



## CITY COUNCIL AGENDA REPORT

**Meeting Date:** March 5, 2020

**From:** John Swiecki, Community Development Director

**Subject:** Receive the 2019 Annual Housing Element Progress Report

### **Community Goal/Result**

Community Building

### **Purpose**

To comply with the reporting requirements of State law.

### **Recommendation**

Direct staff to submit the report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).

### **Background/Discussion**

The City is required to prepare an annual report to the State on the City's progress in implementing the Housing Element (which was adopted April 2, 2015), using the format adopted by HCD. Government Code Section 65400(a)(2)(B) requires that the City hold a public meeting on the report before submitting it to HCD and OPR by the April 1st deadline.

Historically, State –mandated Housing Element annual reports have tracked the number of building permits issued for housing units in a given calendar year, as well as an update on the status of each actionable Housing Element program. Since 2019, changes in State housing law require the City to submit data regarding planning applications for housing that are in process, planning applications for housing that have been approved ("entitlements"), issued building permits for housing, and issued certificates of occupancy for housing. Thus, the attached report contains more information than in years past in accordance with the provisions of State law.

As detailed in the attached report, in 2019 the City approved planning permits for 2 moderate income units. Building permits were issued for 6 market rate units and 6 moderate income units.

### **Fiscal Impact**

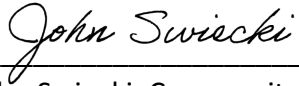
None.

### **Measure of Success**

Submittal of the 2019 Housing Element Annual Report to HCD and OPR within the deadline prescribed by state law.

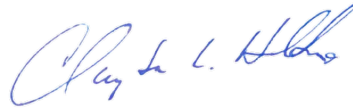
**Attachments**

1. Annual Housing Element Progress Report



---

John Swiecki, Community Development Director



---

Clay Holstine, City Manager



Jurisdiction	Brisbane	
Reporting Year	2019	(Jan. 1 - Dec. 31)

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement							Affordability by Household Income					
1					2	3	4							5	6	7			
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted
Summary Row: Start Data Entry Below							0	0	0	0	0	2	0		2	0	0	0	0
	007262130	304A Mammoth	ADU-1-18		ADU	R						1		2/14/2018	1				
	007313200	3377 Chertwood	ADU-4-18		ADU	R						1		12/6/2018	1				
	007292120	407A San Bruno	ADU-5-18		ADU	R						1		12/10/2018	1				
	007452030	220A Glen Park Way	Glen Park Way ADU		ADU	R									0				
	007362090	661 San Bruno Avenue	DP-3-17		2 to 4	O						4		6/12/2018	4				
	007361220	221 Tulare Street	DP-2-18		2 to 4	O						3		6/12/2018	3				
	007303120	90 Kings Road	EX-2-17		SFD	O						1		8/9/2018	1				
	007262110	481A Mendocino Street	Mendocino St ADU		ADU	R									0				
	7441020	670 Sierra Point Road	New SFD		SFD	O									0				
	007461020	100A Lake Street	ADU-3-18		ADU	R						1		6/20/2018	1				
	007482010	41A Margaret Avenue	Margaret Ave ADU		ADU	R									0				
	007350370	88A Thomas Avenue	Thomas Ave ADU		ADU	R									0				
	007223080	23 San Bruno AVE	DP-1-15 extension		2 to 4	R						4		3/13/2018	4				
	007223210	100 Santa Clara AVE	New SFD		SFD	O									0				
	007511210	879 Humboldt RD	New SFD		SFD	O									0				
	007341080	212 Santa Clara ST	New SFD with ADU		2 to 4	O									0				
	007441020	670 Sierra Point Road	B201900428		ADU	R									0				
	007350170	99 Thomas Avenue	19-0508-05		SFD	O						1		1/23/2018	1				
	007271140	450 Monterey Street	B201900389		ADU	R									0				
	007211030	44 Inyo Street	B201900349		ADU	R									0				
	007363060	597 San Bruno Ave	B201800313		2 to 4	R									0				
	007291050	133 Monterey Street	UP-3-19		ADU	R						1		6/27/2019	1				
	007282020	124 San Bruno Avenue	17-0720-10		2 to 4	O									0				
	007554060	8 San Diego Court	14-0519-36		SFD	O									0				
	007350340	8 Thomas Avenue	15-0624-26		SFD	O									0				
	007442230	822 Humboldt Road	17-1212-06		ADU	R									0				
	007192050	290 Humboldt Road	ADU-1-19		ADU	R						1		2/22/2019	1				



