

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**OFFICE OF THE DIRECTOR**

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May 2, 2017

The Honorable Lori Liu, Mayor
and Members of the City Council
City of Brisbane
50 Park Place
Brisbane, California 94005

RE: Brisbane Baylands

Dear Mayor Liu & Members of the City Council:

The purpose of this letter is to express the importance of the opportunities provided by Brisbane Baylands in addressing the City's housing needs and addressing state and regional sustainability goals by providing housing in proximity to jobs and transit. The Department fully respects the many factors and challenges surrounding complex land use proposals and appreciates the City's consideration of this letter in its decision-making.

California anticipates 50 million people by 2050 and must address its housing and environmental goals and climate change. Further, California's high housing cost and lack of housing supply compromise the ability to access opportunity (jobs, health, stability) for families and individuals, including working families and persons with special needs. State, local and regional governments need to utilize decision-making, planning and investment in a coordinated manner that improves communities. California's planning priorities (Government Code Section 65041.1) are an important part of integrated land use, transportation and housing decisions. These priorities intend to promote equity, strengthen the economy, protect the environment, and promote public health and safety in the state, including encouraging infill development and protecting and enhancing environmental resources.

The Brisbane Baylands is consistent with these priorities and the State's environmental and climate change goals. The Brisbane Baylands, particularly with a robust residential component, can improve job and housing relationships along transit corridors. As one of the largest, undeveloped Priority Development Areas in the San Francisco Bay Area, the Baylands site is designed to address the housing needs of our communities, providing much needed homes with well-planned mixed-used development near transit. Per Government Code Section 65041.1, California aims to support infill development on "underutilized land that is presently served by transit". Brisbane Baylands demonstrates this State priority. Furthermore, we understand the applicant will implement an impressive resiliency program, such as ecological restoration strategies to buffer the effects of sea level rise. For these reasons and others, the State encourages the City to consider this important opportunity as part of its planning priorities.

The Brisbane Baylands offers many positive characteristics that will benefit future generations and provides a unique opportunity to address the housing needs of the community. With a robust residential component, the City can take a crucial step forward in improving the region's job and housing relationship while contributing to the state, regional and local housing needs. In addition, inclusion of a robust residential component will have a benefits for a variety of reasons such as:

Sustainable Communities Strategy Consistency and Funding Incentives: Adding a robust residential component to the Brisbane Baylands is consistent the Sustainable Communities Strategy (Plan Bay Area) and can reduce greenhouse gases and meet requirements for funding programs. For example, the One Bay Area Grants utilize scoring criteria related to meeting housing objectives through the housing element and approving housing for all income levels.

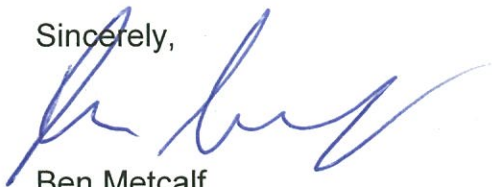
Furthering the General Plan: While the Brisbane Baylands does require a General Plan amendment and rezoning, legislative changes would be consistent with several policies already found in the adopted housing element, and will align with State priorities..

Regional Housing Need Allocation (RHNA) Progress: Approving and permitting a residential component in the Brisbane Baylands project would be considered progress toward the regional housing need and can be reported as RHNA credit in the annual report on implementation of the general plan, pursuant to Government Code Section 65400.

Implementation Credit: Approving this project with a residential component would implement several goals, policies, and programs in the housing element, as well as regional and state priorities, and would be looked at favorably when evaluated as part of the next housing element update. Housing element law requires a review of programs (e.g., implementation actions), including progress, evaluation of effectiveness, and revisions to future programs as appropriate. Approving projects or taking actions that implement programs assist in demonstrating the success of programs.

The Department fully respects the challenges and many factors the City is considering in this important land use decision and appreciates the opportunity to provide comments and assist Brisbane in its decision-making. The Department welcomes the opportunity to provide further assistance such as gathering helpful examples from other parts of the state and is glad to meet with the City to discuss options. If you have any questions, please contact Paul McDougall, of our staff, at (916) 263-7420.

Sincerely,



Ben Metcalf
Director