CITY OF BRISBANE
Community Development Department
50 Park Place, Brisbane, CA 94005
(415) 508-2120

Housing Policy Department
Received on:
MAR 18 2015

March 11, 2015

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

Dear Ms. Bates,

Please find enclosed the City of Brisbane's Housing Element Status and Annual Progress Report for the 2014 calendar year. Should you or your staff have any questions about the report, please contact Associate Planner Julia Capasso at (415) 508-2120 or jcapasso@ci.brisbane.ca.us.

Sincerely,

John A. Swiecki, AICP
Community Development Director

Encl. (1)

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: Julia Capasso Title: Associate Planner

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

E-mail: jcapasso@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 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 ► ►						3	3	3			
(10) Total by income Table A/A3 ► ►			0	0	0	3	3	3			
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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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 whichmeet 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

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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	2013	2014		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											72
	Non-deed restricted		3		1					1		5	
Above Moderate		167	11	2	3	3	1	3	39	38		100	67
Total RHNA by COG. Enter allocation number:		401	14	2	4	3	1	3	39	39		105	296
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

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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	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 Districit	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. 564adopted 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	Ordinance No. 566 adopted 7-Oct-13

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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 mortage 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 Dists	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

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H.F.1.a: Green building ordinance	Update as appropriate	Ongoing	Ordinance No. 556 adopted 22-Feb-11
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	Ordinance No. 566 adopted 7-Oct-13
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	26-Mar-14	Draft ordinance recommended by Planning Commission in 2012 undergoing review by City Council subcommittee
H.I.1.c: Secondary dwelling unit parking	Encourage affordable housing	26-Mar-14	Draft ordinance recommended by Planning Commission in 2012 undergoing review by City Council subcommittee
H.I.1.d: Zoning modification process	Increase subdivision opportunities	1-Dec-13	Ordinance No. 575 adopted 3-Dec-12
H.I.1.e: Substandard lots & merger	Simplify & streamline processing	1-Dec-13	Ordinances Nos. 574 & 575 adopted 3-Dec-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 3-Mar-14
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

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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 dweling unit at 150 Kings Road, and a triplex at 80 Plumas Road/108-118 Mariposa Street