

RESOLUTION 2015-08

**A RESOLUTION OF THE BRISBANE CITY COUNCIL
AMENDING THE 1994 GENERAL PLAN
TO ADOPT THE 2015-2022 HOUSING ELEMENT**

WHEREAS, the City of Brisbane has undertaken to update the 2007-2014 Housing Element, as required by State law; and

WHEREAS, the California Department of Housing and Community Development had found that the draft 2015-2022 Housing Element will comply with State housing element law; and

WHEREAS, notices of Planning Commission and City Council public hearings on the draft 2015-2022 Housing Element were prepared and posted in conformance with the California Government Code; and

WHEREAS, on February 26 and March 12, 2015, the Planning Commission held public hearings on amending the General Plan to update its Housing Element, considered all pertinent testimony, written and oral, and adopted Planning Commission Resolution GPA-1-14, recommending that the City Council adopt the 2015-2022 Housing Element as amended; and

WHEREAS, the City Council held a public hearing on the 2015-2022 Housing Element on April 2, 2015, and considered the testimony presented and reviewed the Planning Commission's recommendation and the minutes of its meeting, which is incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Brisbane finds as follows:

The adoption of the Housing Element will not have a significant environmental effect, based upon the Environmental Initial Study, and a Negative Declaration is adopted;

The 2015-2022 Housing Element has been prepared in accordance with State law and State General Plan Guidelines, as has been confirmed by the California Department of Housing and Community Development;

The 2015-2022 Housing Element supersedes all previously adopted Housing Elements; and

The 2015-2022 Housing Element is consistent with the 1994 General Plan, as hereby amended.

BE IT FURTHER RESOLVED by the City Council of the City of Brisbane that the 2015-2022 Housing Element is hereby adopted.


Terry O'Connell, Mayor

I hereby certify that the foregoing Resolution 2015-08 was duly and regularly adopted at a regular meeting of the Brisbane City Council on April 2, 2015, by the following vote:

AYES: Councilmembers Conway, Lentz, and Liu

NOES: Councilmember Miller and Mayo O'Connell


Sheri Marie Spediacci, City Clerk

**2015-2022
Housing Element
City of Brisbane**

**City of Brisbane
50 Park Place
Brisbane, CA 94005**



Adopted by the City Council April 2, 2015

Table of Contents

	<u>Page</u>
I. PREPARATION OF THE 2015-2022 HOUSING ELEMENT	I-1
I.1 PURPOSE OF THE HOUSING ELEMENT	I-1
I.2 AIRPORT/LAND USE COMPATIBILITY	I-2
I.3 REVIEW OF THE 2007-2014 HOUSING ELEMENT	I-2
I.4 PUBLIC PARTICIPATION	I-6
I.5 UPDATING THE HOUSING ELEMENT IN COMPLIANCE WITH STATE LAW	I-6
II. COMMUNITY CHARACTERISTICS & HOUSING NEEDS	II-1
II.1 POPULATION CHARACTERISTICS	II-1
II.1.1 Total Population	II-1
II.1.2 Household Size and Type	II-2
II.1.3 Single-parent Households	II-3
II.1.4 Large and Overcrowded Households	II-3
II.1.5 Group Quarters	II-4
II.1.6 The Homeless	II-4
II.1.7 Age	II-5
II.1.8 Seniors	II-6
II.1.9 Persons With Disabilities, Including Developmental Disabilities	II-7
II.1.10 Race/Ethnicity	II-8
II.1.11 Employment and Education	II-10
II.1.12 Farmworkers	II-11
II.1.13 Income Levels	II-11
II.2 HOUSING CHARACTERISTICS	II-14
II.2.1 Total Number of Units	II-14
II.2.2 Unit Type	II-15
II.2.3 Unit Size	II-15
II.2.4 Tenancy	II-16
II.2.5 Vacancy	II-16
II.2.6 Length of Occupancy	II-17
II.2.7 Housing Values and Costs	II-17
II.2.8 Housing Affordability	II-18
II.2.9 Assisted Housing at Risk	II-23
II.2.10 Housing Quality	II-24
III. LAND INVENTORY AND IDENTIFICATION OF ADEQUATE SITES FOR REGIONAL HOUSING NEEDS	III-1
III.1 ADEQUATE SITES SUITABLE FOR RESIDENTIAL DEVELOPMENT	III-1
III.1.1 Brisbane's Regional Housing Need Allocation	III-1
III.1.2 Site Inventory	III-2
III.1.3 Realistic Development Capacity	III-2
III.1.4 Potential Development Constraints	III-10
III.1.5 Zoning to Accommodate the Development of Housing Affordable to Lower Income Households	III-17
III.2 PROVIDING FOR A VARIETY OF HOUSING TYPES AND SPECIAL NEEDS	III-18
IV. HOUSING CONSTRAINTS	IV-1
IV.1 CONSTRAINTS UPON THE SUPPLY OF HOUSING	IV-1
IV.1.1 Governmental Constraints	IV-1
IV.1.1.1 Land Use Regulations	IV-1
IV.1.1.2 Codes and Enforcement	IV-4

IV.1.1.3	On/Off-site Improvements, Residential Utilities and Infrastructure	IV-5
IV.1.1.4	Fees and Exactions	IV-8
IV.1.1.5	Permit Processing and Permit Procedures	IV-10
IV.1.1.6	Constraints to Housing for Persons with Disabilities	IV-13
IV.1.2	Non-governmental Constraints	IV-14
IV.1.2.1	Land Prices	IV-15
IV.1.2.2	Construction Costs	IV-15
IV.1.2.3	Availability of Financing	IV-16
V.	MEETING HOUSING NEEDS	V-1
V.1	MEETING THE RANGE OF HOUSING NEEDS	V-1
V.2	HOUSING AVAILABILITY	V-1
V.2.1	Brisbane Housing Authority's Low and Moderate Income Housing Funds	V-1
V.2.2	Density Bonus	V-2
V.2.3	Affordable Housing Overlays	V-2
V.2.4	Transferable Development Rights	V-3
V.2.5	Secondary Dwelling Units	V-3
V.2.6	Mixed Uses and Live/Work Housing	V-4
V.2.7	Small Sustainable Homes	V-4
V.2.8	Anti-discrimination Legislation	V-4
V.2.9	Tenant Protections	V-5
V.2.10	Mobilehome Park Protections	V-5
V.2.11	Condominium Conversion Controls	V-6
V.2.12	Graduated Density Zoning to Encourage Parcel Assembly	V-6
V.3	HOUSING AFFORDABILITY	V-6
V.3.1	Inclusionary Housing Requirement	V-7
V.3.2	Density Bonus	V-7
V.3.3	Affordable Housing Overlays	V-8
V.3.4	First Time Homebuyers Loan Programs	V-8
V.3.5	Municipal Bonds/Tax Allocation Bonds	V-8
V.3.6	Public/Community-Developed Housing	V-9
V.3.7	Cooperative Housing	V-9
V.3.8	Secondary Dwelling Units	V-9
V.3.9	Shared Housing	V-10
V.3.10	Mobilehome Parks and Manufactured Housing	V-10
V.3.11	Use of Surplus Lands/Landbanking	V-11
V.3.12	Rent Control	V-11
V.3.13	Mortgage Credit Certificate Program	V-12
V.3.14	Home Equity Conversion	V-12
V.3.15	State Multifamily Housing Program	V-12
V.3.16	Technical Assistance and Advisory Services	V-12
V.3.17	Community Development Block Grant Program	V-13
V.3.18	HOME Investment Partnerships Program	V-13
V.3.19	Preservation of Assisted Housing	V-13
V.3.20	Section 8 Rental Subsidies	V-14
V.3.21	Housing Impact Fee and Commercial Linkage Fee	V-14
V.3.22	Rededication of "Boomerang Funds" to Affordable Housing	V-15
V.4	HOUSING QUALITY	V-15
V.4.1	Brisbane Housing Authority's Low and Moderate Income Housing Funds	V-15
V.4.2	North Peninsula Neighborhood Services Center	V-15

V.4.3 Rebuilding Together Peninsula	V-16
V.4.4 San Mateo County Housing Rehabilitation Program	V-16
V.4.5 State Rehabilitation Assistance Programs	V-16

VI. HOUSING GOALS, QUANTIFIABLE OBJECTIVES, POLICIES AND PROGRAMS	VI-1
VI.1 GOALS, OBJECTIVES, POLICIES AND PROGRAMS	VI-1
VI.1.1 Housing Goals	VI-1
VI.1.2 Housing Objectives	VI-2
VI.1.3 Housing Policies and Programs	VI-5

Tables

	<u>Page</u>
<u>I. PREPARATION OF THE 2007-2014 HOUSING ELEMENT</u>	
1. Number of Housing Units at Levels of Affordability (2007-2014)	I-3
2. 2007-2014 Housing Element's Quantified Objectives	I-4 – I-5
<u>II. COMMUNITY CHARACTERISTICS & HOUSING NEEDS</u>	
3. Population Trends (1970-2010)	II-1
4. Population and Household Projections	II-2
5. Household Size (1970-2012)	II-2
6. Household Types (1970-2010)	II-3
7. Age Distribution (1970-2012)	II-6
8. Age of Residents Compared to San Mateo County (2011)	II-6
9. Households with Persons 65+ Years Old (1980-2010)	II-7
10. One-Person Households with Persons 65+ Years Old (1980-2010)	II-7
11. Race and Ethnicity (2000-2010)	II-9
12. Racial/Ethnic Background (2010)	II-9
13. Racial/Ethnic Background (1990-1980)	II-10
14. Occupation of Employed Persons 16+ Years Old (1970, 1980, 1990, 2000 & 2012)	II-10
15. Age, Salary and Education of the Workforce in Brisbane (2011)	II-11
16. Household Income (2000-2013)	II-12
17. Median Household Income (2000, 2011 & 2012)	II-12
18. Brisbane Households by Income Levels (2008-2010)	II-13
19. Projected Brisbane Households by Income Levels (2020-2025)	II-13
20. Total Housing Units (2000-2014)	II-14
21. Housing Type (1980-2014)	II-15
22. Housing Unit Size by Number of Rooms (1980-2012)	II-16
23. Tenancy (1980-2012)	II-16
24. Median Single-Family Home Sales Prices (2005-2013)	II-17
25. Median Condominium Sales Prices (2005-2013)	II-17
26. Average Rents in Brisbane (2013)	II-18
27. Income Limits for San Mateo County (2014)	II-19
28. Home Ownership Affordability--Brisbane (2013)	II-19
29. Rental Housing Affordability—Brisbane (2013)	II-20
30. Secondary Dwelling Rent Survey Results Brisbane (2014)	II-21
31. Home Affordability by Occupation (2013)	II-21
32. Overpaying Households (2000-2012)	II-22
33. Overpaying Households by Income (2012)	II-22
34. Housing Conditions Based Upon Exterior Appearance (1979-2014)	II-24

III. LAND INVENTORY AND IDENTIFICATION OF ADEQUATE SITES FOR REGIONAL HOUSING NEEDS

35. Summary of Housing Sites Inventory	III-4
36. Outline of Sites Also Considered for Rezoning to Residential Uses	III-5
37. Current Land Use and Development Standards for Residential and Mixed-Use Zoning Districts	III-8
38. Proposed Changes to Land Use and Development Standards for Residential and Mixed-Use Zoning Districts [Per Applicable Housing Element Program]	III-10
39. Supplemental Inventory Data	III-11
40. RHNA Summary	III-18

IV. HOUSING CONSTRAINTS

41. Comparison of City of Brisbane Current and Draft Revised Residential Parking Standards	IV-3
42. Comparison of City of Brisbane Building and Planning Processing Fees (Fiscal Years 2008-09 And 2013-14)	IV-8
43. Average Development Fees for 2,400 Sq. Ft. Single-Family Dwelling with 500 Sq. Ft. Garage (2014)	IV-9
44. Average Development Fees for 96-Unit Planned Development Condominium Project (2014)	IV-9
45. Findings for Approval of Multi-Family Development	IV-12
46. Disposition of Applications for Conventional Home Purchase Loans (2012)	IV-16

V. MEETING HOUSING NEEDS

VI. HOUSING GOALS, QUANTIFIABLE OBJECTIVES, POLICIES AND PROGRAMS

47. Quantifiable Objectives (2015-2022)	VI-3 – V-4
---	---------------

Figures

III. LAND INVENTORY AND IDENTIFICATION OF ADEQUATE SITES FOR REGIONAL HOUSING NEEDS

HE.1 City of Brisbane Potential Housing Areas	III-6
HE.2 City of Brisbane Proposed Rezoning Sites	III-7

Appendices

A. Building Permits Issued 1/1/2007-12/31/2014	
B. Review of 2007-2014 Housing Element	
C. The 2007-2014 Housing Element’s Compliance with Government Code Section 65584.9 [AB 1233 (Jones)]	
D. Completeness Checklist	
E. Housing Element Sites Inventory: Opportunity Sites for Residential Development	
F. Environmental Assessment	

I. PREPARATION OF THE 2015-2022 HOUSING ELEMENT

I.1 PURPOSE OF THE HOUSING ELEMENT

All cities and counties in California are required to have a Housing Element to address housing conditions and needs in the community. The Housing Element is one part of the City's General Plan. The Housing Element must plan for the housing needs of all economic segments of the City's population, in balance with land-use, environmental and the other goals set forth in the other General Plan elements.

