregulated conversion of existing rental units to condominiums may result in a reduction of the rental housing stock and displacement of existing tenants. With at least 200 rental units in triplexes or larger apartment buildings in the R-2, R-3 and NCRO-2 Districts, the impact of conversion to condominiums on the rental stock could be significant. Although there is no evidence that this dynamic is occurring in Brisbane, to address the potential impacts, the Brisbane Municipal Code requires Use Permit approval by the Planning Commission for condominium conversions.

Because conversion of rental units to affordable ownership through condominiums or limited equity cooperatives have been successfully implemented in many communities with appropriate subsidies, conversions may provide unique housing opportunities for very-low, low- and moderate-income households.

See Policy H.B.4, Program H.B.4.a.

V.3 HOUSING AFFORDABILITY

How do we help provide housing that is affordable? Generally, the price of market-rate housing is currently far above what very-low, low- and moderate-income households can afford. Lack of affordable housing particularly affects those with special needs, including seniors, persons with disabilities, and large and single-parent households. With projected local and regional growth, housing affordability will remain a significant concern.

The major constraints to providing affordable housing are identified in Section IV. They include the costs of land, construction and financing and the availability of services and infrastructure. Governmental regulations may also play a part for some projects.

Some programs to address housing affordability have been already been identified in the Housing Element. The following is a brief discussion of a number of programs that the City may participate in to facilitate the provision of affordable units.

V.3.1 Inclusionary Housing Requirement

Through its inclusionary housing requirement, the City requires that new housing developments of 6 or more dwellings include units affordable to very low, low and/or moderate income households. The process can be used to produce below-market rate for-sale units or, to the extent permitted by law, affordable rental units, depending upon the type of proposed development. The requirement addresses concerns regarding long-term affordability, windfall profits, cost-shifting and flexibility to maximize very-low, low- and moderate-income benefit.

See Program H.B.4.b.

V.3.2 Density Bonus

As noted above, the City has adopted a density bonus ordinance per State law to encourage the provision of housing affordable to households of very low, lower and/or moderate income. The assumption is that the

increased density and/or other development incentives provided by the ordinance may be sufficiently attractive to developers to encourage affordable units to be produced by the housing market without other subsidy.

To give the City greater flexibility in encouraging affordable housing development, the Housing Element includes a program to amend the ordinance to permit the City to grant a proportionately lower density bonus and/or incentives for affordable housing projects that would not otherwise qualify 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 Government Code Section 65915.(n).

See Policy H.B.5, Programs H.B.3.g and H.B.5.a.

V.3.3 Redevelopment Low and Moderate Income Housing Funds

Among the potential uses for the Redevelopment Low and Moderate Income Housing Fund (Table 43) is the First Time Homebuyers Loan program, which requires the buyer to put up 3% either towards a down payment or closing costs. After raising the loan cap, the Agency received over 50 applications, with almost 20 qualifying and at least 1 loan made (most of those qualifying were not able to find suitable homes to buy). Another potential use would be for more “sweat equity” ownership projects such as those developed with Habitat for Humanity.

See Policy H.B.9, Programs H.B.9.a, H.B.9.e, H.B.9.f, H.B.9.h and H.B.9.i.

V.3.4 Municipal Bonds/Tax Allocation Bonds

The Redevelopment Agency can issue bonds to help create affordable housing opportunities by financing construction of affordable housing projects. These bonds are repaid with future payments to the Low and Moderate Income Housing Fund. This was done to finance construction of the senior Visitacion Garden Apartments. Constraints to the use of municipal bonds include issuance costs and revenue sources for repayment. Mortgage revenue bonds are not feasible for a small jurisdiction such as Brisbane. Assessment district bonds also can be used to finance municipal improvements such as streets and service systems that can facilitate the development of affordable housing.

The Housing Element includes a program that call for examination of how municipal and assessment bonds could be used to subsidize development costs.

See Program H.B.9.e.

V.3.5 Public/Community-Developed Housing

The most direct form of housing assistance that a community can undertake is to develop, own and operate housing for very-low-, low- and moderate-income persons. Due to much publicized blighted housing projects and the real estate industry’s opposition to government housing, public low cost housing lost support in California communities in the late 1960s. As a result, Article 34 of the State Constitution was passed, prohibiting a city from constructing public housing projects without a majority vote of the local electorate. There are many communities that have approved Article 34 projects. Communities have also been able to construct affordable housing projects that do not need an Article 34 election, as was the case with Brisbane’s affordable senior housing development, Visitacion Garden Apartments, constructed in cooperation with Bridge

Housing Corporation, a professional non-profit housing development group. More recently, the City has cooperated with Habitat for Humanity in the development of 7 units affordable to very low income households on two sites. These projects were enthusiastically received by the community and established a standard for future affordable housing projects that would receive public funds.

See Programs H.B.9a., H.B.9.e, H.B.9.h and H.B.9.i.

