Housing Policy Department
Received on:
MAR 25 2013

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

Email: jswiecki@ci.brisbane.ca.us

Reporting Period by Calendar Year: 1/1/2012 to 12/31/2012

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; separate reports are submitted 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 1/1/2012 - 12/31/2012

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, 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	5a	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	Est. # Infill Units*	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	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	3	3				
(10) Total by income Table A/A3 ► ►						3	3				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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

Jurisdiction City of Brisbane

Reporting Period 1/1/2012 - 12/31/2012

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 it its housing element to rehabilitate, preserve or acquire 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	
No. of Units Permitted for **Above Moderate**	1	2				3	2

* Note: This field is voluntary

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

Jurisdiction City of Brisbane

Reporting Period 1/1/2012 - 12/31/2012

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.			2007	2008	2009	2010	2011	2012				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	91											91
	Non-deed restricted												
Low	Deed Restricted	66											66
	Non-deed restricted												
Moderate	Deed Restricted	77											73
	Non-deed restricted		3		1							4	
Above Moderate		167	11	2	3	3	1	3				23	144
Total RHNA by COG. Enter allocation number:		401											
Total Units ► ► ►			14	2	4	3	1	3				27	374
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 1/1/2012 - 12/31/2012

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	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.brisbaneca.org
H.A.1.b: Other housing information	Inform public via various means	Ongoing	Housing Element linked to www.brisbaneca.org
H.B.1.a: Rezoning	Accommodate RHNA	1-Oct-12	Drafting form-based codes for new NCRO-3 & R-SWB Districts
H.B.1.b: New zoning district regulations	Comply with CGC Sec 65583.2	1-Oct-12	Drafting form-based codes for new NCRO-3 & R-SWB Districts
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	Ongoing	2006-2010 American Community Survey data reviewed
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	1-Dec-11	Planning Commission recommended draft ordinance 6/14/2012, scheduled for City Council consideration in 2013
H.B.3.c: Parking for accessible units	Reduce parking requirement	1-Dec-11	Planning Commission recommended draft ordinance 6/14/2012, scheduled for City Council consideration in 2013
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.brisbaneca.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	City Council public hearings on draft ordinance 10/15/12 & 11/5/12
H.B.4.b: Inclusionary housing	Comply with State Civil Code	18-Jan-12	Drafting changes to Municipal Code

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

Jurisdiction City of Brisbane

Reporting Period 1/1/2012 - 12/31/2012

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-2011
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	Ongoing	Drafting changes to Municipal Code (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 Dists	1-Oct-12	Ordinance 575 adopted 12/3/12 for R-2 and R-3 Districts
H.E.1.a: Mixed-use & live-work housing	Encourage smart growth	Ongoing	Drafting changes to Municipal Code (with H.B.1.a & b)
H.E.1.b: Mixed-use in new districts	Encourage smart growth	Ongoing	Drafting changes to Municipal Code (with 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	Drafting changes to Municipal Code (with H.B.1.a & b)
H.F.1.a: Green building ordinance	Update as appropriate	Ongoing	Ordinance No. 556 adopted 22-Feb-11

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

Jurisdiction City of Brisbane

Reporting Period 1/1/2012 - 12/31/2012

H.F.2.a: Energy conservation	Inform public via various means	Ongoing	Housing Element linked to www.brisbaneca.org
H.F.2.b: Energy conservation retrofit	Inform public via various means	Ongoing	Housing Element linked to www.brisbaneca.org
H.F.2.c: Renewable energy	Inform public via various means	Ongoing	Housing Element linked to www.brisbaneca.org
H.F.3.a: Water conservation	Inform public via various means	Ongoing	Housing Element linked to www.brisbaneca.org
H.F.3.b: Reduce water usage	Encourage water conservation	Ongoing	Ords. # 543 & 544 adopted 7-Jun-10; Ord. # 548 adopted 1-Nov-10
H.F.4.a: Natural heating/cooling	Promote sustainable development	Ongoing	Planning Commission recommended draft ordinance 10-Nov-11
H.G.1.a: Housing availability/assistance	Inform local employees	Ongoing	Housing Element linked to www.brisbaneca.org
H.G.1.b: Relocation assistance	Reduce vehicle miles traveled	Ongoing	Awaiting new employers generating 100+ commute trips
H.H.1.a: Costs of development	Subsidize affordable housing	Ongoing	See H.B.9.k & H.B.5.a
H.H.1.b: Fiscal impact studies	Maintain public services	Ongoing	Awaiting new residential projects with potential significant effects
H.H.2.a: Sensitive/hazardous lands	Identify/mitigate impacts	Ongoing	See H.H.2.b, H.H.2.c & H.H.2.d
H.H.2.b: Clustered development	HCP consistency	1-Dec-11	Ordinance No. 562 adopted 3-Oct-11
H.H.2.c: Density transfer from multiple sites	Clarify existing ordinance	1-Dec-11	Ordinance No. 562 adopted 3-Oct-11
H.H.2.d: Density transfer from paper streets	Clarify existing ordinance	1-Dec-11	Ordinance No. 562 adopted 3-Oct-11
H.H.2.e: Flood hazard management	Comply with CGC Section 65302	1-Oct-12	General Plan Update awaiting environmental review
H.I.1.a: Regulatory constraints	Simplify & streamline processing	Ongoing	See H.B.1.b, H.B.3.d, H.H.2.b, H.H.2.c & H.H.2.d
H.I.1.b: Residential parking requirements	Provide consistent standards	1-Dec-11	Planning Commission recommended draft ordinance 6/14/2012, scheduled for City Council consideration in 2013
H.I.1.c: Secondary dwelling unit parking	Encourage affordable housing	1-Dec-11	Planning Commission recommended draft ordinance 6/14/2012, scheduled for City Council consideration in 2013
H.I.1.d: Zoning modification process	Increase subdivision opportunities	1-Dec-13	Ordinance 575 adopted 12/3/12
H.I.1.e: Substandard lots & merger	Simplify & streamline processing	1-Dec-13	Ordinance 575 & 574 adopted 12/3/12
H.I.1.f: City staffing	Speedy processing	Annually	Reviewed as part of budget process
H.I.1.g: Keep water/sewer provider informed	Maintain adequate services	As needed	Adopted Housing Element sent to SFPUC 19-Jan-11
H.I.1.h: Annual progress report	Monitor implementation	Annually	City Council review of annual Housing Element report 19-Mar-2012
H.I.2.a: Advise outside agencies	Remove unnecessary constraints	Ongoing	Awaiting any issues to address
H.I.2.b: Work with League of Cities	Remove unnecessary constraints	Ongoing	Awaiting any issues to address

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

Jurisdiction City of Brisbane

Reporting Period 1/1/2012 - 12/31/2012

General Comments:

1/1/2012 - 12/31/2012 Building Permits issued: 3 units total including, 88 Lily Court single family unit; and 3836 Bayshore Boulevard, mixed use, duplex.