Article 10.6 of the Government Code sets forth the State's requirements for the Housing Element. Government Code Section 65583 and states, in part, "The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

As mentioned in the introduction to the General Plan, sustainable development is the key conceptual framework for this update to the plan. This sustainable development framework reflects the City's recognition of the serious threats from global warming and climate change. In coordination with the Land Use Element (land use plan), the Housing Element demonstrates how Brisbane will accommodate its share of the regional housing need by identifying housing sites at densities that will meet that need. In keeping with the sustainable development framework of the plan, new areas considered for potential residential development were chosen with the aim of minimizing the contribution of greenhouse gas emissions to global warming.

While it is generally recognized that sustainable development means the use of energy conservation techniques and renewable energy in all new development, it is equally, if not more important, that new development be located in a manner that reduces vehicle miles traveled and the emission of greenhouse gases. In recent years, our knowledge of the causes of global warming has placed a new focus on the relationship between land use (housing, employment, retail and social services and recreation), vehicle miles traveled and greenhouse gas emissions. It is now clear that the past pattern of separating land uses (sprawl) has been a major cause of the increase in greenhouse gas emissions. The identification of housing sites, required by housing element law, provides an opportunity for the City to address this issue by providing the potential for housing development in close proximity to these other uses. It is expected that this will encourage the choice of pedestrian and bicycle trips, and shorter vehicle trips, thereby reducing potential greenhouse gas emissions. It also provides an opportunity to use the existing infrastructure more efficiently.

In September 2006, Governor Schwarzenegger signed the "Global Warming Solutions Act of 2006" (Assembly Bill 32). The bill required that by 2020 the State's greenhouse gas emissions be reduced to 1990 levels, roughly 25% below business as usual estimates. In signing the bill, the Governor declared, "We simply must do everything in our power to slow down global warming before it is too late." Earlier that year, regarding global warming, he stated, "The debate is over. The science is in. The time to act is now."

The "California Sustainable Communities and Climate Protection Act of 2008" (Senate Bill 375) followed AB 32 and required regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. It also required that each region prepare a Sustainable Communities Strategy to

promote compact, mixed-use commercial and residential development, so that new development would be planned to be walkable, bikable and close to public transit, services and other amenities.

As required by SB 375, Plan Bay Area is the San Francisco Bay Area's regional long-range integrated transportation and land-use/housing plan. It was approved by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTA) in 2013. The Plan includes the region's Sustainable Communities Strategy and the 2040 Regional Transportation Plan. Consistent with the development pattern promoted in the Sustainable Communities Strategy, the Regional Housing Need Allocation (RHNA) specified the number of housing units for which each jurisdiction must plan in order to meet the region's housing need at all income levels.

In this Housing Element the City of Brisbane has addressed both the need for housing and greenhouse gas concerns primarily by identifying areas that will be rezoned to the minimum density for which RHNA credits in the low and very low income categories may be given by the State, where development would have the potential to take advantage of existing infrastructure and proximity to existing bus/shuttle lines. This also serves to place new housing in proximity to existing schools, parks and the neighborhood commercial areas which should reduce vehicle miles travelled by reducing the number of vehicle trips between homes and these uses.

I.2 AIRPORT/LAND USE COMPATIBILITY

Government Code Section 65302.3 requires that a local agency's general plan and/or any affected specific plan must be consistent with the applicable airport/land use compatibility criteria in the relevant adopted airport land use plan. The housing policies, goals, programs, and any other provisions to accommodate future housing development, as specified herein, do not conflict with the relevant airport/land use compatibility criteria contained in the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport (2012).

I.3 REVIEW OF THE 2007-2014 HOUSING ELEMENT

The City of Brisbane's 2007-2014 Housing Element was adopted in 2011. As required by state law, the Housing Element identified sufficient realistic capacity at appropriate densities and development standards to permit development of a range of housing types and prices to accommodate Brisbane's share of the regional housing need determination by income level within the 2007-2014 planning period.

Actual construction, though, fell well short of the goals for the 2007-2014 planning period (see Table 1 and Appendix A). Almost three-fourths of the new units produced during the planning period were market-rate single-family residences built as part of the planned development of the Northeast Ridge. About a fifth of the total was split between individual single-family dwellings built elsewhere and duplex/triplex/mixed-use units. The production of secondary dwelling units, conservatively assumed to be affordable to moderate income households, was less than projected. They account for the remainder of the building permits issued during the 2007-2014 planning period.

Table 1.
Number of Housing Units at Levels of Affordability
(2007-2014)

	Very-Low Income	Low Income	Moderate Income	Above- Moderate Income	Total
Regional Housing Need Determination 2007-2014	91	66	77	167	401
2007-2014 Housing Element Housing Sites Inventory*	232		10	207	449
Inventory Based upon Current Zoning (Appendix C)	2	12	10	234	258
2007-2013 Building Permits	0	0	6**	97	103

*2007-2014 Housing Element's Table 34

**Secondary dwelling units conservatively listed here as being affordable to moderate income households
For a complete listing of Building Permits issued, see Appendix A.

The production of units outlined in the 2007-2014 Housing Element's Quantified Objectives (Table 2) reflected the impacts of the poor economy. Fewer multiple-family and secondary dwelling units were constructed than projected, and no affordable units were built on Redevelopment Agency property (the Redevelopment Agency was dissolved in 2012). On the other hand, private efforts to rehabilitate single- and multi-family units during the planning period were strong, and no affordable mobilehome or multi-family rental units were lost due to conversions.

Greater progress was achieved during the planning period in implementing the 2007-2014 Housing Element's policies and programs. These efforts are detailed in Appendix B. Since adoption of the Element in 2011, the zoning ordinance was amended to allow emergency shelters in the SCRO-1 District; to include "transitional housing," "supportive housing," "manufactured housing and mobilehomes" under the definition of "dwelling" and to include "single-room occupancy units" under the definition of "multiple-family dwelling;" to clarify the density transfer and clustered development provisions in the R-BA District; and to update the subdivision ordinance to comply with state law. In addition, the Redevelopment Agency purchased property in the R-BA District for a potential affordable housing development; it has since been transferred to the Brisbane Housing Authority, which is holding it pending a viable proposal from a non-profit developer.

Because not all of the programs contained in the 2007-2014 Housing Element were implemented before the end of its planning period, there was not sufficient zoning capacity to meet the 2007-2014 Regional Housing Needs Allocation (see Appendix C). In attempting to reconfigure the SCRO-1 District into 3 different zoning districts, the Planning Commission determined that site topography, access constraints, current land ownership patterns and community connectivity made the south end of the Southwest Bayshore subarea a poor choice for housing at the densities required under the proposed R-SWB District zoning. Instead, the Commission recommended that the City Council consider alternate sites, including additional sites in Crocker Park (TC-1 District). Moving forward, the City engaged the Urban Land Institute's Technical Assistance Panel (TAP) to consider viable design options and implementation objectives for Crocker Park, which would serve as a springboard for the new zoning. In its report, the TAP preliminarily recommended that an overlay zone allowing mixed-use residential and retail development in the vicinity of the Brisbane Village Shopping Center adjoining Crocker Park could

**Table 2.
2007-2014 Housing Element's Quantified Objectives**

Category	Quantifiable Objectives [Applicable Programs] & Actual Accomplishments	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate	All	
New Construction	1. Maintain single-family residential zoning in the Central Brisbane (R-1), Brisbane Acres (R-BA) and Northeast Ridge (PD) Subareas to continue to allow for construction of new units. [H.B.1.a] <i>Existing zoning was maintained.</i>					54 (R-1) + 4 (R-BA) + 77 (PD) 7 + 3 + 77	135 87	
	2. Continue to allow construction of secondary dwelling units in the R-1 and R-BA Districts. [H.B.1.e] <i>No changes made to secondary dwelling unit requirements.</i>			8 (R-1) 0	6 (R-1) 6		14 6	
	3. Continue to permit transfer of development rights to accommodate new units in the R-BA District. [H.H.2.b, c & d] <i>TDR provisions clarified in 2011, but no new projects approved.</i>					55 0	55 0	
	4. Maintain residential zoning in the Central Brisbane R-2 and R-3 Districts to continue to allow for construction of new units. [H.B.1.a and H.D.1.b] <i>Zoning provisions amended to allow dwelling groups in 2012.</i>				1 (R-2) 0	10 (R-3) + 4 (R-2) 2 + 3	15 5	
	5. Provide for mixed-use units in the NCRO-2 District, including new units on Redevelopment Agency owned property. [H.B.9.b] <i>Redevelopment Agency property remains undeveloped.</i>			2 0	2 0		13 3	17 3
	6. Rezone the southern portion of the SCRO-1 District (Southwest Bayshore Subarea south of the mobilehome park) to a new R-SWB District allowing 20 units per acre minimum. [H.B.1.b] <i>No new zoning adopted.</i>				93 – 1 (emergency shelter) = 92 0		2	92 2
	7. Include emergency shelters as a permitted use ("by-right") in the new R-SWB District. [H.B.3.i] <i>SCRO-1 District zoning amended to permit emergency shelters; none built.</i>	1 0						1 0
	8. Maintain the northern portion of the SCRO-1 District (Southwest Bayshore Subarea north of the mobilehome park) as mixed use, with no minimum density. [H.B.1.g, H.D.1.b & H.D.1.c] <i>Zoning maintained but no new development.</i>				2 0	3 0	45 0	50 0
	9. Rezone the eastern portion of the TC-1 District (Crocker Park Subarea) to a new NCRO-3 District allowing 24 units per acre minimum as part of a mixed use [H.B.1.a] <i>No new zoning adopted.</i>				72 0	53 0		125 0
Totals		1 0	178 0	63 6	262 97	504 103		

Table 2. (Continued)
2007-2014 Quantifiable Objectives

Category	Quantifiable Objectives [Applicable Programs]	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate	All
Rehabilitation	11. Promote the rehabilitation of housing units by advising property owners of the San Mateo County Housing Rehabilitation Program and similar resources for units in need of replacement or with structural deficiencies. [H.B.9.g, H.C.1.b & H.C.1.d] <i>Rebuilding Together projects.</i>	9	5	10			24
		4					4
	12. Acquire and rehabilitate vacant/abandoned/deteriorated residential units and make them available as affordable housing. [H.B.9.d] <i>No units acquired.</i>	20 0					20 0
		13. Encourage private rehabilitation of market-rate units. [H.C.1.a] <i>Building Permits issued for private remodeling projects.</i>				8	23
			55		55		
Totals		9 + 5 + 10 + 8 + 20 = 52				23	75
		4			55		59
Conservation	14. Encourage the retention of affordable units by amending the Zoning Ordinance to designate the mobilehome park in the Southwest Bayshore subarea for mobilehome uses only. [H.B.1.b] <i>No new zoning district created.</i>	62 0					62 0
		200					200
	15. Encourage retention of at least 200 rental units in the R-2, R-3 and NCRO-2 Districts by requiring a public process for condominium conversions. [H.B.4.a] <i>Ordinance No. 566 adopted.</i>	200					200
Totals			62 + 200 = 262			262	
		200					200

For details regarding Quantifiable Objectives, refer to Table 47 in the 2007-2014 Housing Element.

provide a buffer between existing downtown and industrial uses, as well as a connection between existing residential neighborhoods in Central Brisbane and the Northeast Ridge.

I.4 PUBLIC PARTICIPATION

Government Code Section 65583(c)(8) requires the City to “make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element.” In order to meet this requirement, the City undertook various means of gaining community input.

An email list was compiled of local and regional stakeholders, based upon input from the 21 Elements countywide Housing Element Update collaboration project, and the list was used to give notice of all study sessions and public hearings held by the Planning Commission and City Council. In addition, notice of each study session/public hearing was posted on the City’s website and weekly blog. The Community Development Department maintained a webpage devoted to the Housing Element Update process, with links to additional sources of information. The process was also publicized in the City’s newsletters, which are mailed monthly to all residents and businesses in the city.