V.3.6 Cooperative Housing

Community or resident cooperatives are sometimes formed to create affordable housing. Non-profit community development corporations directed by local residents can construct housing as a joint venture between a city and the private sector. Mobilehome parks have also been converted to cooperatives this way. Often governmental funds are used to subsidize the costs so that the units are affordable to the members.

Members purchase shares in the co-op (a non-profit corporation) and receive a proportionate share or proportional dividends. In a limited equity co-op, shares have limited value appreciation in order to keep shares affordable to low and moderate income persons and maintain affordability over the long term. Members receive the benefits of home ownership, and can control the management of the housing. The State Cooperative Housing Assistance Office assists local governments and private groups with all aspects of cooperative housing development including project feasibility in financing, organization, legal issues, management and board training.

These alternative approaches to providing affordable housing are considered in the Housing Element.

See Policy H.B.4

V.3.7 Secondary Dwelling Units

As noted above, Brisbane's Zoning Ordinance allows the construction of a secondary dwelling unit on standard single-family sites as a means of increasing the availability of affordable housing. The original assumption in the State law (Gov Code 65852 et seq.) enabling secondary unit development in local communities was that, because of size restrictions, secondary units would typically be studios or one bedroom units, which generally rent for less than units found in multifamily apartment complexes. The assumption was that, not only would secondary units themselves be typically affordable, but by providing an additional source of income, they could help maintain the affordability of existing housing when added to an existing primary unit. Other benefits would be the ability to house family members and allow seniors to age in place.

As detailed in Section II (pages II-23 & -24), surveys of secondary dwelling rents in Brisbane and in San Mateo County in 2008 found that if rents are charged for such units, most are affordable to very low income households. Those units provided rent free could be considered affordable to extremely low income households, while the remainder are affordable to low and moderate income households. Given this situation, the City has found no need to formally restrict occupancy of secondary dwelling units to households within specific income categories.

Revising the residential parking requirements for secondary dwelling units could encourage provision of these affordable units.

See Programs H.B.1.j, H.I.1.b and H.I.1.c.

V.3.8 Shared Housing

HIP (Human Investment Project) Housing, a San Mateo County based organization founded in 1972, supported in part by County Community Development Block Grant (CDBG) funds, sponsors a shared housing program. The program is a one-on-one matching program of homeowners who want to rent one or more rooms in their homes and prospective tenants. HIP Housing interviews clients and makes referrals to match people in homes. The organization facilitates home sharing arrangements for over 250 people in San Mateo County each year, with an average rent of \$587 a month.

The Housing Element contains a policy and program to continue to support this program.

See Program H.B.3.f.

V.3.9 Mobilehome Parks and Manufactured Housing

Mobilehomes and manufactured homes are a valuable source of affordable housing. Government Code Section 65852.3 precludes regulating manufactured homes on approved foundation systems any more restrictively than conventional single-family dwellings. Government Code Section 65852.7 requires that mobilehome parks (as defined in Health and Safety Code Section 18214) be deemed permitted or conditional uses on all land planned and zoned for residential land use.

Brisbane's codes include no constraints to the use of manufactured housing, and such units have been placed on approved foundations on residential lots in Brisbane. The homeowners report that the cost savings over conventional construction were substantial for these privately funded projects.

Because of steep slopes, lack of infrastructure and similar constraints of the land, there are limited opportunities for new mobilehome parks in Brisbane, even though they are conditionally permitted in most residential and mixed-use districts. There is an existing mobilehome park in Brisbane that serves very-low and low-income households. The City works closely with the County of San Mateo to respond to inspection requests and provide rehabilitation loan assistance to the residents of the park. There is some concern that these units, at some time in the future, may be threatened by market pressures to develop the land to other uses.

The Zoning Ordinance has been revised to require public deliberation before a conversion of this mobile home park can occur. Consideration may also be given to maintaining affordability over the long term through the Redevelopment Low and Moderate Income Housing Fund (see above).

See Programs H.B.1.g and H.B.1.k.

V.3.10 Use of Surplus Lands/Landbanking

Occasionally lands owned by Federal, State, County, City governments or special districts become available for purchase at below market cost. The site may either be vacant or its use may be obsolete, such as a closed school or an abandoned service facility. If a site is not in City ownership, given available funds, the City may be able to purchase the site and offer it to developers at below market cost in exchange for assurances to provide affordable housing or offer the land to a nonprofit housing development corporation. The State Surplus Lands Program reviews Federal, State and local government land inventories and announcements for sites which have low and moderate income housing development potential. Local governments and developers

are notified of available sites and assisted with site acquisition and development planning.

Sites within Brisbane’s municipal boundaries owned by government or special districts have been inventoried and are regularly monitored. The General Plan designated these sites “PFP—Public Facilities and Parks,” and zoning regulations will be drafted to establish a process by which the citizens have the opportunity to consider the disposition of any such lands considered surplus.

See Programs H.B.9.b and H.B.9.c.