es - Building Permits			Affordability by Household Incomes - Certificates of Occupancy										Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions			
			8	9	10							11	12	13	14	15	16	17
Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)
0	6	6		12	0	0	0	0	0	3	6		9	0	0			
	1		3/1/2018	1						1		12/17/2019	1	0	N	Y		
	1		3/25/2019	1									0	0	N	Y		
	1		3/25/2019	1									0	0	N	Y		
	1		7/30/2018	1									0		N	Y		
		4	12/4/2019	4									0		N	Y		
				0									0		N	Y		
				0									0		N	Y		
	1		5/1/2018	1						1		8/30/2018	1		N	Y		
		1	3/19/2018	1									0		N	Y		
				0									0		N	Y		
	1		8/15/2018	1						1		7/3/2019	1		N	Y		
	1		7/2/2018	1									0		N	Y		
				0									0		N	Y		
				0						1		3/16/2018	1		N	Y		
				0						1		5/17/2018	1		N	Y		
				0						1		8/20/2018	1		N	Y		
	1		7/31/2019	1									0		N	Y		
		1	5/8/2019	1									0		N	Y		
	1		6/3/2019	1									0		N	Y		
	1		6/12/2019	1									0		N	Y		
		1	9/12/2019	1									0		N	Y		
	1		11/7/2019	1									0		N	Y		
				0						4		1/23/2019	4		N	Y		
				0						1		6/25/2019	1		N	Y		
				0						1		9/11/2019	1		N	Y		
				0						1		11/7/2019	1		N	Y		
				0									0		N	Y		

Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
18	19	20		
For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*
		3	0	0
ADU affordability determined by annual rental rate survey data from owners of permitted ADUs		0		
ADU affordability determined by annual rental rate survey data from owners of permitted ADUs		0		
ADU affordability determined by annual rental rate survey data from owners of permitted ADUs				
		1	Demolished	R
ADU affordability determined by annual rental rate survey data from owners of permitted ADUs				
ADU affordability determined by annual rental rate survey data from owners of permitted ADUs				
ADU affordability determined by annual rental rate survey data from owners of permitted ADUs				
ADU affordability determined by annual rental rate survey data from owners of permitted ADUs				
ADU affordability determined by annual rental rate survey data from owners of permitted ADUs				
ADU affordability determined by annual rental rate survey data from owners of permitted ADUs				
ADU affordability determined by annual rental rate survey data from owners of permitted ADUs		0		
		1	Destroyed	O
ADU affordability determined by annual rental rate survey data from owners of permitted ADUs				
ADU affordability determined by annual rental rate survey data from owners of permitted ADUs				
ADU affordability determined by annual rental rate survey data from owners of permitted ADUs				
ADU affordability determined by annual rental rate survey data from owners of permitted ADUs				
ADU affordability determined by annual rental rate survey data from owners of permitted ADUs				
ADU affordability determined by annual rental rate survey data from owners of permitted ADUs		1	Demolished	O
ADU affordability determined by annual rental rate survey data from owners of permitted ADUs				
ADU affordability determined by annual rental rate survey data from owners of permitted ADUs				

<b>Jurisdiction</b>	Brisbane	
<b>Reporting Year</b>	2019	(Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	25											25
	Non-Deed Restricted												
Low	Deed Restricted	13											13
	Non-Deed Restricted												
Moderate	Deed Restricted	15										18	
	Non-Deed Restricted		1	3	3	5	6						
Above Moderate		30	2	4	4	1	6					17	13
Total RHNA		83											
Total Units			3	7	7	6	12					35	51

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
 Cells in grey contain auto-calculation formulas





# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Brisbane		
Reporting Year	2019 (Jan. 1 - Dec. 31)		
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b>			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
Program H.I.1.g: Inform water/sewer provider	Deliver Housing Element to water and sewer providers	Upon adoption	Completed April 2015.
Program H.I.1.h: Annual Report	Prepare annual progress report	Annually	Annual Report for 2019 calendar year delivered to California Department of Housing and Community Development and Governor's Office of Planning and Research prior to April 1, 2020 deadline.
Program H.I.2.a: Housing constraints	Advise outside agencies regarding unnecessary constraints	Ongoing	Ongoing as development projects are submitted for consideration.
Program H.I.2.b: League of Cities	Work with League of Cities to identify and address housing constraints due to preemption of outside agencies	Ongoing	Ongoing advocacy through membership in League of Cities.
Program H.A.1.a: Fair housing information	Inform public through website and other means	Ongoing	Fair housing information and resources available on dedicated webpage. Housing Element available on City website, <a href="http://www.brisbaneca.org">www.brisbaneca.org</a> .
Program H.A.1.b: Other housing information	Inform public on housing policies and opportunities	Ongoing	Housing opportunities and resources in the City and County and Housing Element containing City housing policies are posted on dedicated webpages on City website, <a href="http://www.brisbaneca.org">www.brisbaneca.org</a> .
Program H.B.1.a: Rezoning	Accommodate RHNA shortfall	1/31/2016	Required overlay zoning incorporated into Parkside Precise Plan adopted 10/30/2017. Implementing zoning adopted via Ordinance 624 2/1/2018.
Program H.B.1.b: Zoning for current RHNA	Accommodate RHNA	5/31/2018	Existing zoning regulations will accommodate remainder of 2015-2023 RHNA. Overlay zoning for shortfall accommodated in implementation of H.B.1.a (above)
Program H.B.1.c: General Plan revisions	Land Use Element consistency	1/31/2016	General Plan amendments to implement rezoning pursuant to H.B.1.a adopted via Ordinance 624 2/1/18
Program H.B.1.d: Second Units	Monitor ADU affordability	Annually	ADU rent survey conducted in March 2019. Survey respondents reported occupied units rented at BMR rent or no rent at all.
Program H.B.1.e: Second Units	Encourage ADUs	5/31/2018	City Council adopted zoning text amendments to streamline ADU regulations via Ordinance 626 on 5/17/18.
H.B.1.f: Definitions	Update definition of single-family dwelling to comply with CHSC Sec. 17021.5	1/1/2016	Ordinance 606 adopted by City Council on 4/21/2016
Program H.B.1.g: SRO's	Amend SCRO-1 District to permit Single Room Occupancy units as conditional use.	12/1/2018	Ordinance 622 adopted by City Council on 11/2/2017
Program H.B.1.h: Encourage development	Outreach to encourage private redevelopment in new affordable housing overlays and SCRO-1 district.	As new zoning regulations are adopted.	City engaged with property owners consistently throughout Parkside Precise Plan process. City maintains informational webpages and handouts on PAOZ overlay districts and SCRO-1 district.
Program H.B.1.i: Mobilehomes	Rezone mobilehome park to R-MHP District for mobilehome use only.	12/31/2018	City Council adopted zoning map and text amendments to rezone mobile home park R-MHP via Ordinance 630 adopted 12/6/18.