The Planning Commission held a series of 8 public study sessions to review each of the chapters of the Housing Element as they were preliminarily updated. On August 11, 2014, after the conclusion of the study sessions and prior to the Planning Commission’s first public hearing on August 28th, the draft 2015-2022 Housing Element was made available to the public. The Planning Commission held 2 public hearings on the draft Housing Element. After considering comments received from citizens, property owners and other stakeholders (including the Housing Leadership Council of San Mateo County, San Francisco Organizing Project/Peninsula Interfaith Action and Greenbelt Alliance), the Commission provided recommendations to the City Council on the new housing sites (beyond existing potential) that would be suitable for meeting the RHNA requirements and on the Housing Element goals, policies and programs. Subsequently, the City Council held three workshops and meetings to take further public comment and to review the goals and the potential new housing sites for meeting the RHNA requirements. The preliminary draft Housing Element was approved by the City Council on November 20, 2014, for submittal to the Housing and Community Development Department (HCD) for review and comment prior to adoption. At public hearings on February 26 and March 12, 2015, the Planning Commission considered the draft Housing Element, incorporating the revisions made in response to HCD’s comments, reviewed alternatives for overlay zoning, and at the conclusion of the public hearings, recommended adoption of the draft Housing Element. The draft Housing Element was then adopted by the City Council at its public hearing on April 2, 2015.

All of the Planning Commission and City Council meetings were video recorded and broadcast live on the City’s cable television channel. The video recorded meetings were rebroadcast a number of times, as well as archived on the City’s website, to provide greater outreach and opportunities to watch.

I.5 UPDATING THE HOUSING ELEMENT IN COMPLIANCE WITH STATE LAW

In preparing the 2015-2022 Housing Element, a wide range of possible alternatives for providing more housing opportunities through rezoning was considered. Although rezoning of the southern portion of the Southwest Bayshore subarea as proposed in the previous Housing Element was no longer under consideration, the Planning Commission did examine the housing potential of other subareas before concluding that none were more appropriate (Table 36). Instead, additional potential for housing was identified in portions of the Crocker Park subarea. Through consideration of these alternatives, the City

Council confirmed the Commission's recommendation, as reflected in the updated Housing Element for the 2015-2022 planning period.

In addition, the goals, objectives, policies and programs from the 2007-2014 Housing Element are being updated to reflect what has been learned from the results of the previous element (see Appendix B). To increase the potential for affordable housing, the Crocker Park TC-1 District zoning is proposed to be revised to incorporate affordable housing overlays to allow residential or mixed uses, subject to minimum densities to comply with California Government Code requirements, with incentives to provide higher densities. A residential overlay would apply to three properties on the south side of Park Lane near the existing R-2 District, while a mixed use overlay would apply to two properties on the east side of Park Place near the existing NCRO-1 District. In addition, the density bonus ordinance will be revised to provide greater flexibility. To encourage more secondary dwelling units, senior housing and dwelling designed and designated for persons with disabilities, revisions to the parking requirements specifically for those types units will be considered as part of the proposed parking requirement amendments. To further encourage the production of more secondary dwelling units, a number of additional program options are proposed. To conserve existing affordable housing, a new zoning district will be created to further protect the mobilehome park.

Many of the policies and programs from the 2007-2014 Housing Element will remain in effect in this updated element, some with further refinements to reflect the requirements of State law, while those whose purpose has been accomplished will be deleted. A complete accounting of the 2015-2022 Housing Element's compliance with State law is provided in Appendix D.

II. COMMUNITY CHARACTERISTICS & HOUSING NEEDS

II.1 POPULATION CHARACTERISTICS

Brisbane is a city of 4,431 residents, according to California Department of Finance estimates for January 1, 2014, up from the 4,282 residents found by the 2010 U.S. Census. Reversing a declining trend since the 1970s, the city grew by 21.8% from 1990 to 2000, and by 19% within the past decade. In comparison, the County-wide growth rate was 2% from 2000 to 2010. While the rate of growth in Brisbane continues to be significant, its impact has been modulated by long-term efforts to assimilate newly-developed neighborhoods into the social fabric of the rest of the city. This planned growth has allowed Brisbane to maintain a manageable, fiscally-sufficient and socially integrated community. It continues to house seniors, single parents and working families despite the intense real estate market pressures of the Bay Area.

A number of population trends are apparent from the U.S. Census data. Although Brisbane's population has increased, average household size has remained steady, while both single-parent households and large households have increased in number. The median age has continued to increase, but the changing age distribution indicates a new wave of "millennials" (ages 20-34) rising, which may influence future housing needs and preferences as significantly as the growing population of seniors. Brisbane has continued to become more ethnically diverse, with those of Asian and Hispanic/Latino ethnic/racial background comprising increasingly significant segments of the community.

II.1.1 Total Population

According to the 2010 U.S. Census, Brisbane grew significantly during the preceding two decades, reversing a trend observed in 1980 and 1990. This growth was largely attributable to construction of The Ridge, a planned development of condominium flats, townhouses and detached single-family homes located in the Northeast Ridge subarea, the final phase of which is currently under construction.

Table 3.
Population Trends
(1970-2010)

	1970	1980	Change	1990	Change	2000	Change	2010	Change
Total Population	3,003	2,969	-1.1%	2,952	-0.6%	3,597	+21.8%	4,282	+19.0%
Total Households	1,133	1,362	+20.2%	1,300	-4.6%	1,620	+24.6%	1,821	+12.4%
Total Units	1,172	1,405	+19.9%	1,382	-1.6%	1,831	+32.5%	1,934	+5.6%

Source: 1970, 1980, 1990, 2000 & 2010 U.S. Census

Since the 2010 U.S. Census, the 2008-2012 American Community Survey had calculated an estimated total population of 4,266 for Brisbane in 2012. The California Department of Finance estimated the city's population to be 4,431 residents as of January 1, 2014.

Projections for Brisbane's growth within the coming decades have been tempered by the recent economic

downturn. The Association of Bay Area Governments (ABAG) in its Projections 2009 had expected Brisbane’s population to grow in the coming decades at an even faster pace than it had in the past two. It projected a population of 7,000 in 2030, a 63% increase from 2010, with the number of households increasing by 77%. ABAG’s Projections 2013, consistent with the recently approved Plan Bay Area, forecasts a 12% population increase and a 10% increase in households from 2010 to 2030.

Table 4.
Population and Household Projections

		2010	2015	2020	2025	2030	2035	2040
Projections 2009	Population	3,900	4,600	5,300	6,100	7,000	7,700	n/a
	Households	1,730	2,040	2,330	2,690	3,070	3,410	n/a
Projections 2013	Population	4,282	n/a	4,500	n/a	4,800	n/a	5,100
	Households	1,821	n/a	1,910	n/a	2,000	n/a	2,090

Source: Association of Bay Area Governments’ Projections 2009 & Projections 2013

II.1.2 Household Size and Type

Although Brisbane’s total population has increased, average household size declined from 1990 to 2000 and has since remained relatively static. The average number of persons for all households (excluding group quarters) was 2.34 according to the 2010 U.S. Census and was 2.41 in 2014 according to the

Table 5.
Household Size
(1970-2012)

	1970	1980	1990	2000	2010	2012
1 Person	280 (24.8%)	502 (36.9%)	438 (33.7%)	564 (34.8%)	554 (30.4%)	780 (41.4%)
2 Persons	379 (33.6%)	457 (33.5%)	450 (34.6%)	576 (35.6%)	626 (34.4%)	563 (29.9%)
3 Persons	189 (16.8%)	172 (12.6%)	200 (15.4%)	221 (13.6%)	302 (16.6%)	239 (12.7%)
4 Persons	133 (11.8%)	152 (11.2%)	140 (10.8%)	173 (10.7%)	222 (12/2%)	301 (16.0%)
5 Persons	71 (6.3%)	54 (4.0%)	40 (3.1%)	55 (3.4%)	71 (3.9%)	
6 or More	76 (6.7%)	25 (1.8%)	32 (2.5%)	31 (1.9%)	46 (2.5%)	
Total Households	1,128	1,362	1,300	1,620	1,821	1,883
Persons/Household*	2.66	2.18	2.27	2.20	2.34	N/A

Source: 1970, 1980, 1990, 2000 & 2010 U.S. Census, 2008-2012 American Community Survey

*Does not include Group Quarters population.

California Department of Finance. The average household size of owner-occupied units was 2.51 and of renter-occupied units was 2.04, according to the 2010 U.S. Census. According to the 2008-2012 American Community Survey 5-Year Estimates, one-person households are the most prevalent, followed

by two-person households (Table 5); although, it should be noted that these results are subject to a wide margin of error (+/-3.8 to +/-7.0).

The percentage of households with children, which had decreased from 1970 through 2000, increased within the past decade (Table 6). The percentage, though, is still well below that found in San Mateo County (31%) and statewide (33%), according to the 2009-2011 American Community Survey.

**Table 6.
Household Types
(1970-2010)**

	1970	1980	1990	2000	2010
One-Person Households	25.1%	36.9%	33.7%	34.8%	30.4%
Married Couples Without Children Present	31.2%	22.8%	23.3%	23.9%	24.9%
Unrelated Housemates/ Nonfamily Households	3.9%	10.3%	12.7%	12.7%	11.2%
Relatives Except Spouses, Parents, Children	4.3%	4.0%	6.5%	5.6%	7.9%
Married Couples With Children Present	28.9%	17.8%	18.4%	16.4%	19.4%
Single Parents With Children	6.5%	8.3%	5.5%	6.6%	6.2%

Source: 1970, 1980, 1990, 2000 & 2010 U.S. Census

Notes: Offspring 18 years or older included as “children” only in 1990 U.S. Census. Same-sex-couple households with no relatives of the householder present are tabulated in “nonfamily households.”

II.1.3 Single-parent Households

Families with one parent, often the sole provider, may need affordable housing or units designed to accommodate occasional or full-time dependent children. The number of single-parent households in Brisbane increased from 2000 to 2010 according to the U.S. Census. In 2000, there were 73 female-headed households with children under the age of 18 years and 34 male single-parent households with children. In 2010, there were 86 female-headed households with related children under 18 years and 41 households with a male single parent and his own children.

Female-headed households have special housing needs because female workers generally receive lower wages. To find affordable housing in 2014, for example, a single mother with one child in the low income group would need a 1-bedroom unit at a monthly rent of not more than \$1,810, according to Table 29. Based upon the limited data available, it appears that the average rent asked in 2013 for a 1-bedroom unit was an affordable \$1,550 (Table 26). It might also be noted that, according to the 2009-2011 American Community Survey, none of the female-headed households in Brisbane are below the poverty line.

II.1.4 Large and Overcrowded Households

There were 117 households in Brisbane with 5 or more persons, according to the 2010 U.S. Census, a significant increase from the 86 households found in 2000 (Table 5). As a percentage of the total, such large households increased from 5.3% to 6.4%. The needs of large households may be reflected in the degree of overcrowding, indicating a continuing need for large units to accommodate the needs of large households.

The 2008-2012 American Community Survey estimated that 2.5% of the 1,883 total occupied housing units had 1.01 or more occupants per room, which the United States Department of Housing and Urban

Development (HUD) defines as being “overcrowded” (no extremely overcrowded units with more than 1.5 persons per room were found). Breaking these down by tenure, 3.5% of the owner-occupied housing units were overcrowded, while only 0.9% of the renter-occupied units were. The total 47 overcrowded units were fewer than the 96 units with 1.01 or more persons per room found in the 2000 U.S. Census.

To reduce overcrowding, it may not be sufficient to simply provide larger units. According to the 2008-2012 American Community Survey, while 16.0% of the households have 4 or more persons, 13.9% of the occupied housing units had 4 or more bedrooms. With the majority of the housing stock (including the larger units) being more expensive owner-occupied or for-sale units, it appeared that the cost, rather than the availability, of larger units was the likely cause of overcrowding.

II.1.5 Group Quarters

The 2010 U.S. Census identified Brisbane has having a “noninstitutional group quarters” population of 16 individuals (0.4% of the total population), down from 40 (1.1%) in 2000 and 42 (1.4%) in 1990. As defined by the Census, “noninstitutional group quarters” include “college or university dormitories, military barracks, group homes, shelters, missions, and flophouses.” These individuals are not included in household population figures and are not reflected in the persons per household calculation. Based upon 2000 U.S. Census block data, the communal living arrangements at 234 Santa Clara Street, 693 Sierra Point Road and 103 Ross Way and the alcohol and drug recovery group home formerly at 105 McLain Road appear to have been classified as “noninstitutional group quarters.” Also included in the 1990 U.S. Census “noninstitutional group quarters” population was the “homeless visible near streets,” but none were identified in the data released from either the 2010 or 2000 U.S. Censuses.