V.3.11 Rent Control

Governmental control of rents is a means by which the affordability of rental housing may be maintained. Typically, a rent control ordinance is adopted detailing the types of units regulated and the means by which rents are set, subject to the limitations imposed by the 1995 Cost-Hawkins Rental Housing Act (Civil Code Sections 1954.50-1954.535), with a specific administrative agency established to implement the ordinance, providing complaint, appeals and enforcement processes. The track record of rent control is reportedly mixed, with the claim made that while rent control protects existing rental units, it reduces the incentive to maintain these units and discourages the construction of new rental units.

Private unit rent control has not been considered a priority in Brisbane. However, rents are controlled in subsidized affordable rental projects, such as the senior Visitacion Garden Apartments, and through the City’s density bonus and inclusionary housing regulations for developments subject to those restrictions. Rents are also controlled through rent subsidy programs, such as Section 8, which is administered by the San Mateo County Housing Authority.

See Programs H.B.1.j and H.B.4.b, Policies H.B.5 and H.B.8, Program H.B.8.a.

V.3.12 Mortgage Credit Certificate Program

The San Mateo County Department of Housing offers the MCC Program to assist first-time homebuyers with moderate incomes. Under this program, qualified homebuyers receive a federal tax credit up to 15% of the interest on the mortgage loan, which increases the after-tax income of the recipient, enhancing their ability to purchase a home.

The Housing Element includes a program to encourage developers and homebuyers to participate in this program.

See Program H.B.7.a.

V.3.13 Home Equity Conversion

Home equity conversion is a term that refers to a variety of loans designed to help older homeowners make use of the equity in their home without requiring them to move. The most common types of home equity conversion are reverse mortgages, home repair loans and property tax postponement. Participants can obtain a loan which is dispersed on a monthly basis as needed for a fixed period, when the loan is due. To qualify, loan recipients must be 62 years or older, must own their dwelling, and have little or no mortgage balance. HIP Housing serves as the federally certified counseling agency for home equity conversion in San Mateo County.

The Housing Element contains a policy and program to continue to support for this program.

See Program H.B.7.c.

V.3.14 State Multifamily Housing Program

The Multifamily Housing Program provides low interest loans for the development of new rental units and rehabilitation of existing units by private, non-profit or public agency sponsors. Projects must consist of at least 5 units and must meet specific affordability standards based upon income, household size and number of bedrooms per unit.

The Housing Element includes a policy and program to encourage developers to participate in this program.

See Policy H.B.7, Program H.B.7.a.

V.3.15 Technical Assistance and Advisory Services

To reduce the costs of developing affordable housing projects, a number of different programs are offered by the State to provide technical and research assistance to local governmental agencies, private groups, and individuals in the fields of housing development and management and advisory services.

The Housing Element includes a policy and program to encourage developers to take advantage of such programs.

See Policy H.B.7, Program H.B.7.a.

V. 3.16 Community Development Block Grant Program

Community Development Block Grant (CDBG) funds are available from the Federal Department of Housing and Urban Development (HUD) to develop “viable urban communities by providing decent housing and suitable living environments and expanding economic opportunities, principally for persons of low and moderate income.” Funds can be used to acquire land or improve sites for the development of affordable housing.

Since Brisbane is not an entitlement city, the CDBG program for Brisbane is administered by the County of San Mateo. A policy and program in the Housing Element call for the City to seek a share of the available funds for appropriate projects.

See Policy H.B.7, Program H.B.7.a.

V.3.17 Home Investment Partnerships Program

The Home Investment Partnerships Program (HOME) is a federal block grant housing program providing for local flexibility in funding projects to build, buy and/or rehabilitate rental and ownership housing for low-income households and encouraging partnerships among government, non-profit and private sectors. A local

match (25%) from non-federal sources must be provided for each project. San Mateo County's HOME Program is based on the participation of 16 small cities, including Brisbane, the unincorporated area of the County and South San Francisco, a CDBG entitlement city through the San Mateo County HOME Consortium. San Mateo County HCD is the lead agency for the Consortium.

The Housing Element includes a policy and programs that call for the City to seek a share of the available funds for appropriate projects, possibly using low and moderate income housing funds to provide leverage.

See Policy H.B.7, Programs H.B.7.a and H.B.9.i.

V.3.18 Preservation of Assisted Housing

State law requires that all Housing Elements contain an analysis and, if necessary, policies and programs to preserve multi-family housing developments which received government assistance under federal programs, state and local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, local in lieu fees, and multifamily rental units developed pursuant to local inclusionary or density bonus programs. This requirement is intended to focus on assisted housing developments which are eligible to change to non-low-income housing during the next 10 years due to termination of subsidy contracts, mortgage prepayment or expiration of use restrictions.

As of 2009, no such assisted housing developments exist in the City of Brisbane (see Section II, pages II-25 & -26). The Visitacion Garden Apartments are subject to a lease with affordability requirements with Bridge Housing Corporation that will expire in 2028. At that time, however, the project will revert to the Redevelopment Agency.

