

Table of Contents

I. PREPARATION OF THE 2006-2014 HOUSING ELEMENT	I-1
I.1 PURPOSE OF THE HOUSING ELEMENT	I-1
I.2 AIRPORT/LAND USE COMPATIBILITY	I-2
I.3 REVIEW OF THE 1999-2006 HOUSING ELEMENT	I-2
I.4 PUBLIC PARTICIPATION	I-5
I.4.1 Say It Again Day	I-5
I.4.2 Placemaking Public Workshops	I-5
I.4.3 Community Survey	I-6
I.4.4 Update of the Land Use Element	I-6
I.4.5 Speaker Series	I-6
I.4.6 Housing Element Update Study Sessions	I-7
I.5 UPDATING THE HOUSING ELEMENT IN COMPLIANCE WITH STATE LAW	I-8
II. COMMUNITY CHARACTERISTICS & HOUSING NEEDS	II-1
II.1 RESIDENTIAL POPULATION CHARACTERISTICS	II-1
II.1.1 Total Population	II-1
II.1.2 Household Size and Type	II-2
II.1.3 Single-parent Households	II-3
II.1.4 Large and Overcrowded Households	II-3
II.1.5 Group Quarters	II-4
II.1.6 The Homeless	II-4
II.1.7 Age	II-5
II.1.8 Seniors	II-6
II.1.9 Persons With Disabilities	II-7
II.1.10 Race/Ethnicity	II-8
II.1.11 Employment and Education	II-10
II.1.12 Farmworkers	II-11
II.1.13 Income Levels	II-11
II.2 HOUSING CHARACTERISTICS	II-14
II.2.1 Total Number of Units	II-14
II.2.2 Unit Type	II-15
II.2.3 Unit Size	II-16
II.2.4 Tenancy	II-17
II.2.5 Vacancy	II-18
II.2.6 Length of Occupancy	II-18
II.2.7 Housing Values and Costs	II-18
II.2.8 Housing Affordability	II-20
II.2.9 Assisted Housing at Risk	II-24
II.2.10 Housing Quality	II-25
III. LAND INVENTORY AND IDENTIFICATION OF ADEQUATE SITES FOR REGIONAL HOUSING NEEDS	III-1
III.1 ADEQUATE SITES SUITABLE FOR RESIDENTIAL DEVELOPMENT	III-1
III.2 PROVIDING FOR A VARIETY OF TYPES OF HOUSING	III-3
IV. HOUSING CONSTRAINTS	IV-1
IV.1 CONSTRAINTS UPON THE SUPPLY OF HOUSING	IV-1
IV.1.1 Governmental Constraints	IV-1

IV.1.1.1	Land Use Regulations	IV-1
IV.1.1.2	Codes and Enforcement	IV-4
IV.1.1.3	On/Off-site Improvements, Residential Utilities and Infrastructure	IV-4
IV.1.1.4	Fees and Exactions	IV-7
IV.1.1.5	Processing and Permit Procedures	IV-9
IV.1.1.6	Constraints to Housing for Persons with Disabilities	IV-10
IV.1.2	Non-governmental Constraints	IV-11
IV.1.2.1	Land Prices	IV-12
IV.1.2.2	Construction Costs	IV-12
IV.1.2.3	Availability of Financing	IV-13
V.	MEETING HOUSING NEEDS	V-1
V.1	MEETING THE RANGE OF HOUSING NEEDS	V-1
V.2	HOUSING AVAILABILITY	V-1
V.2.1	Redevelopment Low and Moderate Income Housing Funds	V-1
V.2.2	Density Bonus	V-2
V.2.3	Transferable Development Rights	V-2
V.2.4	Secondary Dwelling Units	V-4
V.2.5	Mixed Uses and Live/Work Housing	V-4
V.2.6	Small Sustainable Homes	V-4
V.2.7	Anti-discrimination Legislation	V-5
V.2.8	Tenant Protections	V-5
V.2.9	Mobilehome Park Protections	V-5
V.2.10	Condominium Conversion Controls	V-6
V.3	HOUSING AFFORDABILITY	V-6
V.3.1	Inclusionary Housing Requirement	V-6
V.3.2	Density Bonus	V-6
V.3.3	Redevelopment Low and Moderate Income Housing Funds	V-7
V.3.4	Municipal Bonds/Tax Allocation Bonds	V-7
V.3.5	Public/Community-Developed Housing	V-7
V.3.6	Cooperative Housing	V-8
V.3.7	Secondary Dwelling Units	V-8
V.3.8	Shared Housing	V-9
V.3.9	Mobilehome Parks and Manufactured Housing	V-9
V.3.10	Use of Surplus Lands/Landbanking	V-9
V.3.11	Rent Control	V-10
V.3.12	Mortgage Credit Certificate Program	V-10
V.3.13	Home Equity Conversion	V-10
V.3.14	State Multifamily Housing Program	V-11
V.3.15	Technical Assistance and Advisory Services	V-11
V.3.16	Community Development Block Grant Program	V-11
V.3.17	Home Investment Partnerships Program	V-11
V.3.18	Preservation of Assisted Housing	V-12
V.3.19	Section 8 Rental Subsidies	V-12
V.4	HOUSING QUALITY	V-13
V.4.1	Redevelopment Low and Moderate Income Housing Funds	V-13
V.4.2	North Peninsula Neighborhood Services Center	V-13
V.4.3	Rebuilding Together Peninsula	V-13
V.4.4	San Mateo County Housing Rehabilitation Program	V-14
V.4.5	State Rehabilitation Assistance Programs	V-14