II.1.6 The Homeless

As noted above, the 2010 and 2000 U.S. Census did not identify any homeless in Brisbane; although, the 1990 U.S. Census had found 11 “homeless visible near streets.” The 2013 San Mateo County Homeless Census and Survey found no homeless within Brisbane.

According to the Brisbane Police Department (February 2014), typically the number of homeless in Brisbane at any one time does not exceed 1 or 2 individuals, usually single male transients along Bayshore Boulevard. Some appear to have substance abuse issues, and those that appear to be mentally ill are transported via the SMART (San Mateo County Mental Health Assessment and Referral Team) van to San Mateo County Medical Center for evaluation and medical assistance, if necessary. Those homeless who do not appear to be in need of medical evaluation are assisted with transportation to the Safe Harbor Shelter in South San Francisco.

Housing appropriate to meet the needs of the homeless may take a number of different forms. “Emergency shelters” provide “minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person” according to Health & Safety Code Section 50801(e). “Transitional housing” may be “configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months” per Health & Safety Code Section 50675.2(h). “Supportive housing” is defined by Health & Safety Code Sections 50675.14(b)(1) & (2) as “housing with no limit on length of stay, that is occupied by ... persons with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, ... and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the house, improving his or health status, and

maximizing his or her ability to live and, when possible, work in the community.” Another potential type of housing for the homeless and single extremely-to-very-low income individuals are “supportive housing single-room occupancy units.” A supportive single-room occupancy building would typically include very small private rooms for one individual that may include a small refrigerator and/or microwave, but no permanent cooking facilities. The units would share bathrooms, along with a living room and kitchen. Meeting rooms or offices would be included where various social support services could be provided on-site. While the number of such units in a building may vary, the term usually applies to facilities much larger than the typical group home.

Per 2007-2014 Housing Element Program H.B.3.i, the zoning regulations for the SCRO-1 Southwest Bayshore Commercial District were amended to allow emergency shelters as a permitted use (BMC Sections 17.16.020 & 17.16.040.J). Given its number of vacant parcels, residential buildings and small convertible warehouses (see Appendix E, Table E-5), this district has the realistic capacity for development/reuse to accommodate at least 1 year-round emergency shelter with a maximum capacity of 12 beds, which should be sufficient to meet the need identified above. As evidenced by the City’s past approval of Use Permits for two group care homes (for alcohol and drug recovery, totaling a maximum capacity of 18 beds) in this district, emergency shelters would be compatible with other uses and would not be subject to environmental constraints that would preclude their development. This district is particularly appropriate, because Bayshore Boulevard is a transit corridor providing access to job centers and community services to the north and south.

Per 2007-2014 Housing Element Program H.B.3.h, the City of Brisbane cooperated with the County of San Mateo in developing programs to provide shelter and services for the homeless. For example, the City contributes each year from its housing fund to HIP (Human Investment Project) Housing’s transitional housing program for the homeless and extremely-low income households. The City joined all of the other jurisdictions in the County in adopting the ten-year HOPE Plan (Housing Our People Effectively: Ending Homelessness in San Mateo County), which seeks to move homeless people into permanent housing instead of shelters by increasing the stock of affordable and subsidized housing.

Per 2007-2014 Housing Program H.B.1.f, the Brisbane Municipal Code has been amended to include ‘transitional housing’ and ‘supportive housing’ under the definition of ‘dwelling’ and to include ‘single-room occupancy units’ under the definition of ‘multiple-family dwelling.’

II.1.7 Age

The median age in Brisbane according to the 2008-2012 American Community Survey was 43.1 years old, continuing the rising trend from earlier decades (41.7 in 2010, 40.3 in 2000, 36.5 in 1990, 33.6 in 1980 and 29.4 in 1970). Available data (Table 7) indicated a further increase in the percentage of the population 55 years old and older, along with a decrease in the percentage of the population between 35 and 44 years of age. The largest segment of the population according to the 2010 U.S. Census was 35 to 64 years old; although estimates from the 2008-2012 American Community Survey appear to also indicate a rise in the “Millennial Generation” (ages 20 to 34).

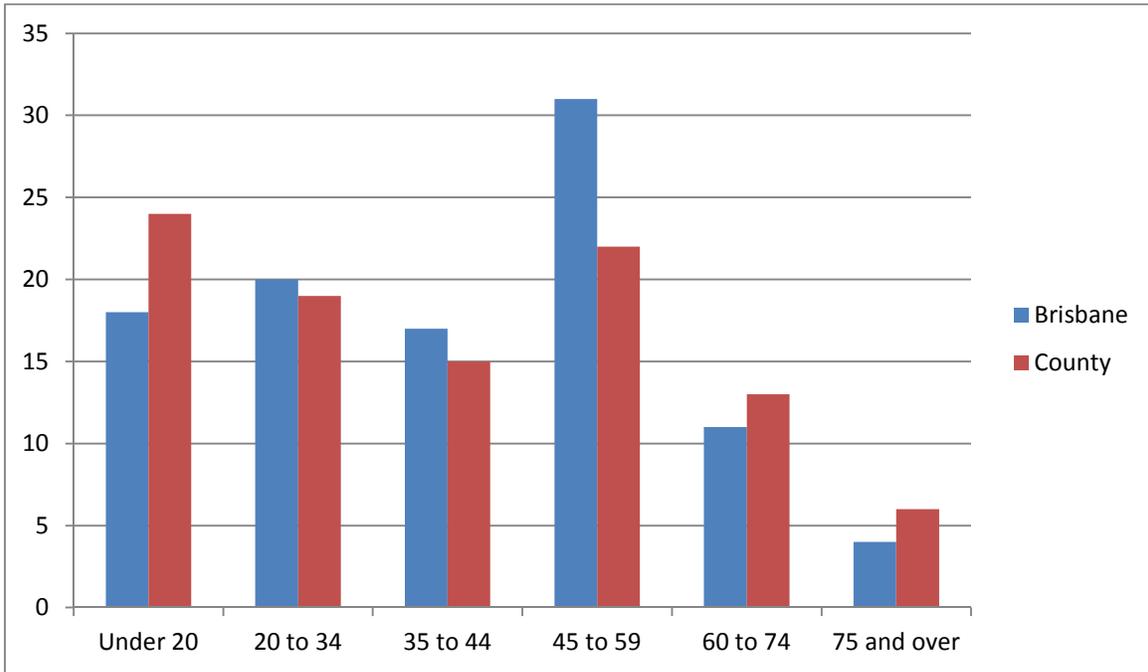
Brisbane’s age distribution differs from that of San Mateo County as a whole. As was also seen in the 1990 and 2000 U.S. Censuses, Brisbane has a greater percentage of adults from 20 to 59 years of age, while the County has larger percentages of persons less than 20 years of age and more than 59 years of age (Table 8).

**Table 7.
Age Distribution
(1970-2012)**

	0-4 Years Old	5-14 Years Old	15-24 Years Old	25-34 Years Old	35-44 Years Old	45-54 Years Old	55-64 Years Old	65-74 Years Old	75+ Years Old
2012	240 (5.6%)	322 (7.6%)	464 (10.8%)	604 (14.2%)	596 (14.0%)	775 (18.2%)	797 (18.7%)	323 (7.6%)	145 (3.4%)
2010	284 (6.6%)	433 (10.1%)	321 (7.5%)	581 (13.5%)	775 (18.1%)	764 (17.8%)	695 (16.2%)	271 (6.4%)	158 (3.7%)
2000	161 (4.5%)	371 (10.3%)	306 (8.5%)	553 (15.4%)	796 (22.1%)	759 (21.1%)	359 (10.0%)	179 (5.0%)	113 (3.2%)
1990	184 (6.3%)	293 (9.9%)	270 (9.1%)	600 (20.3%)	690 (23.4%)	393 (13.3%)	244 (8.2%)	190 (6.4%)	88 (3.0%)
1980	173 (5.8%)	313 (10.5%)	415 (14.0%)	675 (22.7%)	413 (13.9%)	319 (10.7%)	346 (11.7%)	221 (7.4%)	94 (3.2%)
1970	255 (8.5%)	508 (16.9%)	479 (16.0%)	509 (16.4%)	308 (10.3%)	377 (12.6%)	335 (11.2%)	165 (5.5%)	67 (2.2%)

Source: 2008-2012 American Community Survey; 2010, 2000, 1990, 1980 & 1970 U.S. Census

**Table 8.
Age of Residents Compared to San Mateo County
(2011)**



Source: 2007-2011 American Community Survey

II.1.8 Seniors

Persons over 65 years of age remain an important segment of Brisbane’s citizenry—approximately 11%

of the population, according to 2008-2012 data (Table 7), and the number and percentage of households containing persons 65 years or older increased from the 2000 Census to the 2010 Census (Table 9). Over 19% of all households in Brisbane contained one or more persons 65 or more years old, according to the 2000 U.S. Census, down from almost 17% in 1990. The number of persons 65 years or older living alone and the percentage of such households increased from 2000 to 2010 (Table 10).

Table 9.
Households with Persons 65+ Years Old
(1980-2010)

	1980	1990	2000	2010
Number of Households	248 (18.2%)	220 (16.9%)	244 (15.1%)	348 (19.1%)

Source: 1980, 1990, 2000 & 2010 U.S. Census

Table 10.
One-Person Households with Persons 65+ Years Old
(1980-2010)

	1980	1990	2000	2010
Number of Households	118 (8.7%)	95 (7.3%)	102 (6.3%)	122 (6.7%)

Source: 1980, 1990, 2000 & 2010 U.S. Census

Many seniors have difficulty finding housing they can afford on fixed and often small incomes. Senior householders of owner-occupied homes (totaling 220 households, according to the 2010 U.S. Census) can generally afford the relatively low costs of mortgages established many years ago (although maintenance costs may present a problem), but senior citizens facing the uncertain costs of rental units are not as fortunate. According to the 2010 Census, there were 59 householders 65 years or older who were renting in Brisbane at that time.

To help meet these needs, the City, in conjunction with Bridge Housing Corporation, built a senior housing complex in the Central Brisbane subarea in 2000, close to services and shopping, providing 4 rental units affordable to very-low-income households, 2 rental units affordable to low-income households and 8 rental units affordable to moderate-income households. To accommodate a range of household options, 2 of the 14 units contained two bedrooms.

II.1.9 Persons With Disabilities, Including Developmental Disabilities

The 2008-2012 American Community Survey estimates that 423 persons (9.9% of the total population) in Brisbane have a disability, which the U.S. Census Bureau defines as “a long-lasting physical, mental or emotional condition [that] can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning or remembering.” Of these, 14 were under 18 years of age, 280 were from 18 to 64 years old, and 129 were over 64 years old. The most common disabilities were an

ambulatory difficulty (226 persons) or an independent living difficulty (161), followed by a vision difficulty or a cognitive difficulty (105 each), hearing difficulty (90) or self-care difficulty (54). Among the population over 64 years old, 21% had an ambulatory difficulty, 14% had an independent living difficulty, and 12% had a hearing difficulty.

According to the Golden Gate Regional Center, there were 22 persons in Brisbane in 2013 with developmental disabilities, which the State defines as an individually substantial disability (such as mental retardation, cerebral palsy, epilepsy and autism) originating before an individual becomes 18 years old and expected to continue indefinitely (Welfare and Institutions Code Section 4512). Of these, 17 lived with parents or legal guardians and 5 resided in independent/supportive living settings.

Persons with disabilities often need specially designed housing. If unable to work, they may need affordable housing. Access to various types of supported living services is particularly critical for those with developmental disabilities to live as independently as possible. Much of the housing in Brisbane is on steep slopes which make provision of facilities accessible to persons with disabilities (ramps, parking spaces, elevators, etc.) difficult and expensive. To minimize governmental constraints upon the provision of accessible housing, in 2011 the City adopted new ministerial processes to approve exceptions to the Zoning Ordinance for reasonable accommodation for persons with disabilities. In addition, to help assure that supportive housing will be accommodated, the term was included in the zoning ordinance's definition of "dwelling." Under the development agreement for the Northeast Ridge project, up to 135 units were made adaptable so as to be available for handicapped residents for an additional price. In the senior housing complex in Central Brisbane, all 7 of the first-floor units have accessible bathrooms and handicapped-adaptable kitchens. The mixed-use project at 1 San Bruno Avenue was required to provide 1 unit designed to be accessible to persons with disabilities and 5 units designed to be adaptable. The California Building Code now requires that accessibility improvements be included in residential projects containing 3 or more units (4 or more if condominiums).

