HOUSING POLICY
DEVELOPMENT, HCD
APR 0 2 2008

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Brisbane

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Reporting Period by Calendar Year: January 1, 2007 to December 31, 2007 (with supplemental information for the Calendar Year 2006)

These forms and tables (Table A-2007, Table A2-2007, Table B-2007, Table C-2007, Table A-2006, Table A2-2006 and Appendix) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each 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 1/1/2007 - 31-Dec-07

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income		See Instructions	See Instructions	
7 Humboldt Ct.	SF/SU	O/R			1	1	2			1 (rent survey)
1120 Humboldt Rd.	SU	R			1		1			1 (rent survey)
29-A San Francisco Ave.	SU	R			1		1			1 (rent survey)
(9) Total of **Above Moderate** from Table A2 ► ► ► ► ► ►						10	10			
(10) Total by income units (Field 5) Table A ► ► ►					3	11	14			

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

Jurisdiction City of Brisbane

Reporting Period 1/1/2007 - 31-Dec-07

Table A2

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

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for **Above Moderate**	7	3	0	0	0	10

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

Jurisdiction City of Brisbane

Reporting Period 1/1/2007 - 31-Dec-07

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			1999	2000	2001	2002	2003	2004	2005	2006	2007	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	107								7		7	100
	Non-deed restricted												
Low	Deed Restricted	43								1		1	42
	Non-deed restricted												
Moderate	Deed Restricted	112								1		1	111
	Non-deed restricted		1			1		1		3	3	9	
Above Moderate		164	3	7	6	5	36	5	2	25	11	100	64
Total RHNA by COG. Enter allocation number:		426											
Total Units ► ► ►			4	7	6	6	36	6	2	37	14	118	317
Remaining Need for RHNA Period ► ► ► ► ►													

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

Jurisdiction: City of Brisbane
Reporting Period: January 1, 2007-December 31, 2007

Table C

Program Implementation Status

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
H1a & H1a(1)	Amend Zoning Ordinance and Map to provide suitable housing sites.	December 2002	2002: NCRO-2 District regulations updated; 2003: SCRO-1 & R-BA District boundaries revised; 2006: Mobilehome park development standards updated.
H1b	Encourage broad range of housing.	Ongoing	2003: Secondary dwelling unit ordinance updated, mixed-use project approved at 300 Visitacion Ave.; 2003-04: Building Permits issued for rehab of 3 mixed-use developments; 2005: Planning permits for 2 Habitat for Humanity projects approved, along with 52 multi-family units; 2006-07: Building Permits issued for 6 secondary dwelling units.
H1c	Simplify substandard lot provisions.	June 2003	2001: Planning Commission study session suggests Zoning Ordinance be amended to provide certain exceptions, but implementing ordinance has yet to be drafted; in the meantime, issue is dealt with on a case-by-case basis, with a variance granted for 1 lot in 2001 and 2 lots administratively recognized in 2003; also in 2003: Ordinance adopted to allow multi-family development on substandard lots not less than 4,950 sq. ft. in R-2 and R-3 Districts.

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
H1d & H1d(1)	Consider changes to Secondary Dwelling Unit regulations.	December 2002	2002: Commission decided not to include income-restrictions for households occupying secondary dwelling units, City Council adopted ordinance increasing maximum secondary dwelling unit size; 2003: Ordinance adopted to allow administrative approval of secondary dwelling units; 2003-07: 10 Secondary Dwelling Unit Permits approved by Community Development Director.
H1e, H1e(1), H1e(2) & H1e(3)	Clarify, revise and update Zoning Ordinance provisions regarding manufactured housing and mobilehome parks.	June 2003	1999: Definition of "single-family dwelling" adopted, specifically including mobilehomes; 2000: SCRO-1 District regulations adopted, requiring public hearing before any existing mobilehome park use could be changed; 2003: R-1, R-2 & R-3 District regulations amended to allow mobilehome parks as conditional uses; 2006: Mobilehome park development standards updated so as to be consistent with California Code of Regulations, Title 25, Chapter 2.
H1f	Inform public about housing policies and opportunities.	Ongoing	2003: Article on State housing laws published in community newsletter; 2004: City sponsored seminar for first-time homebuyers program; 2005: Housing Element policies and programs included on City website with list of approved, pending and potential housing developments; 2006-07: Links to State and County housing websites provided.
H2a	Identify housing sites for the elderly, persons with disabilities or other special needs.	Ongoing	2005: Commission approved 2 projects that included accessible units.
H2b	Reduce required parking and give density bonus for projects with units for use by persons with disabilities.	June 2003	2002 & 2004: Commission and Council held study sessions on density bonus; 2003: Accessibility Improvements Permit process adopted; 2004: Council considered draft parking ordinance revisions.