The senior housing complex in the Central Brisbane subarea was developed on land purchased by the City with Redevelopment Low and Moderate Income Housing Fund monies, and was built by and leased to the non-profit Bridge Housing Corporation through loans from the net proceeds of Redevelopment Agency tax allocation bonds and from the San Mateo County HOME Program. The lease and loan agreements, executed in 1998, have 30-year terms. Thus, this assisted housing development is not at risk for conversion until 2028. This assisted housing is not really "at risk," because even if the lease were to expire and not be renewed, the land and improvements would revert to the Redevelopment Agency, which could operate them as affordable housing or lease them to another non-profit.

See Policy H.B.2, Program H.B.2.a.

V.3.19 Section 8 Rental Subsidies

Rents for lower income residents can be reduced through the Section 8 Housing Choice Voucher Program, funded by the U.S. Department of Housing and Urban Development and administered through the San Mateo County Housing Authority. HUD pays the difference between what a lower income household can afford as a percent of adjusted income and the fair market rent for an apartment. Households that qualify as lower income, disabled or elderly (over 65 years), are eligible for rent subsidy. As of the end of 2008, there were 15 households in Brisbane holding federal rental assistance vouchers through the San Mateo County Housing Authority.

The Housing Element includes a policy and program to encourage participation in the Section 8 program.

See Policy H.B.8.

V.4 HOUSING QUALITY

How can we help maintain and improve our existing housing? The need for safe and sound housing becomes more evident when aging housing stock deteriorates. Often, seniors and low-income families have difficulty maintaining their older homes. The most significant constraints identified in the effort to conserve and improve existing housing are the costs of repairs and financing. Land use regulations and building codes, as well as permit fees and processing requirements, may pose difficulties for some homeowners. Programs were discussed in Section IV to address these constraints. The following are additional programs that could be used to maintain and improve housing quality.

V.4.1 Redevelopment Low and Moderate Income Housing Funds

The twenty percent of gross tax increment money generated by the City's Redevelopment Area Two may be used to assist in rehabilitating substandard structures. Set-aside funds can be used by themselves or in collaboration with County rehabilitation and neighborhood improvement program funds to stretch the dollars available to the community.

Among the potential programs identified in the Redevelopment Agency's Five Year Implementation Plan for the use of such funds are facilitation of the rehabilitation and preservation of the mobilehome park at 3800 Bayshore Boulevard and the 20-unit apartment building at 34 Visitacion Avenue for occupancy by very-low, low- and moderate-income renters (Table 43).

The Housing Element includes policies and programs that encourage the use of these funds for such purposes.

See Policy H.B.9, Programs H.B.9.d, H.B.9.g, H.B.9.h, H.B.9.j. and H.B.9.l, Policy H.C.1, Program H.C.1.d.

V.4.2 North Peninsula Neighborhood Services Center

Among the programs provided by the North Peninsula Neighborhood Services Center, which provides assistance to low income households in Brisbane, South San Francisco, San Bruno and the rest of San Mateo County, are two that provide home maintenance and repair services. The Free Home Repair program makes minor repairs and rehabilitation available for low income homeowners at no cost. For homeowners who do not meet the income guidelines for the free program, the Handyman Program offers minor home repair specialists available at affordable rates.

See Policy H.C.1, Program H.C.1.b.

V.4.3 Rebuilding Together Peninsula

Rebuilding Together Peninsula is a non-profit, volunteer program providing free home repair services to low-income homeowners. Formerly known as "Christmas in April," the program assists those who cannot physically or financially repair their homes. Repairs are generally limited to painting, weatherization, non-structural repairs and yard cleaning. The program receives funding from various sources, including HUD and the San Mateo County Department of Housing.

See Policy H.C.1.

V.4.4 San Mateo County Housing Rehabilitation Program

The County of San Mateo administers Community Development Block Grant funds for housing rehabilitation. Low and very low income owner-occupants of single family homes may obtain low-interest loans to cover moderate (less than \$25,000) or substantial (\$25,000 to \$75,000) rehabilitation projects. The maximum amortization period is 30 years, and the current interest rate is 3% APR. There is also a companion type loan program specifically for the testing and abatement of hazardous materials, such as lead paint and asbestos and mold, for up to \$25,000 per project at 0-3% conditional interest rates. There is a separate Rental Rehabilitation Program for rental structures at least 10 years old with a minimum of 60% low and/or very low income tenants or vacancies. Loan amounts are \$30,000 per unit up to a maximum of \$100,000 for four or less units and \$250,000 for five or more units, at a current interest rate of 6% APR over a maximum of 30 years.

The Housing Element includes a program that calls for the City to collaborate with the County to expand the scope and eligibility for assistance through these programs.

See Programs H.B.9.g, H.C.1.b and H.C.1.d.

V.4.5 State Rehabilitation Assistance Programs

The list of rehabilitation programs to assist lower income households at the State level (including the Multifamily Housing Program noted above) continues to decline due to budgetary constraints. Generally, these programs do not make loans and grants to individuals, but to local public agencies, nonprofit and for-profit housing developers and service providers.

See Programs H.B.7.a, H.B.9.1, H.C.1.b and H.C.1.d.

VI. HOUSING GOALS, QUANTIFIABLE OBJECTIVES, POLICIES AND PROGRAMS

VI.1 GOALS, OBJECTIVES, POLICIES AND PROGRAMS

This section outlines the Housing Element goals, quantified objectives and policies and programs, as required by Government Code Section 65583.