II.1.10 Race/Ethnicity

Historically, Brisbane has been fairly homogenous in racial make-up; although, those of Asian and Hispanic descent have made up an increasing proportion of the City's population (see Table 11). Due to changes in the format of the Census, it is not possible to directly compare the results of the 2010 U.S. Census with earlier ones, but it is apparent that Hispanics and Asians have increased in number and as a percentage of the total population since the 1980, 1990 and 2000 U.S. Censuses (see Tables 12 and 13).

Although limited data is available, no evidence has been found to show a disproportionate number of ethnic minority households within the lower income levels in Brisbane. The housing needs of ethnic minorities are addressed as a part of the City-wide need for affordable housing. Antidiscrimination laws prohibit unfair housing practices and are enforced to protect the housing rights of ethnic minorities, which the City has publicized through its website.

**Table 11.
Race and Ethnicity
(2000-2010)**

Race	2000		2010	
	Number	Percent	Number	Percent
White	2624	72.9%	2,578	60.2%
Black	38	1.1%	80	1.9%
Asian	524	14.6%	1,084	25.3%
Other Race	226	6.3%	244	5.8%
Multi-racial	185	5.1%	296	6.9%
Ethnicity	Number	Percent	Number	Percent
Hispanic	550	15.3%	712	16.6%
Not-Hispanic	3047	84.7%	3570	83.4%

Source: 2000 & 2010 US Census

**Table 12.
Racial/Ethnic Background
(2000-2010)**

	Race Alone or in Combination		Hispanic or Latino	
	2000	2010	2000	2010
White	2,780 (77.3%*)	2,824 (66.0%*)	Not applicable	413 (9.6%)
Black or African American	66 (1.8%*)	132 (3.1%*)	Not applicable	0 (0%)
American Indian and Alaska Native	52 (1.4%*)	55 (1.3%*)	Not applicable	11 (0.3%)
Asian	598 (16.6%*)	1,250 (29.2%*)	Not applicable	25 (0.6%)
Native Hawaiian and Other Pacific Islander	45 (1.3%*)	71 (1.7%*)	Not applicable	2 (0%)
Some Other Race	249 (6.9%*)	270 (6.3%*)	Not applicable	162 (3.8%)
Two or More Races	Not applicable	Not applicable	Not applicable	99 (2.3%)

* Total exceeds 100% because individuals may report more than one race.
Source: 2000 & 2010 U.S. Census

**Table 13.
Racial/Ethnic Background
(1990-1980)**

	White	Hispanic & Latino	Asian, Native Hawaiian & Other Pacific Islander	Black & African American	American Indian & Alaska Native	Other
1990	2,252 (76.3%)	415 (14.1%)	225 (7.6%)	45 (1.5%)	12 (0.4%)	3 (0.1%)
1980	2,441 (82.2%)	363 (12.3%)	93 (3.1%)	20 (0.7%)	15 (0.5%)	36 (1.2%)

Source: 1990 & 1980 U.S. Census

II.1.11 Employment and Education

According to the 2008-2012 American Community Survey, 2,432 Brisbane residents 16 years old or older were employed in 2012 (see Table 14). This compares to 2,097 in 2000, 1,172 in 1980 and 1,700 in 1990 (see Table 15). The occupational mix of Brisbane’s labor force found in the 2008-2012 American Community Survey remained relatively unchanged from that identified in the 2000 U.S. Census (Tables 14 & 15). In 2012 as in 2000, 70% of the workers were in “white collar” jobs (management, business, science, arts, sales and office) up from 65% in 1990, 62% in 1980 and 47% in 1970. The proportion of “blue collar” workers (natural resources, construction, maintenance, production, transportation and material moving) continued to decrease from 37% in 1970, 27% in 1980, and 25% in 1990, and 18% in 2000 to 16% in 2012. Service workers made up the remainder of the employed population.

**Table 14
Occupation of Employed Persons 16+ Years Old
(1970, 1980, 1990, 2000 & 2012)**

Occupation	1970	1980	1990	2000	2012
Management, Business, Science, Arts, Sales and Office*	670 (49%)	1,060 (62%)	1,107 (65%)	1,466 (70%)	1,712 (70%)
Production, Transportation and Material Moving**	502 (37%)	460 (27%)	429 (25%)	382 (18%)	200 (8%)
Service***	178 (13%)	154 (9%)	164 (10%)	249 (12%)	337 (14%)
Natural Resources, Construction and Material Moving****	6 (0%)	38 (2%)	0 (0%)	0 (0%)	183 (8%)
Total Employed Persons	1,356	1,172	1,700	2,097	2,432

*2008-2012 American Community Survey split this category into “Management, Business, Science and Arts” (1,143 persons) and “Sales and Office” (569 persons); 2000 U.S. Census split this category into “Management, professional, and related occupations” (980 persons) and “Sales and office occupations” (486 persons); prior to that it was listed as “Administrative/Professional/Technical Sales/Clerical”

**2000 U.S. Census split this category into “Construction, extraction, and maintenance occupations” (194 persons) and “Production, transportation and material moving occupations” (188 persons); prior to that it was listed as “Production/Industrial/Transportation”

***Previously listed as “Food/Protective/Other Service”

****Previously listed as the more limited category “Farming/Forestry/Fishing”

Source: 1970, 1980, 1990 & 2000 U.S. Census, 2008-2012 American Community Survey

According to the Census Bureau’s “On the Map” data (2011), Brisbane has 6,090 workers within its city limits. Over two-thirds of these have jobs that pay more than \$3,333 per month. Most employed Brisbane residents (90%) leave the city to work, while 97% of people employed in Brisbane do not live within the city. For more information regarding the workforce in Brisbane, refer to the following table.

Table 15
Age, Salary and Education of the Workforce in Brisbane
(2011)

		Percentage of the Workforce
Jobs by Worker Age	Age 29 or Younger	14%
	Age 30 to 54	68%
	Age 55 or Older	18%
Salaries Paid by Brisbane Employers	\$1,250 per Month or Less	7%
	\$1,251 to \$3,333 per Month	24%
	More than \$3,333 per Month	69%
Jobs by Worker Educational Attainment	Less than High School	10%
	High School or Equivalent, No College	14%
	Some College or Associate Degree	25%
	Bachelor’s Degree or Advanced Degree	37%
	Educational Attainment Not Available*	14%
Total Workers	6,090	100%

Source: 2011 Census “On the Map” Data

*Not available for workers 29 years old and younger

The Association of Bay Area Governments, as part of Plan Bay Area (2013), forecasted that jobs would increase in Brisbane by 15% from 2010 to 2040. Previously, ABAG’s Projections 2009 had expected local jobs to increase by 65% from 2010 to 2025. These were largely expected to be in the financial and professional services sector and the health, educational and recreational service job sector.

II.1.12 Farmworkers

According to the 2008-2012 American Community Survey, no persons in Brisbane identified their occupations being in farming. Given the location of Brisbane in an urban corridor, there is not a high demand for farmworkers in the area. The housing needs of farmworkers, particularly if they are seasonally employed, are for low cost rental housing. The 2010 U.S. Census identified no housing units for migratory workers.

II.1.13 Income Levels

Household income in Brisbane has increased since the 2000 U.S. Census, according to the 2008-2012 American Community Survey and the Association of Bay Area Governments.

**Table 16.
Household Income
(2000-2013)**

	2000		2012		2013	
	Number	Percent	Number	Percent	Number	Percent
Under \$25,000	279	17%	218	11.6%	146	8%
\$25,000 to \$34,999	86	5%	117	6.2%	91	5%
\$35,000 to \$49,999	257	16%	177	9.4%	164	9%
\$50,000 to \$74,999	281	18%	358	19%	419	23%
\$75,000 to \$99,999	199	12%	247	13.1%	200	11%
\$100,000+	498	31%	766	40.7%	783	43%

Source: 2000 U.S. Census, 2008-2012 American Community Survey, Association of Bay Area Governments (2013)

Median household income is that amount below which are half of the households and above which are half of the households. According to the Association of Bay Area Governments, the median household income in Brisbane in 2000 was estimated at \$85,973, and the median for San Mateo County was an estimated \$95,606, adjusted to 2013 dollars. In 2011, the median income for Brisbane was estimated to be \$84,668 and for the County, \$91,958. The 2008-2012 American Community Survey estimated the median household income for Brisbane to be \$79,171 and \$87,751 for the County (Table 17).

**Table 17.
Median Household Income
(2000, 2011 & 2012)**

Year	Brisbane	San Mateo County
2000	\$85,973	\$95,606
2011	\$84,668	\$91,958
2012	\$79,171	\$87,751

Source: Association of Bay Area Governments, 2008-2012 American Community Survey

Households can be categorized by income levels as extremely-low, very-low, low (or lower), moderate and above-moderate. These categories are set forth in the California Code of Regulations Section 6932 as used by the State Department of Housing and Community Development and are based largely upon the U.S. Department of Housing and Urban Development (HUD) income groupings to determine eligibility for the federal Section 8 housing assistance program. An extremely low income household has an income of up to 30% of the median income for the area for households of the same size (with a floor set by HUD based on minimum Supplemental Security Income). A very low income household has an income of 31 to 50% of the median (with various adjustments by HUD). A low income (or lower income) household has 51 to 80% of the median income (with some exceptions). A moderate income household has 81 to 120% of the median income. A household with an income greater than 120% of the median income is considered above-moderate. HUD may adjust these limits in some areas based on high housing cost levels relative to incomes. For 2014 income limits for San Mateo County, refer to Table 27.

It was estimated that half of Brisbane's households were above moderate income in 2010, 14% were moderate income, 17% were low income, 11% were very low income and 8% were extremely low income (Table 18). This distribution differs slightly from earlier estimates that, in particular, projected a higher percentage of extremely low income households.

Table 18.
Brisbane Households by Income Levels
(2008-2010)

		Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
2008		231-291 (14-18%)	60-194 (4-12%)	134-450+ (8-28%)	203+ (12+%)	≤691 (≤42%)	1,635
2010	Total	130 (8%)	190 (11%)	295 (17%)	235 (14%)	840 (50%)	1,690*
	Owner Occupied	n/a	160 (16%)	130 (13%)	205 (20.5%)	505 (50.5%)	1,000*
	Renter Occupied	n/a	160 (23%)	170 (24%)	155 (22%)	210 (30%)	695*

Source: Claritas Demographic Snapshot, 2008; CHAS Data 2006-2010

*Cf. 2010 US Census total households

Many extremely low income households live in rental housing and most likely face overpayment and overcrowding. According to CHAS Data 2006-2010, 93% of the extremely low income households had a housing cost burden of more than 50%. Housing types suitable for extremely low income households include affordable rentals, secondary dwelling units, emergency shelters, supportive housing and transitional housing.

To project numbers of households by income level for the end of the planning period, one could turn to ABAG's projections for some indication. ABAG's Projections 2009 had forecast a total of 2,330 households in 2020 and 2,690 in 2025 (note that these are higher than ABAG's more recent projections). If the percentages from 2010 remain constant, approximately 186-215 extremely low income households, for example, would be expected by 2020-2025 (Table 19).

Table 19.
Projected Brisbane Households by Income Levels
(2020-2025)

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
2020	186 (8%)	256 (11%)	396 (17%)	326 (14%)	1,165 (50%)
2025	215 (8%)	296 (11%)	457 (17%)	377 (14%)	1,345 (50%)

Source: ABAG Projections 2009, CHAS Data 2006-2010

Per Government Code Section 65583(a)(1), 50% of the very low income households allotted under Section 65584 are assumed to qualify as extremely low income households. Of Brisbane's allocation of the regional housing needs (RHNA) for the 2015-2022 planning period, 30% (25/83) of the units were designated as very low income. Half of this would be 15%.

Another method of describing income is in terms of above or below the poverty level. The poverty level threshold is a relative term used by the Federal government, reflecting the ability to afford a nutritionally

adequate diet. It varies with household size and number of children under 18 years of age. For example, for a four-person household, the poverty level in 2013 was an annual income of \$23,550. The poverty level is updated annually and applied on a national basis, with limited adjustments.

According to the Association of Bay Area Governments, the poverty rate in 2013 was 3.5% in Brisbane and 7.4% in San Mateo County. This was a decrease from the 5.7% rate (an estimated 21 families and 201 individuals) found by the 2000 U.S. Census (compared to San Mateo County’s overall rate of 6.5%) and the estimated 8.6% rate found by the 1990 U.S. Census. Of those persons identified as being below the poverty level, the 2000 U.S. Census estimated that 19% were under 18 years of age, and approximately 12% were 65 years old or older.

The 2008-2012 American Community Survey estimated that 18 households in Brisbane had received public assistance income in the past 12 months. This compares to 39 households in 1999 and 45 households in 1989, according to the 2000 & 1990 US Censuses.