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
H2c	Reduce required parking and give density bonus for projects with units for use by elderly persons.	June 2003	2002 & 2004: Commission and Council held study sessions on density bonus; 2004: Council considered draft parking ordinance revisions; 2007: Density bonus ordinance drafted.
H2d	Continue to allow and encourage mixed-use development.	Ongoing	2000: SCRO-1 District regulations adopted to conditionally permit mixed uses; 2002: NCRO-2 District regulations adopted to conditionally permit mixed uses; 2003-04: Building Permits issued for rehab of 3 mixed-use developments; 2005: Commission approved project with 1 commercial and 15 residential condominiums; 2007: Commission approved duplex behind existing commercial use.
H2d(1)	Encourage maintenance of existing units in Downtown Brisbane through use of various government funds.	Ongoing	No activity regarding this program as of this date, since the private sector has been able to improve existing units in four buildings without government assistance.
H2e	Encourage participation in the Human Investment Program's shared housing program.	Ongoing	2006: A link to HIP Housing's Homesharing Program webpage added to the City's website.
H2f	Provide density bonus to encourage housing for large families with low- and very-low incomes and other special needs households.	June 2003	2002 & 2004: Commission and Council held study sessions; 2007: Density bonus ordinance drafted to comply with recent changes in State law.
H2g	Cooperate with San Mateo County in developing programs for the homeless.	Ongoing	2006: City joined Housing Endowment and Regional Trust, a joint powers authority with other cities and the County to raise funds to meet critical housing needs.
H2h	Promptly process Use Permits for emergency shelters and transitional housing.	Ongoing	2000: SCRO-1 District regulations adopted to conditionally permit group homes for such purposes.

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
H3a	Refine condominium conversion standards.	December 2002	2002-03: Commission held 5 study sessions; draft ordinance is in preparation.
H4a	Systematically evaluate Zoning Ordinance, development review process and Building Permit process for constraints on the provision of housing.	Ongoing	2000: SCRO-1 District regulations were updated; 2002: NCRO-1 District regulations were updated, and R-1, R-2 & R-3 District regulations were amended; 2003: Fire Code and R-BA District regulations were updated, Secondary Dwelling Unit regulations were revised per State law, and fees were reduced for Secondary Dwelling Unit Permits and Unconditional Certificates of Compliance; 2007: Building and Fire Codes were updated.
H4a(1)	Amend Zoning Ordinance to tie parking requirements to unit size.	December 2002	2002 & 2003: Commission held study sessions; 2004: Council considered draft parking ordinance revisions; 2003-2007: Commission is using recommendations in draft ordinance to grant Use Permits to modify parking requirements on a case-by-case basis.
H4a(2)	Adopt Floor Area Ratio standards that encourage affordable multi-family development.	December 2002	2002: Council adopted FAR standards for R-1, R-2 & R-3 Districts; 2004: Revisions adopted so as not to discourage multi-family projects in R-2 & R-3 Districts.
H4a(3)	Adopt ordinance to merge substandard lots as appropriate in R-1, R-2 and R-3 Districts.	December 2002	2001: Commission held study session and granted Variance to allow development of substandard lot; 2003: 2 substandard lots were administratively recognized as building sites; 2003-2007: Owners of multiple substandard lots routinely requested to voluntarily merge lots when applying for Building Permits.
H4a(4)	Amend R-2 & R-3 District regulations to permit dwelling groups.	December 2002	2002: Council amended R-2 & R-3 Districts regulations to conditionally permit dwelling groups.
H4b	Evaluate City staffing with regard to improving permit processing.	Annually	2002-07: Council considers staffing each year before budget is adopted.