The goals describe the City's general, desired, long-term result and set the direction without quantification. The quantifiable objectives establish the maximum number of housing units, by income category, that can be constructed, rehabilitated and conserved over the term of the Housing Element and provide a measurement standard linking the policies and programs to the goals. As indicated in the Government Code, the quantifiable objectives need not be identical to the total housing needs assessment, since the total housing needs may exceed the available resources and the community's ability to fill this need within the given period. The policies provide direction in meeting the stated goals; and the programs set forth essentially a schedule of specific actions for implementation of the policies.

VI.1.1 Housing Goals

The underlying intent, or set of values, that is reflected in Brisbane's Housing Element is that existing and new housing developments provide more than shelter, so that Brisbane remains "home" to its residents; and that Brisbane remains as an independent, energetic city, composed of and accepting a diversity of people and lifestyles. The following housing goals reflect the desire to maintain these values.

- 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.
- 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.
- C. Preserve Brisbane's residential character by encouraging the maintenance, improvement, and rehabilitation of existing housing.
- D. Ensure that new residential development is compatible with existing development and reflects the diversity of the community.
- E. Encourage compact, in-fill, mixed use and transit oriented development to reduce vehicle miles traveled and greenhouse gas emissions.
- F. Encourage sustainable residential development to conserve resources and improve energy efficiency to reduce housing costs and reduce greenhouse gas emissions.
- G. Provide housing opportunities for people who work in Brisbane to reduce vehicle miles travelled and greenhouse gas emissions.

- H. Ensure that housing development that is not in urbanized areas mitigates the infrastructure cost and impacts of development.
- I. Avoid unreasonable government constraints to the provision of housing.

VI.1.2 Housing Objectives

As required by State Code Section 65583(b) the quantified objectives, shown on Table 44, establish the maximum number of housing units by income category that can be constructed, rehabilitated and conserved for the current planning period. They provide “yardsticks” for achieving the City’s goals. This table reflects the 2006-2014 capacity identified in Table 35.

**Table 44.
Quantifiable Objectives
(2006-2014)**

Category	Quantifiable Objectives [Applicable Programs]	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]					5+49+1+4+ 17+71 = 147	147	
	2. Continue to allow construction of secondary dwelling units in the R-1 and R-BA Districts. [H.B.1.j]		8		4+2+1 = 7		15	
	3. Continue to permit transfer of development rights to accommodate new units in the R-BA District. [H.H.2.b, c & d]					169	169	
	4. Establish minimum densities of 20 units per acre in the R-2 and R-3 Districts to allow for intensification. [H.B.1.b]			49+72-8 = 113		2+2 = 4	117	
	5. Expand the R-3 District boundaries to include a portion of the first block of San Bruno Avenue. [H.B.1.d]			8			8	
	6. Provide for mixed-use units in the NCRO-2 District, including new units on Redevelopment Agency owned property. [H.B.9.b]			2	1+2 = 3	1+1 = 2	13+10 = 23	30
	7. Rezone the southern portion of the SCRO-1 District (Southwest Bayshore Subarea south of the mobilehome park) to a new R-SWB District which allows residential uses at 20 units per acre minimum. [H.B.1.e]				85-1 = 84			84
	8. Include emergency shelters as a permitted use (“by-right”) in the new R-SWB District. [H.B.3.i]	1						1
	9. Rezone the central portion of the SCRO-1 District (the mobilehome park in the Southwest Bayshore Subarea) to a new R-MHP District to establish a minimum density of 29 units per acre to allow for intensification of the mobilehome park. [H.B.1.g]				31			31
	10. 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.l, H.D.1.b & H.D.1.c]				2	3	45	50
Totals		1	2 + 244 + 5 = 251		12	219+169 = 388	483+169 = 652	

Table 44. (Continued)
Quantifiable Objectives (2006-2014)

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]	9	5	10			24
	12. Acquire and rehabilitate vacant/abandoned/deteriorated residential units and make them available as affordable housing. [H.B.9.d]	20					20
	13. Encourage private rehabilitation of market-rate units. [H.C.1.a]				8	23	31
Totals		9 + 5 + 10 + 8 + 20 = 52				23	75
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.g]		62				62
	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]		200				200
Totals			62 + 200 = 262				262

Notes:

1. No density transfer units are specifically assumed to be included among the units projected to be constructed in the Brisbane Acres (see # 3).
2. According to Table 29 and the "Affordability of Second Units in San Mateo County" report cited in Section II, Housing Affordability, 55% of secondary dwelling units are affordable to extremely low income households, 10% are affordable to very low income households, 20% are affordable to low income households, and 15% are affordable to moderate income households. A more conservative distribution is shown here, consistent with Table 35.
3. None of these density transfer units are specifically assumed to be included among the units projected to be constructed during the planning period (see # 1).
4. See # 5.
7. Assuming the emergency shelter provided per # 8 counts as 1 unit, it is subtracted here.
8. One shelter with at least 11 beds would be sufficient to meet the need identified in Section II, Residential Population Characteristics, The Homeless.
11. Per Section II, Housing Quality, there are an estimated 8 residential structures in need of replacement, 8 with some structural deficiencies and 39 with minor structural deficiencies. Units distributed by income per Section II, Table 18. Also see Section V, Housing Quality, San Mateo Co. Housing Rehabilitation Program.
12. For example, the 20-unit apartment building at 34 Visitacion Avenue, which was listed in the Housing Quality survey as 1 structure (see Section V, Housing Quality, Redevelopment Low and Moderate Income Housing Funds).
13. According to Table 2 in Section I, Review of the 1999-2006 Housing Element, most of the units rehabilitated were market-rate units rehabilitated privately without government funds.

VI.1.3 Housing Policies and Programs

The policies and programs are tied directly to the City's goals and are as follows:

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.

Policy H.A.1 Promote equal housing opportunities.

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

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, 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

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.

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.

Program H.B.1.a Complete any necessary rezoning to provide adequate sites to accommodate the Regional Housing Needs Allocation 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)].

Time Frame: October 2012

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Program H.B.1.b Revise the R-2 and R-3 District regulations to adopt a minimum density of 20 units per acre (1 dwelling unit per 2,178 sq. ft.); the maximum density in the R-2 district shall also be increased to allow for the new minimum.

Time Frame: October 2012 (see Program H.B.1.a)

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Program H.B.1.c Revise the height limit in the Central Brisbane R-2 and R-3 Districts to 30 ft. for developments with 3 or more units.

Time Frame: October 2012 (see Program H.B.1.a)

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Program H.B.1.d Expand the boundaries of the R-3 District to include the following properties on the first block of San Bruno Avenue:

- *23 San Bruno Avenue (APN 007-223-080)*
- *35 San Bruno Avenue (APN 007-223-090)*
- *36 San Bruno Avenue (APN 007-222-030)*
- *50 San Bruno Avenue (APN 007-222-050)*
- *99 San Bruno Avenue (APN 007-223-100)*
- *200 Mariposa Street (APN 007-222-010)*

Time Frame: October 2012 (see Program H.B.1.a)

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Program H.B.1.e Rezone the southern portion of the SCRO-1 District to a new R-SWB Southwest Bayshore Residential District, starting immediately south of the mobilehome park, from 3832 Bayshore Boulevard (APN 007-553-180) to 4090 Bayshore Boulevard (APN 007-560-010). Rezoning shall include the following:

- *Reduction in the minimum lot size to 7,000 sq ft.*
- *A requirement of 40 percent dedication of land to habitat easements, open space and/or public space upon development of lots over 10,000 sq ft.*
- *A requirement of 25 percent dedication of land to habitat easements, open space and/or public space upon development of lots of 7,000 sq ft to 10,000 sq ft.*
- *A 20 unit per acre minimum housing density and 29 unit per acre maximum on the net acreage, after dedication.*

Time Frame: October 2012 (see Program H.B.1.a)

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Program H.B.1.f Retain the 35 ft. height limit in the R-SWB District to accommodate

development at the minimum required density.

*Time Frame: October 2012 (see Program H.B.1.a) Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds*

Program H.B.1.g Rezone the existing mobilehome park property at 3800 Bayshore Boulevard from the SCRO-1 District to a new R-MHP Mobilehome Park District for mobilehome park uses only, at 29 units per acre minimum, including the following parcels:

- *APN 007-350-010*
- *APN 007-350-020*
- *APN 007-350-030*
- *APN 007-553-010*
- *APN 007-553-020*

*Time Frame: October 2012 (see Program H.B.1.a)
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds*

Program H.B.1.h Amend the Design Permits chapter of the Municipal Code to include the findings required by Government Code Section 65589.5(d), (i) & (j) & Section 65583.2(i) regarding proposed housing developments for very low, low or moderate-income households and emergency shelters.

*Time Frame: Within 1 year [Government Code Section 65583(a)(4)]
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds*

Program H.B.1.i 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.

*Time Frame: As part of the General Plan update, but no later than October 2012 (see Program H.B.1.a)
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds*

Program H.B.1.j 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.

*Time Frame: Ongoing
Responsibility: Community Development Department*

Funding Source: City funds

Program H.B.1.k 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 “manufactured housing and mobilehomes” (per 1999-2006 Housing Element Program H1e).

Time Frame: Within 1 year [Government Code Section 65583(a)(4)], concurrent with Program H.B.1.h

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Program H.B.1.l Allow “supportive housing single-room occupancy units” as a conditional use in the SCRO-1 District (per AB 2634).

Time Frame: October 2012 (see Program H.B.1.a)

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Policy H.B.2 Retain existing affordable (“at risk”) housing units.

Program H.B.2.a Preserve affordable units that are at risk of being converted to market rate by:

- *Establishing an early warning/monitoring system*
- *Allocation of potential funding sources*
- *Providing for tenant education and assistance*

Time Frame: Ongoing

Responsibility: Community Development Department

Funding Source: City funds

Policy H.B.3 Encourage development of affordable housing specifically designed for seniors and persons with disabilities or other special needs.