II.2 HOUSING CHARACTERISTICS

Since adoption of the 2007-2014 Housing Element, the number of housing units in Brisbane has continued to increase, although not at the previous rate. The majority of the new units have been single-family residences, mostly in the Northeast Ridge subarea. Detached single-family homes now make up 57% of the housing stock, and the proportion of owner-occupied units has decreased to 63% of all occupied units. The vacancy rate exceeds 5% as of 2014. Single-family home sales prices have rebounded, but condominium sales prices have yet to fully recover. Median sales prices for single-family homes and condominiums are only affordable to above moderate income households. Almost half of current homeowners are paying more than 30% of their income on housing (“overpaying”). While Brisbane’s median monthly rents may be affordable to some existing tenants, over half are overpaying, with the highest proportion being among those making the least income. Average advertised rents for smaller vacant units may be affordable to low and moderate income households, but larger households will have difficulty in finding suitably-sized affordable units to rent.

II.2.1 Total Number of Units

According to the U.S. Census, there were 1,934 units in Brisbane in 2010. As of January 1, 2014, the California Department of Finance estimated that the total number of units in Brisbane had increased to 1,949.

Table 20.
Total Housing Units
(2000-2014)

Year	Total Housing Units
2000	1,831
2010	1,934
2014	1,949

Source: 2000 & 2010 U.S. Census; Department of Finance, 2014

II.2.2 Unit Type

According to the Department of Finance, approximately 57% of the units in Brisbane were detached single-family homes in 2014, up from 55% in 2000 (Table 21).

Table 21.
Housing Type
(1980-2014)

	1980	1990	2000	2014
Detached Single-Family	1,026 (73%)	904 (65.4%)	1,000 (55%)	1,117 (57%)
Multi-Family and Attached Single Family	324 (23.1%)	394 (28.5%)	775 (43%)	766 (39%)
Mobilehomes	55 (3.9%)	63 (4.6%)	43 ^A (2%)	66 (3%)
Other	0 (0%)	21 (1.5%)	0 (0%)	0 (0%)
Total	1,405	1,382	1,818^B	1,949

^A According to 2001 property survey, there were actually 62.

^B Data based on a sample; total is less than 1,831 units found in 100% count.

Source: 1980, 1990 & 2000 U.S. Census; California Department of Finance, 2014

Multi-family units make up 39% of the total housing stock. Of these, 374 are condominiums in the Northeast Ridge subarea. Of the remaining multi-family units, mostly located in the Central Brisbane subarea, over two-thirds are in complexes of nine or fewer units. Also included as multi-family units are residential units in mixed-use buildings, which number approximately 50, mostly on the upper-floors of commercial buildings along Visitation and San Bruno Avenues.

II.2.3 Unit Size

The 2008-2012 American Community Survey found that the most prevalent units contained 6 or more rooms, excluding bathrooms, halls, utility rooms, or unfinished space (Table 22). The median number of rooms per unit was 4.8 (up from 4.4 per the 2000 U.S. Census).

Within the single-family unit category, there is a substantial range of unit sizes, from small eighty-year-old cottages to new four-story, 4,000 sq. ft. houses. A review of building permits for new single-family units built between April 1980 and April 1990 in the Central Brisbane subarea found the average gross house size (including garage) to be 2,303 sq. ft. within a range of from 1,033 to 4,547 gross sq. ft. A subsequent 1993-2000 study of the Central Brisbane, Brisbane Acres and Southwest Bayshore subareas found the average new house size to have increased to 3,221 gross sq. ft. within a range of 1,845-4,898 gross sq. ft. Within those same subareas, the average size of houses built from 2000 to 2008 was 2,786 sq. ft. with a range of 1,287-4,255 sq. ft. (excluding garages). The single-family residences built in the Northeast Ridge subarea since 2000 range from 1,413 to 3,440 gross sq. ft. (excluding garages).

New duplex units in the 1993-2000 study averaged 2,372.5 gross sq. ft. per unit. Unit sizes in the 3-to-5-unit buildings in the Northeast Ridge subarea averaged approximately 1,814 gross sq. ft., with a range of from 1,202 gross sq. ft. (2 bedrooms) to 2,381 gross sq. ft. (3 bedrooms). The 12-to-13-unit buildings averaged approximately 1,373 gross sq. ft. per unit, with a range of from 964 gross sq. ft. (1 bedroom) to 1,605 gross sq. ft. (3 bedrooms). From 2000 to 2008, the average duplex unit contained 2,210 sq. ft. and

the average multi-family unit (not including those in the Northeast Ridge subarea) was 1,015 sq. ft.

Table 22.
Housing Unit Size by Number of Rooms
(1980-2012)

	1980	1990	2000	2012
1 Room	61 (4.3%)	66 (4.8%)	78 (4%)	86 (4.4%)
2 Rooms	104 (7.4%)	148 (10.7%)	168 (9%)	111 (5.7%)
3 Rooms	252 (17.9%)	225 (16.3%)	265 (15%)	228 (11.7%)
4 Rooms	341 (24.3%)	290 (21.0%)	468 (26%)	398 (20.4%)
5 Rooms	345 (24.6%)	273 (19.8%)	274 (15%)	548 (28.1%)
6+ Rooms	302 (21.5%)	380 (27.5%)	565 (31%)	580 (29.7%)
Total	1,405	1,382	1,818	1,951

Source: 1980, 1990 & 2000 U.S. Census, 2008-2012 American Community Survey

II.2.4 Tenancy

According to the 2008-2012 American Community Survey, 37% of the occupied units in Brisbane were rentals (Table 23), up from 33.3% in 2000.

Table 23.
Tenancy
(1980-2012)

	1980	1990	2000	2010	2012
Owner-Occupied Units	784 (58%)	784 (60.3%)	1,081 (66.7%)	1,169 (64.2%)	1,186 (63%)
Renter-Occupied Units	578 (42%)	516 (39.7%)	539 (33.3%)	652 (35.8%)	697 (37%)
Total Occupied Units	1,362 (100%)	1,300 (100%)	1,620 (100%)	1,821 (100%)	1,883 (100%)

Source: 1980, 1990 & 2000 U.S. Censuses

According to the 2008-2012 American Community Survey, the largest component of Brisbane's occupied rental housing stock consisted of detached single-family units (42.2%), with the next largest being complexes of 10 or more units (19.5%), followed by complexes of 5 to 9 units (14.2%).

II.2.5 Vacancy

Vacancy rate is a measure of the number of units available for occupancy, either specifically for rent or for sale. A minimum of five percent is considered an optimal vacancy rate for the San Francisco Bay

Area. This would provide for normal turnover and would maintain an adequate choice of housing type, size and price range to fulfill a community’s needs and reduce concerns about overcrowding.

According to the California Department of Finance, Brisbane’s vacancy rate was 5.8% in 2013, the same as was found by the 2010 U.S. Census, which also found the homeowner vacancy rate to be 1.3% and the rental vacancy rate to be 5.5%. Past U.S. Census vacancy rates for units available for occupancy, either for rent or for sale, in Brisbane were 11.5% in 2000 (including newly constructed units in the Northeast Ridge subarea), 3.8% in 1990, 2.9% in 1985 and 3.1% in 1980.

II.2.6 Length of Occupancy

According to the 2008-2012 American Community Survey, 11.9% of householders had moved into their unit in 2010 or later, 58.7% had moved in 2000 to 2009, 15% moved in 1990 to 1999, 6.6% moved in 1980-1989, 3.1% moved in 1970 to 1979, and 4.6% moved in 1969 or earlier. This does not appear to be an unusual turnover rate, particularly given recent nationwide trends.

II.2.7 Housing Values and Costs

According to the 2007-2011 American Community Survey 5 Year Estimates, the median housing value for a home in 2011 was \$661,700 (in 2011 dollars). After dropping by at least 14% from 2005 to 2010, the median sales price for a single-family home in Brisbane had rebounded, according to information available as of the third quarter of 2013 (Table 24). Condominiums suffered a greater loss in value, from which they had yet to recover as of the third quarter of 2013 (Table 25).

Table 24.
Median Single-Family Home Sales Prices
(2005-2013)

Year	Median Sales Price
2005	\$690,500
2010	\$532,500
2012	\$597,500
2013*	\$720,000

Source: San Mateo County Association of Realtors & MLS, Inc.
*As of third quarter

Table 25.
Median Condominium Sales Prices
(2005-2013)

Year	Median Sales Price
2005	\$660,000
2010	\$330,000
2012	\$417,322
2013*	\$508,000

Source: San Mateo County Association of Realtors & MLS, Inc.
*As of third quarter

According to the 2008-2012 American Community Survey, median monthly housing costs were reported

at \$3,516 (compared to \$1,734 in 2000) for owner occupants with a home mortgage and \$600 (compared to \$307 in 2000) for those without a mortgage.

The 2008-2012 American Community Survey found a median monthly rent of \$1,378 (compared to \$975 in 2000). According to Baird + Driskell Community Planning, given the number of rental units in Brisbane, reliable rental market data is somewhat difficult to come by. Its limited survey of Craigslist data (Table 26), found the average advertised rent to be \$2,953. Data from the Zillow website in October of 2013 put the median rental list price at \$2,500.

**Table 26.
Average Rents in Brisbane
(2013)**

Unit Size	Rent	Survey Sample Size
Studio	n/a	0
One-Bedroom	\$1,550	2
Two-Bedroom	\$2,871	9
Three-Bedroom	\$4,133	3
Four-Bedroom	n/a	0
Average	\$2,953	14

Source: Craigslist Rental Survey conducted in June and July of 2013 by Baird + Driskell Community Planning

II.2.8 Housing Affordability

Affordability, or the ability of households to pay for their housing, is a function of household income and the cost of housing.

One means of measuring household income is in comparison to the median household income, that amount below which are half of the households and above which are half of the households. The California Department of Housing and Community Development estimated the median income for a four-person household in San Mateo County in 2013 to be \$103,000. The median varies by household size (see Table 27), as reflected in the following examples:

- A single person making \$6,008/month or \$1,387/week or \$34.66/hour.
- A couple, each earning \$41,200/year or \$3,433/month or \$792/week or \$19.81/hour.
- A family with two children, one parent working full-full time and the other working half-time, each at \$33.01 an hour, for a combined monthly income of \$8,583.

Income levels to determine extremely-low, very-low-, low- and moderate-income limits in 2014 were also calculated for San Mateo County (Table 27) per California Code of Regulations Section 6932, based largely upon the U.S. Department of Housing and Urban Development (HUD) income groupings to determine eligibility for the federal Section 8 housing assistance program. An extremely low income household has an income of up to 30% of the median income for the area for households of the same size (with a floor set by HUD based on minimum Supplemental Security Income). A very low income household has an income of 31 to 50% of the median (with various adjustments by HUD). A low income (or lower income) household has 51 to 80% of the median income (with some exceptions). A moderate income household has 81 to 120% of the median income. A household with an income greater than 120%

of the median income is considered above moderate. Note that the limits for unchanged from 2013.

Table 27.
Income Limits for San Mateo County
(2014)

Income Standard	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely-low	\$23,750	\$27,150	\$30,550	\$33,950	\$36,650	\$39,400	\$42,100	\$44,800
Very-low	\$39,600	\$45,250	\$50,900	\$56,550	\$61,050	\$65,600	\$70,100	\$74,650
Lower	\$63,350	\$72,400	\$81,450	\$90,500	\$97,700	\$104,950	\$112,200	\$119,450
Median	\$72,100	\$82,400	\$92,700	\$103,000	\$111,250	\$119,500	\$127,700	\$135,950
Moderate	\$86,500	\$98,900	\$111,250	\$123,600	\$133,500	\$143,400	\$153,250	\$163,150

Source: California Department of Housing and Community Development

The standard for affordability in housing is cost no more than 30% of a household's income. Table 28 shows affordability for home ownership for one-person and four-person households under typical conditions for 2013. The assumptions used in the table for home ownership were: (1) 4.5% 30-year mortgage; (2) 50% of yearly salary as a down payment; (3), 1% property tax; (4) PMI, 0.5% insurance rate and (5) 30% of gross income for principal, interest, taxes and insurance.

