

City of Brisbane

Agenda Report

TO: Honorable Mayor and City Council

FROM: John Swiecki, Community Development Director via City Manager

SUBJECT: 2014 Annual Housing Element Progress Report

DATE: March 5, 2015

City Council Goals:

To preserve and enhance livability and diversity of neighborhoods (14).
To encourage community involvement and participation (15).

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 January 18, 2011), using the format adopted by HCD. Government Code Section 65400(a)(2)(B) requires that the City must hold a public meeting on the report before submitting it to HCD and OPR by the April 1st deadline.

Fiscal Impact:

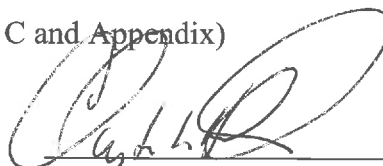
None.

Attachments:

Annual Housing Element Progress Report (Tables A, B, C and Appendix)



John Swiecki, Community Development Director



Clay Holstine, City Manager

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Brisbane

Mailing Address: 50 Park Place, Brisbane, CA 94005

Contact Person: John Swiecki Title: Community Development Director

Phone: 415-508-2120 FAX: 415-467-5547

E-mail: jswiecki@ci.brisbane.ca.us

Reporting Period by Calendar Year: from 1/1/2014 to 12/31/2014

These forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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

Jurisdiction City of Brisbane
Reporting Period 1/1/2014 - 12/31/2014

**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant
to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its RHNA which meets the specific criteria as outlined in GC Section 65583.1(c)(1) units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

**Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for Moderate	0	0	0	1	0	1	0
No. of Units Permitted for Above Moderate	35	3	0	0	0	38	35

* Note: This field is voluntary

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

Jurisdiction City of Brisbane
Reporting Period 1/1/2014 - 12/31/2014

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Income Level	RHNA Allocation by Income Level	Permitted Units Issued by Affordability										Total Units to Date (all years)	Total Remaining RHNA by Income Level			
		2007	2008	2009	2010	2011	2012	2013	2014	Year 8	Year 9					
Very Low	Deed Restricted Non-deed restricted															91
Low	Deed Restricted Non-deed restricted															66
Moderate	Deed Restricted Non-deed restricted	3		1									1			72
Above Moderate		11	2	3	3	1	3	39	38						100	67
Total RHNA by COG. Enter allocation number:																
Total Units		14	2	4	3	1	3	39	39						105	296
Remaining Need for RHNA Period																

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

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Brisbane
Reporting Period 1/1/2014 - 12/31/2014

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Programs Progress Report - Government Code Section 65583. 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.			
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
H.A.1.a: Fair housing information	Inform public through website	Ongoing	Housing Element linked to www.brisbaneqa.org
H.A.1.b: Other housing information	Inform public via various means	Ongoing	Housing Element linked to www.brisbaneqa.org
H.B.1.a: Rezoning	Accommodate RHNA	1-Oct-12	Planning Commission recommended Southeast Crocker be rezoned as alternative to R-SWB District; also see H.B.1.b
H.B.1.b: New zoning district regulations	Comply with CGC Sec 65583.2	1-Oct-12	Urban Land Institute Technical Assistance Program utilized to draft NCRO-3 District form-based code; also see H.B.1.a
H.B.1.c: Design Permits	Comply with CGC & AB 2348	18-Jan-12	Ordinance No. 564 adopted 3-Oct-11
H.B.1.d: General Plan revisions	Land Use Element consistency	1-Oct-12	General Plan Update awaiting environmental review
H.B.1.e: Secondary Dwelling Units	Monitor affordability	21-Mar-14	SDU rent survey conducted
H.B.1.f: Definitions	Provide for variety of housing	18-Jan-12	Ordinance No. 564 adopted 3-Oct-11
H.B.1.g: SRO units in SCRO-1 District	Comply with AB 2634	1-Oct-12	Ordinance No. 564 adopted 3-Oct-11
H.B.1.h: Outreach in NCRO-3 & R-SWB	Encourage private redevelopment	1-Dec-11	Coordinating with H.B.1.a & H.B.1.b
H.B.2.a: "At risk" affordable units	Preserve affordable units	Ongoing	None currently at risk
H.B.3.a: Special needs housing	Identify suitable sites	Ongoing	On hold pending resolution of redevelopment dissolution
H.B.3.b: Parking for senior housing	Reduce parking requirement	26-Mar-14	Draft ordinance recommended by Planning Commission in 2012 undergoing review by City Council subcommittee
H.B.3.c: Parking for accessible units	Reduce parking requirement	26-Mar-14	Draft ordinance recommended by Planning Commission in 2012 undergoing review by City Council subcommittee
H.B.3.d: Reasonable accommodation	Minimize constraints	1-Dec-11	Ordinance No. 558 adopted 4-Apr-11
H.B.3.e: Convalescent homes	Permit in R-SWB District	1-Oct-12	Ordinance No. 564 adopted 3-Oct-11; also see H.B.1.a & H.B.1.b
H.B.3.f: Human Investment Program	Encourage shared housing	Ongoing	Housing Element linked to www.brisbaneqa.org
H.B.3.g: Density bonus	Encourage special needs housing	Ongoing	Coordinating with H.B.5.a
H.B.3.h: Continuum of Care/HEART	Shelter and serve the homeless	Ongoing	9-Apr-09 presentation to City Council on HOPE Program
H.B.3.i: Emergency shelters	Allow in R-SWB District	18-Jan-12	Ordinance No. 564 adopted 3-Oct-11; also see H.B.1.a & H.B.1.b
H.B.3.j: Water & sewer service	Give priority to affordable units	18-Jan-12	Public Works Director will prioritize if shortage arises
H.B.4.a: Condominium conversion	Maintain affordable rental units	1-Dec-13	Ordinance No. 566 adopted 7-Oct-13