Program H.B.2.a; "At risk" affordable units	Preserve affordable units.	Ongoing	None at risk within planning period.
Program H.B.3.a: Special needs housing	Identify suitable sites	Ongoing	Opportunities considered on a case-by-case basis but constrained by limited funding opportunities and limited land/site availability. City held exploratory discussions with school district in 2018 regarding potential teacher/district employee housing on city-owned site. Entitlement approved for 16-unit senior housing at 36-50 San Bruno in 2018; no building permit submitted to date.
Program H.B.3.b: Parking for senior housing	Reduce parking requirement	12/1/2015	Ordinance 576 adopted May 19, 2016.
Program H.B.3.c: Parking for accessible units	Reduce parking requirement	12/1/2015	Ordinance 576 adopted May 19, 2016.
Program H.B.3.d: Reasonable accommodation	Minimize constraints	Ongoing	Ordinance 558 adopted April 2011.
Program H.B.3.e: Convalescent homes	Permit as conditional use in SCRO-1 district	12/31/2018	Convalescent homes are conditionally permitted in SCRO-1 district.
Program H.B.3.f: HIP Housing	Support Human Investment Program (HIP) shared housing program.	Ongoing	Updated information and rental listings posted regularly on City website <a href="http://www.brisbaneca.org">www.brisbaneca.org</a> .
Program H.B.3.g: Density bonus	Encourage special needs housing	Ongoing	Coordinating with H.B.5.a. No density bonuses requested during reporting period.
Program H.B.3.h: Continuum of Care/HEART	Shelter and serve the homeless	Ongoing	City is member agency of HEART and information is linked on <a href="http://www.brisbaneca.org">www.brisbaneca.org</a> .
Program H.B.3.i: Emergency Shelters	Allow in SCRO-1 district	Ongoing	Ordinance 443 adopted in 2000 allows emergency shelters as permitted use in the SCRO-1 district.
Program H.B.3.j: Water and sewer service	Adopt policies to prioritize affordable units	12/1/2017	Department of Public Works adopted administrative policies consistent with Program requirements 12/28/2017
Program H.B.4.a: Condominium conversions	Maintain affordable rental units	Ongoing	Ordinance 566 adopted October 2013 requires Use Permit for condominium conversions.
Program H.B.4.b: Inclusionary Housing	Update Inclusionary Housing Ordinance	12/31/2016	Planning Commission public hearing on 4/25/2019 recommended City Council approval of revisions to inclusionary housing and density bonus ordinance (file RZ-5-18). City engaged consultant in December 2019 to update feasibility study for inclusionary in-lieu fee. City Council will consider revisions and in-lieu fee adoption in spring 2020. Combined with H.B.5.a below
Program H.B.5.a: Density bonus	Expand program per AB 2280	12/31/2016	See program H.B.4.b above
Program H.B.6.a: Hillside development	Reduce development costs	Ongoing	City received SB 2 Planning Grants Program approval to conduct district-wide biological assessment for hillside lots in SCRO-1 zoning district to streamline housing development application processing. Work program will extend from 2020-2022.
Program H.B.7.a: Affordable housing information	Encourage affordable housing	Ongoing	Housing Element available on <a href="http://www.brisbaneca.org">www.brisbaneca.org</a> . Housing Element progress webpage contains opportunity site information and handouts
Program H.B.7.b: Private/non profit partnerships	Encourage affordable housing	Ongoing	Housing Element available on <a href="http://www.brisbaneca.org">www.brisbaneca.org</a> . City held exploratory discussions with HEART and school district in 2018 regarding potential teacher/district employee housing on city-owned site.
Program H.B.7.c: Project Sentinel	Housing counseling and budget training for seniors and low/mod income households	Ongoing	Information on Project Sentinel's programs is available on <a href="http://www.brisbaneca.org">www.brisbaneca.org</a>