Table 28.
Home Ownership Affordability
Brisbane
(2013)

Household Size	Income Level	Annual Income	Maximum Affordable House Price	Affordability Gap for Single-Family Home*	Affordability Gap for Condominium**
One Person	Extremely Low	\$23,750	\$97,114	-\$622,886	-\$410,886
	Very Low	\$39,600	\$161,925	-\$558,075	-\$346,075
	Low	\$63,350	\$259,039	-\$460,961	-\$248,961
	Median	\$72,100	\$294,818	-\$425,182	-\$213,182
	Moderate	\$86,500	\$353,699	-\$366,301	-\$154,301
Four Persons	Extremely Low	\$33,950	\$138,822	-\$581,178	-\$369,178
	Very Low	\$56,550	\$231,233	-\$488,767	-\$276,767
	Low	\$90,500	\$347,655	-\$372,345	-\$160,345
	Median	\$103,000	\$370,055	-\$349,945	-\$137,945
	Moderate	\$123,600	\$505,402	-\$214,598	-\$2,598

Source: Baird + Driskell Community Planning

*For median-priced single-family home at \$720,000 (Table 24)

**For median-priced condominium at \$508,000 (Table 25)

Table 28 illustrates a critical point: With the median sales price for a home in Brisbane having been \$720,000 in 2013, market-rate prices were far above what very-low-, low- and moderate-income households could afford. Although more affordable, the median price for a condominium (\$508,000) was

still out of reach for all but above-moderate-income households.

Using 30% of gross income to establish maximum affordable rent based upon HUD’s standard for the Section 8 program, Table 29 illustrates affordability for rental units at various income levels for one-person and four-person households based upon California Department of Housing and Community Development 2013 figures. The table indicates the maximum affordable rent payment by income category and unit size. It assumes that the maximum affordable rent is based on 30% of monthly income with all utilities paid by the landlord. It also assumes that one-bedroom units would be for 2-person households, and 3-bedroom units for 4-person households.

Table 29.
Rental Housing Affordability
Brisbane
(2013)

Household Size	Income Level	Annual Income	Maximum Affordable Monthly Rent	Affordability Gap*
Two Persons	Extremely Low	\$27,150	\$679	-\$871
	Very Low	\$42,250	\$1,056	-\$494
	Low	\$72,400	\$1,810	+\$260
	Median	\$82,400	\$2,060	+\$510
	Moderate	\$98,900	\$2,472	+\$922
Four Persons	Extremely Low	\$33,950	\$849	-\$3,284
	Very Low	\$56,550	\$1,414	-\$2,719
	Low	\$90,500	\$2,262	-\$1,871
	Median	\$103,000	\$2,575	-\$1,558
	Moderate	\$123,600	\$3,090	-\$1,043

Source: Baird + Driskell Community Planning

*For one-bedroom unit at the average rent of \$1,550 for two-person household, and for three-bedroom unit at the average rent of \$4,133 for four-person household (Table 26)

As noted above regarding Table 26, reliable rental market data for Brisbane is not readily available, and results differ depending upon the source. Based upon the limited survey of Craigslist data, rental units appear to be unaffordable to larger households; although, smaller units may be affordable to all but low, very low and extremely low income smaller households, as indicated by the “affordability gap” column in Table 29.

Recent data is available for a specific segment of the rental housing stock in Brisbane. A 2014 survey by mail of the owners of the 16 secondary dwelling units that have been built in Brisbane, with a response rate of over 30%, found that one of the respondents charged no rent, and another occupied the unit themselves (Table 30). In such cases, \$0 rent could be considered affordable to extremely low income households. Based upon the affordable rents indicated in Table 29, another of the secondary dwelling unit owners charged rent affordable to a very low income household, and one more charged rent affordable to a moderate income household (the remaining unit surveyed was vacant). Thus, approximately 75% (3 out of 4 occupied units surveyed) of the secondary dwelling units were at least affordable to very low income households.

Table 30.
Secondary Dwelling Rent Survey Results
Brisbane
(2014)

Size	Number of Responses	Response	Affordability
Studio	1	Unit was vacant	N/A
1-Bedroom	1	No rent charged	Extremely Low Income
	1	\$800 per month	Very Low Income
	1	Unit occupied by owner	Extremely Low Income
2-Bedrooms	1	\$2,100 per month	Moderate Income

The results of the City’s survey are supported by the report “Affordability of Second Units” by Baird + Driskell Community Planning (2013), which concluded that approximately 50% of the secondary dwelling units in San Mateo County were available at no rent and thus affordable at all income levels (a higher proportion was found in wealthier communities where many units were available free to household employees). Of the remaining units for which rent was charged, approximately 3% were affordable to extremely low income one- and two-person households, approximately 15% were affordable to very low income one- and two-person households, approximately 72% were affordable to low income one-person households and approximately 79% to low income two-person households, and approximately 90% were affordable to moderate income one-person households and approximately 95% to moderate income two-person households. The median rent for paid secondary dwelling units found in the survey was \$1,350.

Table 31 shows affordability for home ownership and rental for various occupations under typical conditions for 2013. This table is useful in illustrating the conditions under which typical residents would or would not be able to afford to buy or rent a home at the median advertised price in Brisbane. The ability of a household to purchase a median-priced single-family home or condominium is shown in Table 31 based upon the income limits set by HCD (Table 27), the assumptions used for Table 28 and the median home prices in Tables 24 and 25. Affordable rent is determined similarly, using the average rents in Table 26.

Table 31.
Home Affordability by Occupation
(2013)

Occupation	Annual Salary	Affordable Purchase Price	Affordable Rent
Retail Salesperson	\$28,427	\$109,202	\$711
Cook	\$29,247	\$112,352	\$731
Elementary School Teacher	\$66,590	\$255,805	\$1,665
Median Income for 1-Person Household	\$72,100	\$294,818	\$1,802.50
Police Officer	\$97,487	\$374,495	\$2,437
Registered Nurse	\$112,137	\$430,774	\$2,804

Source: Baird + Driskell Community Planning

Of the occupations listed above, only a couple consisting of police officers and/or registered nurses would have been able to afford to purchase the median-sales-priced single-family home in Brisbane (Table 24).

Two elementary school teachers together would have been able to afford the median-sales-priced condominium (Table 25). A one-bedroom apartment would have been just out of reach for a pair of retail salespersons and/or cooks (Table 26).

Another indicator of affordability is the percentage of households overpaying for housing. Generally, households are considered to be overpaying for housing when the cost burden exceeds 30% of their income. The cost burden for renters includes the rent paid by the tenant plus utilities. For homeowners, the cost burden includes mortgage payments, taxes, insurance and utilities. According to the 2008-2012 American Community Survey, the number and percentage of households overpaying for housing have increased (Table 32), resulting in housing problems greater than overcrowding (see above) or the lack of complete kitchen or plumbing facilities (see below). An estimated that 48% of the homeowner households and 54% of the renter households were paying at least 30% of their income on housing. Overpaying was particularly pervasive at the lower income levels for renters (Table 33), for whom a higher proportion of total income being spent for housing means less discretionary funds available for other necessities, as well as at higher income levels for owners who may have overextended themselves on their mortgages.

Table 32.
Overpaying Households
(1990-2012)

	1990 U.S. Census	2000 U.S. Census	2008-2012 American Community Survey*
Overpaying Households	377/1,300 (32%)	573/1,620 (35+%)	950/1,883 (50%)
Overpaying Rental Households	193/516 (37%)	236/539 (44+%)	375/697 (54%)
Overpaying Owner Households	184/784 (27%)	337/1,081 (31%)	575/1,186 (48%)

+ Rent as a percentage of household income was not calculated for 19 renter households

*Based upon gross rent for rental households and elected monthly owner costs for owner households

Table 33.
Overpaying Households by Income
(2012)

Annual Income	Overpaying Households	Overpaying Rental Households	Overpaying Owner Households
Less than \$35,000	16.6% of all households	25.2% of all renter households	11.5% of all owner households
\$35,000-\$74,999	15.1% of all households	19.5% of all renter households	12.4% of all owner households
\$75,000+	18.9% of all households	9% of all renter households	24.6% of all owner households

Source: 2008-2012 American Community Survey

Another potential indicator of housing affordability is the foreclosure rate. Although limited data is specifically available for Brisbane, Zillow.com estimated in March of 2014 that 10.5% of homeowners were “underwater” on their mortgages, owing more than their homes were worth. This is lower than the 27% figure calculated by Sfgate.com from Dataquick Information Systems between September 2007 and September 2008. Houses “under water” are more likely to foreclose. Mortgage delinquency is also an

indicator of future foreclosure. Zillow.com found the percent of delinquent mortgages in Brisbane in March of 2014 to be 1.6%, which was lower than the national value of 8.0%. At that same time, there were 16 properties in some stage of foreclosure in Brisbane, according to RealtyTrac.com. Given the 850 housing units with mortgages in the city (2008-2012 American Community Survey), this would represent a foreclosure rate of approximately 2%. In January of 2014, the number of properties that received a foreclosure filing was 50% lower than the previous month and 50% lower than the same time last year.

II.2.9 Assisted Housing at Risk

Assisted housing developments at risk are multifamily rental housing complexes that receive government assistance under specific federal, state and/or local programs (including HUD Section 8 lower-income rental assistance project-based programs, federal Community Development Block Grant Programs, local in-lieu fees, local inclusionary housing programs, local density bonus units and directly assisted units) which are eligible to change from low-income housing uses to market-rate housing due to termination of a rent subsidy contract, mortgage prepayment or other expiring use restrictions within the next 10 years. As part of the Housing Element, these units must be inventoried; the total costs of preserving the assisted units at risk or producing new rental housing that is comparable in size and rent levels to replace the units must be analyzed; public and private nonprofit corporations that could acquire and manage the housing developments must be identified; and the use of all federal, state and local financing and subsidy programs to preserve the assisted housing units for lower-income households must be considered.

As of 2014, no such assisted housing developments existed in Brisbane. Although there are 22 households in Brisbane holding federal rental assistance (Section 8 Housing Choice) vouchers through the San Mateo County Housing Authority, which contracts with landlords to receive direct subsidy payments, there are no Section 8 project-based properties under contract. The Visitacion Garden Apartments senior housing complex was developed on land purchased by the City with Redevelopment Low and Moderate Income Housing Fund monies, and was built by and leased to the non-profit Bridge Housing Corporation through loans from the net proceeds of Redevelopment Agency tax allocation bonds and from the San Mateo County HOME Program. The lease and loan agreements, executed in 1998, have 30-year terms. Thus, this assisted housing development is not at risk for conversion until 2028. This assisted housing is not really "at risk," because even if the lease were to expire and not be renewed, the land and improvements would revert to the Brisbane Housing Authority, which could operate them as affordable housing or lease them to another non-profit.

Brisbane Municipal Code Chapter 17.31, adopted via Ordinance No. 537 in 2009, requires that rental multifamily residential developments of 6 or more units include a specified number of units that are to remain affordable to low and very low income households for a minimum term of 55 years. No projects have been approved under this ordinance. Prior to adoption of the City's inclusionary housing requirements, developers of two multifamily condominium projects agreed to include units affordable to low and moderate income households. Specifically, of the 30 units to be built at 3750-3780 Bayshore Boulevard, 2 units are to be allocated for low income households and 3 units allocated for moderate income households for not less than 45 years. Of the 15 units built at 1 San Bruno Avenue, 1 lower income affordable unit and 1 moderate income affordable unit were provided in perpetuity.

Units that have been purchased by moderate-income households through the first-time homebuyer program and mortgage credit certificate program are not specifically included in the analysis of "at risk" assisted multifamily rental housing. In 2008, one moderate income ownership unit reverted to market rate, because the 10 year affordability covenant had expired. Another one expired in 2009. The only way in which these could have been extended would be through the owner's voluntary agreement. This matter has since been addressed by the State through increasing the minimum length of the restriction from 10

years to 45 years.

II.2.10 Housing Quality

The age of housing, structural stability, and the presence or absence of complete kitchen or plumbing facilities are indicative of the physical quality of the housing stock.

Approximately 66% of Brisbane’s housing stock was 35 years old or older in 2014, while approximately 15% was less than 15 years old (built in 2000 or later), including the 78 units under construction in 2012-2014, based upon the 2008-2012 American Community Survey and Appendix A.

The 2008-2012 American Community Survey found 11 units lacking complete plumbing facilities, up from the 9 found in the 2000 U.S. Census. No units were found lacking complete kitchen facilities in either 2012 or 2000. This was a significant improvement over what the 1980 U.S. Census had found: 22 units lacking complete plumbing facilities and 38 units without complete kitchen facilities.

The 2014 City field survey of Brisbane’s housing stock found 7 residential buildings (less than 1% of the total surveyed) with identifiable structural deficiencies and only 2 structures sufficiently deteriorated to warrant replacement (see Table 34). This is notable improvement compared to the results of the previous surveys conducted in 2001 and 2009.