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
H4(1)a	Work with other agencies whose actions may result in constraints on affordable housing.	Ongoing	No issues have arisen requiring action.
H5a	Inform public of equal housing opportunity laws and resource opportunities.	December 2002	2003: Articles published in "Brisbane Star" newsletter; 2006: Links to private nonprofit, County and State webpages added to City's website.
H5b	Analyze constraints on housing for persons with disabilities.	December 2002	2002: Commission held study session to conduct analysis; 2003: Council adopted ordinance creating Accessibility Improvement Permit process; 2004: Council considered draft parking ordinance revisions, including parking for units for use by persons with disabilities; 2007: Commission granted Variance to allow 4-plex to exceed height limit so accessible van could be accommodated in garage per updated Title 24.
H5c	Adopt procedure to process Requests for Reasonable Accommodation for Individuals with Disabilities.	December 2002	2002: Building Code adopted authorizing Building Official to grant modifications; 2003: Council adopted ordinance creating Accessibility Improvement Permit process; 2004: Council approved subsidized fee for Accessibility Improvement Permits, as publicized on City website.
H6a	Adopt an inclusionary housing program, addressing a number of specified issues.	June 2003	2002-03: Commission held study sessions; 2004: Council and Commission held study sessions; 2005: Council approved 30-unit project including 5 below-market condos, and Commission approved mixed-use project including 2 below-market condos; 2007: inclusionary housing ordinance drafted.
H7a & H7a(1)	Adopt provisions for density bonuses for affordable housing, consider bonuses greater than provided in State law for projects that address special needs.	December 2002	2002 & 2004: Commission and Council held study sessions on density bonus; 2007: Density bonus ordinance drafted to comply with recent changes in State law.

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
H7a(2)	Evaluate a fee waiver program for affordable housing projects.	Annually	2002: Commission considered reduced fees as a density bonus incentive; 2004: Council and Commission held study sessions; 2007: Density bonus ordinance drafted.
H8a	Study hillside development for alternatives to reduce housing costs.	December 2003	2003: Council updated density transfer provisions in the R-BA District, and Commission adopted guidelines for its review of Grading Permits; 2004: Council considered draft parking ordinance revisions, including provisions to allow driveways to be used in common between multiple building sites, potentially reducing amount of grading.
H9a &H9b	Encourage developers to utilize available affordable housing programs and to work with nonprofit housing development organizations and lending institutions to incorporate affordable units in projects.	Ongoing	2004: Redevelopment Agency reinitiated first-time homebuyers program (expired in 1999), and City sponsored seminar for first-time homebuyers program; 2005: Council approved 30-unit project including 5 below-market condos, and Commission approved mixed-use project including 2 below-market condos, with remaining residential units subject to right of first refusal under City's first time homebuyers program; 2006-07: Links to State and County housing websites provided.
H9c	Support Human Investment Program to provide counseling on home equity conversions.	Ongoing	See Programs H1f & H2e.
H10a	Communicate with County Housing Department/Authority regarding rent subsidies.	Ongoing	2006-07: Links to County's and HUD's webpages included on City's website.
H11a	Develop relationships with nonprofit housing development corporations to take advantage of opportunities for Redevelopment Low and Moderate Income Housing Funds.	Ongoing	2005: Redevelopment Agency entered into agreement with Habitat for Humanity to transfer 2 affordable housing sites to build 7 very-low income affordable units, qualifying for AHP funds and a loan from the County CGBG consortium, administered jointly with the HOME program.

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
H11b & H11b(1)	Landbank appropriate vacant sites and implement PFP General Plan land use designation so that City has first opportunity to consider surplus public property as potential housing sites.	Ongoing	2002: Redevelopment Agency approved purchase of vacant site and adjoining mixed-use structure for future affordable housing development; 2003: Redevelopment Agency approved purchase of vacant site
H11c	Acquire and rehabilitate vacant, abandoned or deteriorated units as affordable housing.	Ongoing	See Program H11b
H11d	Examine how Redevelopment Low and Moderate Income Housing Funds and municipal and assessment bonds could be used to subsidize development.	June 2003	2005: Redevelopment funds used to write down 100% of land value in transferring 2 properties to Habitat for Humanity and to make construction loan that was rolled over into silent second mortgages on the 7 units built.
H11e	Expand City's first time homebuyer program using Redevelopment funds to subsidize mortgage costs.	Ongoing	2004: Redevelopment Agency expanded program (originally for The Ridge housing development) to apply citywide; 2005: 60+/- applications have been submitted with 19 qualifying and 1 loan made (most of those qualified were not able to find suitable homes to buy).
H11f	Collaborate with County and other agencies to expand rehabilitation programs.	Ongoing	2003: City agrees to have County operate program in Brisbane and receive CDBG funds on City's behalf.
H11g	Assist self-help and sweat equity construction and rehab projects.	Ongoing	2005: Redevelopment Agency entered into agreement with Habitat for Humanity to transfer 2 affordable housing sites to build 7 very-low income affordable units.
H11h	Use Redevelopment Low and Moderate Income Housing Funds to leverage State and Federal programs.	Ongoing	See Programs 11a & 11d.