Program H.B.8.a: Section 8 rent subsidies	Keep informed of opportunities from County	Ongoing	Ongoing coordination with County Housing Department and Housing Authority as opportunities arise
Program H.B.9.a: City/non profit partnerships	Develop relationships with nonprofit housing organizations	Annually	Housing Element available on <a href="http://www.brisbaneca.org">www.brisbaneca.org</a> . City held exploratory discussions with HEART and school district in 2018 regarding potential teacher/district employee housing on city-owned site.
Program H.B.9.b: Land banking	Acquire sites for affordable housing	Ongoing	On hold pending establishment of ongoing funding source.
Program H.B.9.c: Public parks and facilities	Reserve potential surplus lands	12/1/2017	Incorporate into General Plan Update, 2020.
Program H.B.9.d: Rehab housing	Preserve/provide affordable units	Ongoing	Opportunities considered on a case-by-case basis but constrained by limited funding.
Program H.B.9.e: Affordable housing subsidies	Investigate subsidies for mixed use or residential projects	Annually, as part of the budget process	None identified in 2019 Reevaluate in 2020 budget process.
Program H.B.9.f: HEART	Subsidize mortgage costs for first-time homebuyers	Ongoing	City is a current member of HEART.
Program H.B.9.g: County rehab programs	Preserve affordable housing	Annually	Ongoing coordination with County Housing Department as opportunities arise.
Program H.B.9.h: Self-help/sweat equity programs	Preserve and provide affordable units	Ongoing	Opportunities considered on a case-by-case basis but constrained by limited funding.
Program H.B.9.i: Leveraging low/mod funds	Match state/federal programs	Ongoing	Opportunities considered on a case-by-case basis but constrained by limited funding.
Program H.B.9.j: Special needs loans/grants	Retrofit existing units	Ongoing	Opportunities considered on a case-by-case basis but constrained by limited funding.
Program H.B.9.k: Fee schedule	Subsidize affordable housing	Annually, as part of the budget process	Development fee waiver requests are considered as projects are submitted. No fee waiver requests were received in 2019.
Program H.B.9.l: State and Federal programs	Encourage affordable housing	Ongoing	City evaluates projects for eligibility for State/Federal funding programs and potential matches as projects arise. No such projects were eligible in 2019.
Program H.C.1.a: Voluntary code inspection program	Identify basic life safety problems	Ongoing	Ongoing coordination with North County Fire Authority.
Program H.C.1.b: Low-interest rehab loan program	Publicize and encourage use.	Ongoing	Brochures available at Building and Planning Counter and information available on <a href="http://www.brisbaneca.org">www.brisbaneca.org</a>
Program H.C.1.c: Nonconforming provisions	Encourage maintenance of nonconforming units	Ongoing	Ordinance 576 adopted May 19, 2016.
Program H.C.1.d: NCRO-2 district rehab	Encourage maintenance of units	Ongoing	Ongoing coordination with County Housing Department. No opportunities identified in 2019.
Program H.D.1.a: Infrastructure Master Plans	Update residential infrastructure	Ongoing	Ongoing coordination with Public Works Department. Water main replacement project initiated in Sept 2018 to be completed spring 2020.
Program H.D.1.b: Dwelling Groups	Allow in R-2, R-3, SCRO-1, and new affordable housing overlays	12/31/2018	Parkside Plan adopted 10/30/2017. Implementing housing overlay zones allow dwelling groups, Ordinance 624 adopted 2/1/2018. R-2, R-3, and SCRO-1 currently allow dwelling groups.
Program H.D.1.c: Affordable Housing Overlays	Guidelines for affordable housing overlay zoning	1/31/2016	Parkside Plan adopted 10/30/2017, contains housing overlay development regulations and design guidelines. Implementing zoning Ordinance 624 adopted 2/1/2018.

Program H.D.2.a: Affordable Housing Overlays	Consider amendments to non-residential zoning districts adjacent to affordable housing overlays.	12/31/2018	No revisions to adjacent districts to PAOZ-1 and PAOZ-2 housing overlays identified in 2019.
Program H.E.1.a: Mixed-use and live/work housing	Encourage mixed use	Ongoing	See H.B.1.a & b. Mixed-use and live-work permitted in most commercial districts. City successfully applied for SB 2 Planning Grants Program funds to create and adopt zoning amendments in the NCRO-2 and SCRO-1 districts to adopt objective design guidelines and development standards and allow residential and mixed-use development by-right. Work program will extend from 2020-2022.
Program H.E.1.b: Mixed-use development	Encourage mixed use	Ongoing	Mixed use is permitted in NCRO-2 district. See program H.E.1.a above.
Program H.E.1.c: General Plan revisions	Land Use Element consistency for mobilehome park zoning	12/31/2018	See H.B.1.i. No General Plan amendments identified; zoning amendments consistent with existing general plan land use designation.
Program H.E.1.d: Transit-oriented development	Encourage smart growth	General Plan Update	Incorporate into General Plan update in 2020. City Council amended General Plan to allow up to 2,200 residential units within 1/2 mile of Bayshore Caltrain Station (GPA-1-18), approximately 26 times the City's current RHNA of 83 units. Also see program H.E.1.a above.
Program H.F.1.a: Green building ordinance	Update as needed	Ongoing	City Council adopted Ordinance 643 12/12/2019 to adopt 2019 CBC with local reach provisions including limitations on natural gas in new development. City Council adopted Ordinance 644 on 12/12/2019 to adopt building energy efficiency benchmarking ordinance applicable to commercial and multi-family structures meeting certain size thresholds. Staff annually evaluates CBC and best practices in green building as applicable to local ordinances.
Program H.F.2.a: Energy conservation	Inform public via various means	Ongoing	Resources regularly published on City website, City STAR newsletter, social media pages, and Housing Element is published on <a href="http://www.brisbaneca.org">www.brisbaneca.org</a>
Program H.F.2.b: Energy conservation retrofitting	Inform public via various means	Ongoing	Information and Housing Element linked to <a href="http://www.brisbaneca.org">www.brisbaneca.org</a> .
Program H.F.2.c: Renewable energy	Inform public via various means	Ongoing	City joined Peninsula Clean Energy in 2016. Information available on <a href="http://www.brisbaneca.org">www.brisbaneca.org</a>
Program H.F.3.a: Water conservation	Inform the public via various means	Ongoing	Ordinance 607 adopted by the City Council on April 7, 2016 updating the City's water conservation in landscaping ordinance. Water conservation information provided on the City's website and advertised in City newsletters and social media accounts.
Program H.F.3.c: Water conservation in multi-family development	Encourage water conservation in landscaping and appliances in multifamily and mixed-use housing	In coordination with program H.F.1.a	Ordinance 607 adopted April 7, 2016 updating City's water conservation in landscaping ordinance. Planning staff advises all applicants of conservation opportunities and requirements in new and re-landscaping projects.
Program H.F.4.a: Natural heating/cooling	Encourage energy conservation	Ongoing	Ordinances 643 and 644 adopted 12/12/2019. See Program H.F.1.a above. Title 24 compliance is enforced and required for all eligible building permit applications.
Program H.G.1.a: Regional Planning	Cooperate in Plan Bay Area process	Ongoing	City actively participated in Plan Bay Area 2050 update in 2019
Program H.G.1.b: Congestion management	Cooperate in implementation of C/CAG Congestion Management Program	Ongoing	Ongoing as development projects are considered.
Program H.H.1.a: Development costs	Minimize costs of development	Ongoing	Ongoing as development projects are considered. City Council to consider study and potential adoption of impact fees in spring 2019.
Program H.H.1.b: Fiscal impact studies	Study impact of large residential projects on city services	Ongoing	Implemented as new residential projects with potential significant impacts are considered.
Program H.H.2.a: Sensitive/hazardous lands	Identify/mitigate impacts	Ongoing	Ordinance 562 adopted October 2011.