VI. HOUSING GOALS, QUANTIFIABLE OBJECTIVES, POLICIES AND PROGRAMS	VI-1
VI.1 GOALS, OBJECTIVES, POLICIES AND PROGRAMS	VI-1
VI.1.1 Housing Goals	VI-1
VI.1.2 Housing Objectives	VI-2
VI.1.3 Housing Policies and Programs	VI-5

Tables

1. Number of Housing Units at Levels of Affordability (1999 - mid 2006)
2. 1999-2006 Housing Element's Quantified Objectives
3. Population Trends (1970-2000)
4. Population Projections – Brisbane and San Mateo County (1990-2035)
5. Household Size (1970-2000)
6. Household Types (1970-2000)
7. Age Distribution (1970-2000)
8. Age Distribution (2008)
9. Age of Residents Compared to San Mateo County (2008)
10. Households with Persons 65+ Years Old (1980-2000)
11. One-Person Households with Persons 65+ Years Old (1980-2000)
12. Race and Ethnicity (2000-2008)
13. Racial/Ethnic Background (2000)
14. Racial/Ethnic Background (1990-1980)
15. Occupation of Employed Persons 16+ Years Old (1970, 1980, 1990 & 2000)
16. Household Income (2000-2008)
17. Mean Household Income (2000, 2005, 2010 & 2015)
18. Brisbane Households by Income Levels (2008)
19. Brisbane Households by Income Levels (2000)
20. Building Permits Issued for Housing (1996-2007)
21. Housing Type (1980-2009)
22. Housing Unit Size by Number of Rooms (1980-2000)
23. Tenancy (1980-2000)
24. Housing Price and Sales Information (2000-2008)
25. Housing Sales Per Year (2004-2009)
26. Rent Paid by Renters (2007)
27. Income Limits for San Mateo County (2009)
28. Home Ownership Affordability San Mateo County (2009)
29. Maximum Affordable Rent Payment San Mateo County (2009)
30. Secondary Dwelling Rent Survey Results Brisbane (2008)
31. Overpaying Households (1990-2000)
32. Overpaying Lower Income Households (2000)
33. Housing Conditions Based Upon Exterior Appearance (1979-2009)
34. RHNA Summary
35. Summary of Housing Element Sites Inventory
36. Supplemental Inventory Data Central Brisbane Subarea

37. Current Land Use and Development Standards for Residential and Mixed-Use Zoning Districts
38. Proposed Changes to Land Use and Development Standards for Residential and Mixed-Use Zoning Districts [Per Applicable Housing Element Program]
39. Comparison of City of Brisbane and State of California Residential Parking Standards
40. Examples of City of Brisbane Building and Planning Processing Fees (Fiscal Year 2008-09)
41. Average Development Fees for 2,400 Sq. Ft. Single-Family Dwelling (2008)
42. Average Development Fees for 10-Unit (Each 1,200 Sq. Ft.) Condominium Project (2008)
43. Low/Moderate Income Housing Fund (Fiscal Years 2006-2009)
44. Quantifiable Objectives (2006-2014)

Figures

- HE.1 City of Brisbane Residential Areas
- HE.2 Central Brisbane, Brisbane Acres & Southwest Bayshore Potential Housing Sites
- HE.3 Northeast Ridge Potential Housing Sites

Appendices

- A. Building Permits Issued 1/1/99 – 6/30/06
- B. Review of the 1999 – 2006 Housing Element
- C. The 1999 – 2006 Housing Element's Compliance with Government Code Section 65584.9 [AB 1233 (Jones)]
- D. Compliance with Government Code Requirements
- E. Housing Element Sites Inventory: New Development Included in Housing Element Period (Building Permits Issued 7/1/06 to 12/31/08)
- F. Housing Element Sites Inventory: Opportunity Sites for Residential Development