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

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

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

Program H.B.3.d Amend the height limit exceptions in the zoning ordinance to allow for approval of Accessibility Improvement Permits for elevators needed by persons with disabilities to exceed the applicable height limit.

Time Frame: December 2010

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Program H.B.3.e Include convalescent homes as a conditional use in the R-SWB District.

Time Frame: October 2012 (see Program H.B.1.a)

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

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

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

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

Program H.B.3.i Include emergency shelters as a permitted use (within 1 year of adoption of

the Housing Element as required by SB2) in the Southwest Bayshore R-SWB district and include the following in the regulations:

- *Exempt emergency shelters from design review.*
- *Adopt objective development standards for emergency shelters that address: 1) maximum number of beds or persons permitted to be served nightly by the facility, 2) off-street parking based on demonstrated need similar to other residential uses, 3) size and location of exterior and interior on-site waiting and client intake areas, provision of on-site management, 4) proximity to other emergency shelters (cannot be required to be more than 300 ft. apart), 5) length of stay (consistent with financing programs or 6-month limit per Health and Safety Code Section 50801), 6) lighting, and 7) security during hours that the emergency shelter is in operation (the development standards for emergency shelters would otherwise be the same as for residential uses within this District).*
- *Adopt an off-street parking standard for emergency shelters “...based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential within the same zone” [per Government Code Section 65583(a)(4)(ii)].*

Time Frame: Within 1 year [Government Code Section 65583(a)(4)]

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

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: July 2010

Responsibility: Public Works Department

Funding Source: City funds

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.

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

Program H.B.4.b Implement the inclusionary housing ordinance.

Time Frame: Ongoing

Responsibility: Community Development Department

Funding Source: Private Developers

Policy H.B.5 Encourage utilization of the density bonus program to provide housing affordable to very-low- and/or low-income households.

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 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).

Time Frame: July 2010

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

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

Program H.B.7.a 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: Ongoing

Responsibility: Community Development Department

Funding Source: City funds

Program H.B.7.b Encourage housing developers to work in concert with nonprofit housing development organizations and lending institutions to incorporate affordable housing units in development projects.

Time Frame: Ongoing

Responsibility: Community Development Department

Funding Source: City funds

Program H.B.7.c Support the Human Investment Program (HIP)'s program to provide counseling to older homeowners on home equity conversion opportunities.

Time Frame: Ongoing
Responsibility: City Manager's Office, City Council
Funding Source: City funds

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.

Program H.B.8.a 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.

Time Frame: Ongoing
Responsibility: City Manager's Office
Funding Source: City funds

Policy H.B.9 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.

Program H.B.9.a 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.

Time Frame: Ongoing
Responsibility: City Manager's Office
Funding Source: City funds

Program H.B.9.b Purchase appropriate vacant sites to land bank for future affordable housing projects.

Time Frame: Ongoing
Responsibility: Redevelopment Agency, City Council
Funding Source: Redevelopment Agency funds

Program H.B.9.c 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

Time Frame: December 2013
Responsibility: Community Development Department, Planning Commission, City Council
Funding Source: City funds

Program H.B.9.d Acquire and rehabilitate vacant/abandoned/deteriorated residences and make them available as affordable housing.

Time Frame: Ongoing
Responsibility: Redevelopment Agency, City Council
Funding Source: Redevelopment Agency funds

Program H.B.9.e 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.

Time Frame: Ongoing

Responsibility: Redevelopment Agency, City Council

Funding Source: Redevelopment Agency funds

Program H.B.9.f Continue and expand the City's first-time homebuyer program using low- and moderate-income housing funds to subsidize mortgage finance costs.

Time Frame: Ongoing

Responsibility: City Manager's Office, Redevelopment Agency, City Council

Funding Source: Redevelopment Agency funds

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.

Time Frame: Ongoing

Responsibility: City Manager's Office, City Council

Funding Source: City funds

Program H.B.9.h Assist self-help and sweat equity construction and rehabilitation projects.

Time Frame: Ongoing

Responsibility: Community Development Department, Redevelopment Agency, City Council

Funding Source: City funds, Redevelopment Agency funds

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.

Time Frame: Ongoing

Responsibility: Redevelopment Agency, City Council

Funding Source: Redevelopment Agency funds

Program H.B.9.j Provide financial assistance in the form of loans or grants to retrofit existing units for special needs households.

Time Frame: Ongoing

Responsibility: Redevelopment Agency, City Council

Funding Source: Redevelopment Agency funds

Program H.B.9.k Evaluate City fee schedules for processing development applications and consider providing a subsidy for projects providing affordable very-low- and low-income housing.

Time Frame: Ongoing

Responsibility: Community Development Department, Finance Department, City Council

Funding Source: City funds

Program H.B.9.l Encourage the State of California and the Federal Government to restore and enhance subsidy programs 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.