Program H.H.2.b: Clustered development	Promote clustered development in areas near sensitive habitat	Ongoing	Ordinance 562 adopted October 2011 to relax certain development standards if clustered development is pursued.
Program H.H.2.c: Flood hazard management	Comply with CGC Sec. 65302	General Plan update	Incorporate into General Plan Update in 2020.
Program H.I.1.a: Regulatory constraints	Streamline permit processing	Ongoing	City successfully applied for SB 2 Planning Grants Program funds to create objective residential design guidelines and development standards and adopt zoning amendments in the NCRO-2 and SCRO-1 districts to allow residential and mixed-use development by-right. Grant funds will also allow for district-wide biological assessment of SCRO-1 district to streamline Habitat Conservation Plan evaluation. Work program will extend from 2020-2022. Ordinance 612 adopted December 8, 2016, streamlining application process for new condominium developments. City Council adopting streamlining for accessory dwelling units via Ordinance 615 adopted 2/2/2017 and Ordinance 626 adopted 5/17/2018.
Program H.I.1.b: Parking requirements	Revise parking standards	12/1/2015	Ordinance 576 adopted on May 19, 2016 reduced parking requirements for smaller homes and minor additions.
H.I.1.c: Second Unit Parking	Revise second unit parking requirements	12/1/2015	Ordinance 576 adopted by City Council May 19, 2016 to reduce accessory dwelling unit parking requirements. Ordinance 615 adopted 2/2/2017 eliminated accessory dwelling unit parking requirements.
Program H.I.1.d: Design Permits	Reduce unnecessary constraints	Ongoing	See Program H.I.1.a above regarding SB 2 Planning Grant work program. Ongoing as development projects are submitted for review. Design Permit for 16-unit senior housing/commercial development approved in October 2017.
Program H.I.1.e: Nonconforming structures	Preserve housing units	Ongoing	See Program H.C.1.c
Program H.I.1.f: City staffing	Efficient permit processing procedures	Annually, as part of the budget process	Additional planner hired in 2019.
<b>General Comments:</b>			

Tables E, F, and G not included as there was no activity to report regarding commercial bonus units, rehabilitated units, or sale of city-owned land.

<b>Jurisdiction</b>	Brisbane	
<b>Reporting Year</b>	2019	(Jan. 1 - Dec. 31)

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	6
Above Moderate		6
<b>Total Units</b>		<b>12</b>

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	5
Number of Proposed Units in All Applications Received:	5
Total Housing Units Approved:	5
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Cells in grey contain auto-calculation formulas