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

Jurisdiction	Reporting Period	City of Brisbane	1/1/2014 - 12/31/2014
H.B.4.b: Inclusionary housing	Comply with State Civil Code	18-Jan-12	Participating in county-wide nexus study
H.B.5.a: Density bonus	Expand program per AB 2280	18-Jan-12	Drafting changes to Municipal Code (with H.B.4.b)
H.B.6.a: Hillside development study	Reduce development costs	Ongoing	Coordinating with H.H.2.c & H.H.2.d
H.B.7.a: Affordable housing information	Encourage affordable housing	Ongoing	Housing Element linked to www.brisbaneca.org
H.B.7.b: Private/non profit partnerships	Encourage affordable housing	Ongoing	Housing Element linked to www.brisbaneca.org
H.B.7.c: Human Investment Program	Help re: home equity conversion	Ongoing	Housing Element linked to www.brisbaneca.org
H.B.8.a: Section 8 rent subsidies	Keep informed of opportunities	Ongoing	Coordinating with County Housing Dept & Housing Authority
H.B.9.a: City/non profit partnerships	Encourage affordable housing	Ongoing	On hold pending resolution of redevelopment dissolution
H.B.9.b: Land banking	Acquire sites for affordable units	Ongoing	On hold pending resolution of redevelopment dissolution
H.B.9.c: Public Parks & Facilities	Reserve potential surplus lands	Ongoing	General Plan Update awaiting environmental review
H.B.9.d: Rehab housing	Preserve/provide affordable units	Ongoing	On hold pending resolution of redevelopment dissolution
H.B.9.e: Low & Mod Income Housing Funds	Subsidize development costs	Ongoing	On hold pending resolution of redevelopment dissolution
H.B.9.f: First Time Homebuyer Program	Subsidize mortgage costs	Ongoing	On hold pending resolution of redevelopment dissolution
H.B.9.g: County rehab programs	Preserve affordable housing	Ongoing	Coordinating with County Housing Department
H.B.9.h: Self-help/sweat equity programs	Preserve/provide affordable units	Ongoing	On hold pending resolution of redevelopment dissolution
H.B.9.i: Leveraging low/mod funds	Match state/federal programs	Ongoing	On hold pending resolution of redevelopment dissolution
H.B.9.j: Special needs loans/grants	Retrofit existing units	Ongoing	On hold pending resolution of redevelopment dissolution
H.B.9.k: Fee schedule	Subsidize affordable housing	Ongoing	Resolution No. 2011-38 adopted 5-Jul-11
H.B.9.l: State & federal programs	Encourage affordable housing	Ongoing	On hold pending resolution of redevelopment dissolution
H.B.9.m: Multi-city low/mod funds	Fund joint projects	Ongoing	On hold pending resolution of redevelopment dissolution
H.C.1.a: Voluntary code inspection program	Identify basic safety problems	Ongoing	Coordinating with North County Fire Authority
H.C.1.b: Low-interest rehab loan program	Publicize and encourage use	Ongoing	Brochures posted at Building & Planning counter
H.C.1.c: "Nonconforming" provisions	Encourage maintenance of units	26-Mar-14	Draft ordinance recommended by Planning Commission in 2012 undergoing review by City Council subcommittee (with H.I.1.b)
H.C.1.d: NCRO-2 District rehab	Encourage maintenance of units	Ongoing	Coordinating with County Housing Department
H.D.1.a: Infrastructure master plans	Upgrade residential infrastructure	Ongoing	Coordinating with Public Works Department
H.D.1.b: Dwelling groups	Allow in R-2, R-3 & R-SWB Dist	1-Oct-12	Ordinance No. 575 adopted 3-Dec-12 for R-2 & R-3 Districts
H.E.1.a: Mixed-use & live-work housing	Encourage smart growth	Ongoing	See H.B.1.a & b
H.E.1.b: Mixed-use in new districts	Encourage smart growth	Ongoing	See H.B.1.a & b
H.E.1.c: General Plan revisions	Land Use Element consistency	1-Oct-12	General Plan Update awaiting environmental review
H.E.1.d: Transit oriented development	Encourage smart growth	Ongoing	See H.B.1.a & b