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
H11i	Provide loans or grants to retrofit existing units for special needs households.	Ongoing	See Program 11f.
H11j	Evaluate fees for processing development applications and consider subsidizing affordable housing projects.	December 2002	2002: Commission considered reduced fees as a density bonus incentive; 2004: Council and Commission held study sessions; 2007: Density bonus ordinance drafted.
H11k	Encourage State and Federal Governments to restore and enhance affordable housing subsidies.	Ongoing	2007: The Mayor wrote to the City's State and US Legislators regarding housing and State and Federal subsidy programs.
H11l	Encourage the State to amend Housing Element and Redevelopment law to allow cities to combine Redevelopment Funds for joint affordable housing projects.	Ongoing	2006-07: City Manager has been working with other members of the County's Housing Endowment and Regional Trust to get legislation enacted.
H12a	Provide information about energy conservation programs.	Ongoing	2006: Link to PG&E's energy conservation webpage added to City's website.
H12b	Encourage energy conservation retrofitting in conjunction with home repairs and renovations.	Ongoing	2004: Title 24 energy conservation requirements included in handout for residential Building Permit submittal requirements; 2006: Council adopted flat fee for Building Permits to install solar energy equipment for single-family residences (also see Program H12a).
H13a	Provide information about water conservation programs.	Ongoing	2002: Article on water conservation included in "Brisbane Star," and water bill insert on the subject was distributed; 2006: Link to SFPUC's water conservation webpage added to City's website.

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
H13b	Consider making low-flow and other water conservation devices available to very-low, low and moderate income households and provide information of water-conserving landscaping.	Ongoing	2002: Handout regarding water-conserving landscaping made available for the public; 2003: Council adopted "water waste" ordinance; 2004: Council approved Open Space & Ecology Committee's conservation education program, resulting in a series of informational articles in the "Brisbane Star."
H14a	Enforce Title 24 energy conservation requirements and require project design to take advantage of natural heating, cooling and solar access.	Ongoing	2003: Commission approved inclusion of lightwells in 30-unit project; 2004: Commission recommended requiring stub-outs for future photovoltaic connections for 60-unit single-family subdivision; 2005: Commission approved 15-unit project designed around an open atrium, and Council approved photovoltaic panels for Habitat for Humanity projects; 2007: Council adopted Green Building Ordinance applying to housing developments of 20 or more units.
H15a	Establish voluntary safety and sanitation inspection program.	Ongoing	2004: Fire Department (North County Fire Authority) included home safety information on its website.
H15b	Publicize low-interest rehab loan programs.	Ongoing	2005: County Department of Housing brochures on rehab loan programs made available at City Hall; 2006-07: Links to HUD, HCD and County Department of Housing provided on City's website.
H15c	Consider amending Zoning Ordinance regulations for nonconforming residential uses and structures to facilitate maintenance and improvements.	June 2003	2003: County adopted ordinance updating regulations for nonconforming uses and structures, allowing, for example, maintenance, repair and expansion of nonconforming duplexes.

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
H16a	Develop infrastructure master plans. Seek grants and other supplemental funds to implement improvement projects.	Ongoing	2003: Water Master Plan, Sewer Master Plan and Storm Drainage Master Plan developed; 2004-05: Capital Improvement Plan included water and sewer systems improvements paid by utility fund, and pavement maintenance paid by Measure A and gas tax funds; 2005-06: CIP added seismic upgrades to water storage tanks paid by utility fund and an EPA grant; 2006-07 & 2007-08: CIPs included pedestrian access improvements.
H16b	Refine zoning district and other regulations pertaining to new residential development outside Central Brisbane.	December 2002	2000: Council updated regulations for SCRO-1 District (Southwest Bayshore) and PD District (Northeast Ridge and Northwest Bayshore); 2003: Fire Code and R-BA District (Brisbane Acres) regulations updated.
H17a	Condition new development approvals so that fees are levied to cover cost of development to the community. Consider subsidizing fees for projects with significant proportion of units affordable to very-low and low income households.	Ongoing	2002 & 2004: Commission and Council considered reduced fees as a density bonus incentive; 2002: Building Permit fees and Public Works Department fees were comprehensively revised; 2003: Fire Department fees were comprehensively revised; 2005: Master Fee Schedule updated; 2007: Density bonus ordinance drafted.
H17b	Require fiscal impact studies for projects that could have a significant effect on the City's ability to provide services.	Ongoing	2005: Fiscal impact study was done for the proposed residential development of the Quarry (which subsequently failed on the ballot in 2006).
H17c	Revise zoning regulations to include mixed-use and live-work housing.	December 2002	2000: Council adopted SCRO-1 District regulations; 2002: Council adopted NCRO-2 District regulations; 2003: Council updated Home Occupation regulations. Also see Program H2d.