Time Frame: Ongoing

Responsibility: City Manager's Office, City Council

Funding Source: City funds

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.

Time Frame: Ongoing

Responsibility: City Manager's Office, City Council

Funding Source: City funds

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

Policy H.C.1 Promote rehabilitation of substandard residential structures while maintaining their affordability to very-low-, low- and moderate- income households.

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.

Time Frame: Ongoing

Responsibility: Community Development Department

Funding Source: City funds

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 State and Federal funds.

Time Frame: Ongoing

Responsibility: City Manager's Office

Funding Source: City funds

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; include an

exemption to permit owner-occupied single-family residences to be replaced or expanded by up to a cumulative total of 400 sq. ft.

Time Frame: December 2013

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

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

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

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.

Time Frame: Ongoing

Responsibility: Public Works Department

Funding Source: City funds

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.

Time Frame: October 2012 (see Program H.B.1.a)

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

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.

Time Frame: October 2012 (see Program H.B.1.a)

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Program H.D.1.d Amend the Design Permit provisions applicable to multiple family dwellings for the zoning districts intended to accommodate affordable housing, so as to comply with Government Code Section 65583.2(i); adopt objective, quantifiable development standards in the applicable districts to non-subjectively address concerns that would otherwise be taken care of through discretionary design review approval; and amend the Design Permit subsections under the applicable zoning district chapters to clarify that any design review for those districts intended to accommodate affordable housing would comply with the restrictions set by AB 2348.

Time Frame: October 2012 (see Program H.B.1.a)

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

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, and reduce greenhouse gases.

Program H.E.1.a Consider revisions to the Zoning regulations to include mixed-use and live-work housing where appropriate.

Time Frame: Ongoing

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

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.

Time Frame: Ongoing

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

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 mobile home park, with the appropriate residential designations.

Time Frame: As part of the General Plan update, but no later than October 2012 (see Program H.B.1.a)

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Program H.E.1.d Consider changes to the zoning ordinance for multifamily housing as part of transit oriented development (within 1/4 mile of a transit stop), such as:

- *Reduce parking minimums and establish parking caps*
- *Increase building height limits*
- *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.*

Time Frame: Ongoing

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Goal H.F Encourage sustainable residential development to conserve resources and improve energy efficiency to reduce housing costs and reduce greenhouse gas emissions.

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

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

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

Program H.F.2.c Pursue funding opportunities and provide public information on programs to increase the energy efficiency of existing homes and the production of renewable energy.

Time Frame: Ongoing
Responsibility: City Manager's Office
Funding Source: City funds

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

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

Time Frame: Ongoing
Responsibility: City Manager's Office, Public Works Department
Funding Source: City funds

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

Time Frame: Ongoing
Responsibility: City Manager's Office, Public Works Department
Funding Source: City funds

Policy H.F.4 Promote sustainable development that addresses affordability through the use of solar sensitive design in new housing development projects

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.

Time Frame: Ongoing
Responsibility: Community Development Department
Funding Source: City funds

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

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.

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

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

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

Policy H.H.1 Assure that new development absorbs the cost of mitigating the environmental, social and service impacts it brings to the community

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 Works Department, Fire Department, Police Department, City Manager's Office, Planning Commission, City Council
Funding Source: Private funds, City funds

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

Policy H.H.2 Regulate the development of environmentally sensitive and hazardous lands to assure the mitigation of significant impacts.

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

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

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 of transfer units, not each property individually (BMC Section 17.12.050.A.1).

Time Frame: December 2011, concurrent with Program H.H.2.b

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

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).

Time Frame: December 2011, concurrent with Program H.H.2.b

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

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 to the zoning ordinance and permitting process to simplify and streamline approval of projects that meet the City's housing goals.

Time Frame: Ongoing

Responsibility: Community Development Department, Public Works Department, Fire Department, Planning Commission, City Council

Funding Source: City funds

Program H.I.1.b 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.

Time Frame: December 2011, concurrent with Program H.B.3.b

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Program H.I.1.c Consider revising the parking requirements for secondary dwelling units to encourage smaller, more affordable units.

Time Frame: December 2011, concurrent with Program H.B.3.b

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Program H.I.1.d 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.

Time Frame: December 2013

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Program H.I.1.e Clarify the “substandard lot” provisions of the Zoning Ordinance, and update the merger ordinance.

Time Frame: December 2013

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Program H.I.1.f Evaluate City staffing requirements with regard to improving procedures for processing development applications.

Time Frame: Annual, as part of the budget process

Responsibility: Community Development Department, City Manager’s Office, City Council

Funding Source: City funds

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.

Program H.I.2.a As issues arise regarding constraints on affordable housing posed by the authority of other agencies, act to make the agencies aware of the constraints and encourage them take appropriate action.

Time Frame: Ongoing

Responsibility: Community Development Department, City Manager’s Office, City Council

Funding Source: City funds

Program H.I.2.b Work with the League of California Cities to identify and address constraints on housing due to the preemption of other agencies.

Time Frame: Ongoing

Responsibility: Community Development Department, City Manager's Office

Funding Source: City funds