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

Jurisdiction	Reporting Period	1/1/2014 - 12/31/2014	City of Brisbane
H.F.1.a:	Green building ordinance	Update as appropriate	Ongoing
H.F.2.a:	Energy conservation	Inform public via various means	Ongoing
H.F.2.b:	Energy conservation retrofit	Inform public via various means	Ongoing
H.F.2.c:	Renewable energy	Inform public via various means	Ongoing
H.F.3.a:	Water conservation	Inform public via various means	Ongoing
H.F.3.b:	Reduce water usage	Encourage water conservation	Ongoing
H.F.4.a:	Natural heating/cooling	Promote sustainable development	Ongoing
H.G.1.a:	Housing availability/assistance	Inform local employees	Ongoing
H.G.1.b:	Relocation assistance	Reduce vehicle miles traveled	Ongoing
H.H.1.a:	Costs of development	Subsidize affordable housing	Ongoing
H.H.1.b:	Fiscal impact studies	Maintain public services	Ongoing
H.H.2.a:	Sensitive/hazardous lands	Identify/mitigate impacts	Ongoing
H.H.2.b:	Clustered development	HCP consistency	1-Dec-11
H.H.2.c:	Density transfer from multiple sites	Clarify existing ordinance	1-Dec-11
H.H.2.d:	Density transfer from paper streets	Clarify existing ordinance	1-Dec-11
H.H.2.e:	Flood hazard management	Comply with CGC Section 65302	1-Oct-12
H.I.1.a:	Regulatory constraints	Simplify & streamline processing	Ongoing
H.I.1.b:	Residential parking requirements	Provide consistent standards	26-Mar-14
H.I.1.c:	Secondary dwelling unit parking	Encourage affordable housing	26-Mar-14
H.I.1.d:	Zoning modification process	Increase subdivision opportunities	1-Dec-13
H.I.1.e:	Substandard lots & merger	Simplify & streamline processing	1-Dec-13
H.I.1.f:	City staffing	Speedy processing	Annually
H.I.1.g:	Keep water/sewer provider informed	Maintain adequate services	As needed
H.I.1.h:	Annual progress report	Monitor implementation	Annually
H.I.2.a:	Advise outside agencies	Remove unnecessary constraints	Ongoing
H.I.2.b:	Work with League of Cities	Remove unnecessary constraints	Ongoing
		Ordinance No. 556 adopted 22-Feb-11	
		Housing Element linked to www.brisbaneqa.org	
		Housing Element linked to www.brisbaneqa.org	
		Housing Element linked to www.brisbaneqa.org	
		Housing Element linked to www.brisbaneqa.org	
		Ords. # 543 & 544 adopted 7-Jun-10; Ord. # 548 adopted 1-Nov-10	
		Ordinance No. 566 adopted 7-Oct-13	
		Housing Element linked to www.brisbaneqa.org	
		Awaiting new employers generating 100+ commute trips	
		See H.B.9.k & H.B.5.a	
		Awaiting new residential projects with potential significant effects	
		See H.H.2.b, H.H.2.c & H.H.2.d	
		Ordinance No. 562 adopted 3-Oct-11	
		Ordinance No. 562 adopted 3-Oct-11	
		Ordinance No. 562 adopted 3-Oct-11	
		General Plan Update awaiting environmental review	
		See H.B.1.b, H.B.3.d, H.H.2.b, H.H.2.c & H.H.2.d	
		Draft ordinance recommended by Planning Commission in 2012 undergoing review by City Council subcommittee	
		Draft ordinance recommended by Planning Commission in 2012 undergoing review by City Council subcommittee	
		Ordinance No. 575 adopted 3-Dec-12	
		Ordinances Nos. 574 & 575 adopted 3-Dec-12	
		Reviewed as part of budget process	
		Adopted Housing Element sent to SFPUC 19-Jan-11	
		City Council review of annual Housing Element report 3-Mar-14	
		Awaiting any issues to address	
		Awaiting any issues to address	

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

Jurisdiction	City of Brisbane
Reporting Period	1/1/2014 - 12/31/2014

General Comments:

1/1/2014-12/1/2014 Building Permits issued for single-family residences at 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 159, 161, 163 & 165 Elderberry Lane, 1076 Humboldt Road, 345 Kings Road, 1076 Humboldt Road, 80, 82 & 84 Lily Court, and 8 San Diego Court, a secondary dwelling unit at 150 Kings Road, and a triplex at 80 Plumas Road/108-118 Mariposa Street