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
H18a	Work with responsible agencies to protect environmentally sensitive and hazardous lands	Ongoing	2002-07: City continues to work with US Fish & Wildlife Service, California Department of Fish & Game, San Mateo County Parks & Recreation Department, US Army Corps of Engineers, Regional Water Quality Control Board, US Geological Survey, FEMA, PG&E and other public and private agencies.
H18b	Revise Transferable Development Rights provisions of Zoning Ordinance to conserve open space and locate housing where it can be best served. Consider increasing ratio.	June 2003	2003: Council revised R-BA District's TDR provisions to be more specific without changing original ratio; 2005: Council approved first TDR project, allowing the development of 3 units in exchange for the dedication of 1 acre of open space.
H18c	Adopt requirement that new construction achieve an interior noise level of 45dB or less, based on aircraft noise events.	December 2002	2003: Commission concluded that, based on average aircraft flyover noise, this standard could be achieved under the California Building Code without local amendment.
H19a	Review and update Housing Element as necessary to remain consistent with General Plan.	Ongoing	2005: General Plan Amendment adopted to remove PFP land use designation from City site to allow development of 2 units by Habitat for Humanity
H19b	Prepare annual progress report on implementing General Plan and Housing Element.	Annually	2002: Council adopted Housing Element; 2003, 2004, 2005, 2006 & 2007: Annual reports prepared.
H19c	Update Housing Element per Department of Housing & Community Development's timeline.	Per State law	2005: HCD extended deadline to June 30, 2009.

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

Jurisdiction City of Brisbane

Reporting Period 1/1/2006 - 1-Dec-06

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income		See Instructions	See Instructions	
15 Glen Pkwy	SF	O	1				1	R/H/C		
2 Humboldt Ct	SF/SU	O/R			1	1	2			1 (rent survey)
1056-A Humboldt Rd	SU	R			1		1			1 (rent survey)
20-38 Plumas St	5+	O	5				5	R/H/C		
35-A San Benito Rd	SU	R			1		1			1 (rent survey)
1 San Bruno Ave	5+	O		1	1	13	15		Inc	
720 San Bruno Ave	SF	O	1				1	R/H/C		
(9) Total of **Above Moderate** from Table A2 ► ► ► ► ► ►						11	11			
(10) Total by income units (Field 5) Table A ► ► ►			7	1	4	25	37			

R/H/C=RDA/HOME/CDBG

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

Jurisdiction City of Brisbane

Reporting Period 1/1/2006 - 1-Dec-06

Table A2: 2006

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

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for **Above Moderate**	11					11

CITY OF BRISBANE 2006-2007 ANNUAL HOUSING ELEMENT REPORT
Appendix

EXPLANATION FOR HOUSING WITHOUT FINANCIAL ASSISTANCE OR DEED RESTRICTIONS: The City's rent survey found that the average rental rates in Brisbane are affordable, except to very low income households earning 50% or less of the median income for San Mateo County. Even at the high end of the range, rents for all multi-family units surveyed (25% of the total number of rental units in the City) were affordable at moderate-rate incomes (Housing Element, pages 23-25).

BUILDING PERMITS ISSUED

2006

15 Glen Parkway—very-low income unit
52 Golden Aster Court
54 Golden Aster Court
56 Golden Aster Court
58 Golden Aster Court
60 Golden Aster Court
64 Golden Aster Court
66 Golden Aster Court
68 Golden Aster Court
70 Golden Aster Court
72 Golden Aster Court
74 Golden Aster Court
2 Humboldt Court
2-A Humboldt Court—secondary dwelling unit
1056-A Humboldt Road—secondary dwelling unit
20-22-34-36-38 Plumas Street—5 very-low income units
35-A San Benito Road—secondary dwelling unit
1 San Bruno Avenue—15 dwelling units, including 1 moderate income unit and 1 low income unit
720 San Bruno Avenue—very low income unit

2007

7 Humboldt Court
7-A Humboldt Court—secondary dwelling unit
325 Humboldt Road
1120 Humboldt Road—secondary dwelling unit
79 Lily Court
81 Lily Court
83 Lily Court
85 Lily Court
87 Lily Court
89 Lily Court
29-A San Francisco Avenue—secondary dwelling unit
291-293-295 Santa Clara Street--triplex