Table 34.
Housing Conditions Based Upon Exterior Appearance
(1979-2014)

Structural Condition	1979	1990	2001	2009	2014
In need of replacement	40 (3%)	3 (<1%)	4 (<1%)	8 (<1%)	2 (<1%)
Some structural deficiencies	147 (11%)	35 (3%)	20 (2%)	8 (<1%)	7 (<1%)
Minor structural deficiencies	373 (28%)	31 (2%)	28 (3%)	39 (4%)	20 (1%)
Structurally sound	773 (58%)	1,306 (95%)	997 (95%)	1,046 (95%)	1,920 (98.5%)
Total number of structures in survey	1,333	1,375	1,049	1,101	1,949

Source: 1979, 1990, 2001, 2009 & 2014 City field surveys

III. LAND INVENTORY AND IDENTIFICATION OF ADEQUATE SITES FOR REGIONAL HOUSING NEEDS

III.1 ADEQUATE SITES SUITABLE FOR RESIDENTIAL DEVELOPMENT

Government Code Section 65583(a)(3) requires that the Housing Element include “an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” Per Section 65583.2(a), the inventory “...shall be used to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction’s share of the regional housing need for all income levels...”

III.1.1. Brisbane’s Regional Housing Need Allocation

The Housing Element update cycle began with the State assigning shares of the state housing needs, based upon its population projections, to the various regional government planning organizations, including the Association of Bay Area Governments (ABAG) for the San Francisco Bay Area. During this housing element cycle, as was the case previously for the 2007-2014 planning period, C/CAG (the County and Cities in San Mateo County) chose to utilize a provision in State housing law [Government Code Section 65584.03(a)] that allows the “fair-share” allocation of the regional housing needs (RHNA) to be done at the “sub-regional” (County) level. Through this process, it was determined that Brisbane’s RHNA shares by household income category for the 2015-2022 planning period are:

Very Low Income	25
Low Income	13
Moderate Income	15
Above Moderate Income	30
TOTAL	83

The rezoning necessary to provide adequate sites to accommodate this need must be completed no later than May 31, 2018, per Government Code Section 65583(c)(1)(A). In addition, the shortfall, resulting because the City did not adopt the rezoning that was proposed to meet its 2007-2014 RHNA requirement, must also be addressed (Appendix C). That shortfall, sorted by income level, is:

Very Low Income	89
Low Income	54
Moderate Income	67
TOTAL	210

Per Government Code Section 65584.09(a), the 2014-2022 Housing Element must identify sites that are appropriately zoned or adopt and complete a program to rezone sites by January 31, 2016, to meet this unaccommodated 2007-2014 RHNA need.

III.1.2. Site Inventory

The Housing Element must include an inventory of sites suitable for residential development within the planning period sufficient to accommodate the City's share of the current RHNA for all income levels plus the unaccommodated housing need from the prior planning period. The inventory of potential residential sites in Brisbane (summarized in Tables 35 & 36, shown on Figures HE.1 & HE.2, and listed in its entirety in Appendix E) found over 50 vacant sites currently zoned for residential use, plus half a dozen vacant sites in mixed-use zoning districts that allow residential development. There is additional potential for higher density on sites that are already developed in the residential and mixed-use districts.

III.1.3 Realistic Development Capacity

Government Code Section 65583.2(c) requires that the Housing Element "... determine whether each site in the inventory can accommodate some portion of its share of the regional housing need by income level during the planning period..." In zoning districts with a minimum required unit density, that minimum density is used as the basis for calculating each site's total unit capacity [Government Code Section 65583.2(c)(1)]. A minimum unit density requirements of at least 20 units per acre is proposed for the new mixed use affordable housing overlay on the east side of Park Place (near the existing NCRO-1 District), and a minimum of 26 units per acre is proposed for the residential affordable housing overlay on the south side of Park Lane (near the existing R-2 District) to accommodate housing units affordable for lower income households in economies of scale per Government Code Section 65583.2(c)(3)(B)(iii), as noted in Table 38, in sufficient number to meet the required Regional Housing Need Allocations. Per Government Code Section 65583.2(h), these affordable housing overlays (AHO) require a minimum site area sufficient to permit at least 16 units per site. Note that under both overlays, design review would be limited through appropriate zoning regulations consistent with Government Code Section 65583.2(i) so as not to constrain the development of affordable housing (Program H.D.1.c).

In zoning districts without a minimum unit density requirement, the Housing Element must demonstrate how the number of units determined for each site will be accommodated, taking land use controls and site improvement requirements (setbacks, building height, parking, etc.) into account. The land use and development standards for all of the current residential and mixed-use zoning districts are provided in Table 37. The land use and development standards for the proposed R-MHP District is listed in Table 38. The ability of the R-1, R-2 and R-BA District regulations to accommodate the number of units listed in Table 35 and Appendix E is evident from the units that have already been built in these districts (Table 39 and Appendix A). A discussion of how the R-3 District zoning regulations can accommodate the maximum density permitted in the district is provided on page IV-2. Examples of projects that meet the R-3 District's 1 unit per 1,500 sq. ft. maximum density are the triplex built on the 5,300 sq. ft. site at 291-293-295 Santa Clara Street, the triplex approved on a 5,000 sq. ft. site at 60 Plumas Street, and the fourplex approved on a 6,874 sq. ft. site at 661 San Bruno Avenue.

As evidenced by the affordable housing projects that have been approved/built in Brisbane, the City's development standards generally "contribute significantly to the economic feasibility of producing housing at the lowest possible cost" (Government Code Section 65913.1). Specifically, in the NCRO-2 District, the mixed-use condominium project at 1 San Bruno Avenue was able to include 1 low-income unit and 1 moderate-income unit among its 15 residential units on a 14,986 sq. ft. site (1 unit per 1,000 sq. ft. / 43.5 units per acre). Also in the NCRO-2 District, BRIDGE Housing's senior housing complex at 2 Visitacion Avenue was developed with 14 units on a 18,208 sq. ft. site (1 unit per 1,300 sq. ft. / 33.5 units per acre). Rents on 4 of the units are limited so as to be affordable to very-low income households, 2 to

low income households and 8 to moderate income households. In the SCRO-1 District, the 30-unit condominium project on the 127,070 sq. ft. site at 3750-3780 Bayshore Boulevard (1 unit per 4,236 sq. ft. / 10 units per acre), for which Building Permits are in process, would include 2 low-income units and 3 moderate-income units. In the R-3 District, Habitat for Humanity built 5 very-low income units at 20-38 Plumas Street on a 10,000 sq. ft. site (1 unit per 2,000 sq. ft. / 21 units per acre), as well as 2 very-low income units at 15 Glen Parkway and 720 San Bruno Avenue (1 unit per 2,697 sq. ft. / 16 units per acre). The proposed revisions to the parking requirements (Program H.I.1.b) will further encourage the development of affordable housing.

For units counted as part of the City's share of the regional housing need for lower income households, how the adopted densities would accommodate this need must also be demonstrated [Government Code Section 65583.2(c)(3)]. As noted above, sites in the new Park Place Mixed Use AHO and Park Lane Residential AHO will comply with the minimum unit density (20 units per acre) and site area (16 units per site) standards assumed by the State to accommodate housing affordable to lower income households. The 4 lower-income affordable units in the NCRO-2 District identified in Table 35 would be provided on a 7,289 sq. ft. property owned by the City of Brisbane at 163 Visitacion Avenue (see Table 47, #5). As a mixed-use district, the NCRO-2 District does not have a minimum adopted density. The 1 unit per 1,822 sq. ft. density assumed is consistent with other mixed-use affordable-housing projects developed in the district (see above). The 2 low-income affordable units in the SCRO-1 District identified in Table 35 were required as a condition of approval of the 30-unit project at 3750-3780 Bayshore Boulevard prior to adoption of the City's inclusionary housing requirements. The 21 moderate-income affordable units on Brisbane Housing Authority property in the R-BA District are identified as being affordable to moderate income households, based upon a preliminary feasibility analysis previously prepared for Habitat for Humanity.

For nonvacant sites, the methodology for determining each site's development potential must be spelled out [Government Code Section 65583.2(g)]. Factors to consider include the extent to which existing uses impede additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites. The rationale used for each of the zoning districts is detailed in Table 38 under "Trends." In the proposed Park Place Mixed Use AHO and Park Lane Residential AHO are warehouses reaching the age of those that have been or were proposed to be demolished elsewhere in the current TC-1 District. The owner of one of the properties adjoining the proposed Park Place Mixed Use AHO has already explored alternatives for redeveloping that site. In the southern SCRO-1 District, outdoor uses and small warehouses on small lots would not pose a significant impediment to higher density residential development, as evidenced by a recently completed 2-unit mixed-use project that replaced an existing storage yard on two lots and the marketing for sale of an existing contractor's storage yard. The existing graduated density zoning (see Table 37) will encourage private consolidation of these smaller lots (also see Program H.B.9.b). The trend to replace marginal uses (such as the parking lot behind 160 Visitacion Avenue upon which the duplex was built at 418-420 Monterey Street) with multi-family residential development (in conjunction with commercial uses) is also seen in the NCRO-2 District in Table 39. In the R-2 and R-3 Districts, the recent replacement of older single-family houses with multi-family and dwelling group development is seen as evidence of the financial feasibility of such intensification. In general, high land and construction costs along with a limited supply of available and developable land appear to indicate that conditions are ripe for infill higher-density development. Programs in the Housing Element to encourage intensification include Programs H.A.1.b, H.B.1.b, H.B.5.a & H.B.9.b.

Table 35 -Summary of Housing Sites Inventory

	Subdistrict)	Current Zoning & Sites ID	Proposed Rezoning of Specified Sites	Size (Acres)	V. Low Income Units	Low Income Units	Mod. Income Units	Above Mod. Income Units	Total Units	Notes
1.	2007-14 CARRY-OVER RHNA REQUIREMENTS (Not Re-zoned: Crocker Mixed Use NCRO-3 & Southwest Bayshore R-SWB)				89	54	67	-	210	
2.	2015-22 RHNA REQUIREMENTS				25	13	15	30	83	
3.	GRAND TOTAL RHNA REQUIREMENTS (#1 Carry-over) + (#2 2015-22 RHNA)				114	67	82	30	293	
CURRENT ZONING	Mixed Use									
	Central Brisbane	NCRO-2: Infill sites (see Table E.1)	NA	0.81	2	2		10	14	For City-owned property, see Table 47, #5
	Southwest Bayshore	SCRO-1: North End Infill sites (See Table E.2)	NA	5.01	-	2	3	35	40	Based on development proposal for 3700 Bayshore and approved development for 3710-3760 Bayshore Blvd..
		SCRO-1: South End Infill sites (See Table E.3)	NA	7.02	-	-	-	25	25	Vacant sites included only. Zoning allows for up to 30 units/acre. Unit count is based on density of 10 units/acre, as approved for 3710-3760 Bayshore Blvd., with similar site constraints.
	Residential Only									
	Central Brisbane	R-1: various infill vacant and potential lot split sites (see Table E.4)	NA	8.95	-	-	-	47	47	Includes 37 vacant sites and 12 potential lot splits. SDU's shown separately, next row.
		R-1: SDU's (see Table E.5)	NA		-	7	-	7	Potential SDU's are based on trends.	
		R-2: vacant sites (see Table E.6)	NA		-	1	2	3	Zoned vacant sites	
		R-3: vacant sites (see Table E.7)	NA		-	-	2	2	Zoned vacant sites	
	Brisbane Acres	R-BA: privately held sites (See Tables E.8 & E.9)	NA	See App. E	-	-	-	2	2	Numerous vacant sites, potential units are based on trends, given site constraints.
R-BA: Brisbane Housing Authority Sites (See Tables E.8 & E.9)		NA	4.03			21	-	21	Contiguous Lot No's 18, 23 & 24, adjacent to San Bruno Ave. and Gladys Ave. Unit count based on staff analysis of site constraints and opportunities. Units may be made affordable to lower income than indicated.	
4.	CURRENT ZONING TOTALS				2	4	32	123	161	
5.	CURRENT ZONING SHORTFALLS (#3 Grand Total RHNA) – (#4 Current Zoning)				112	63	50	-	225*	*Shortfall is driven by very low and low income units, as follows: 112 VL + 63 L +50 Mod + 0 Above Mod = 225 units. The above moderate surplus does not offset the shortfall in the lower income categories.
DESIGNATED REZONING	Mixed Use									
	Crocker Park	TC-1 zoning: 25 Park Place	Park Place Mixed-use Affordable Housing Overlay (20 units/acre min.)	1.25	25	-	-	25	The subtotal for this area is: 25 + 23 = 48 potential units	
		TC-1 zoning: 41-43 Park Place		1.11	23	-	-	23		
	Residential Only									
	Crocker Park	TC-1: 91 – 99 Park Lane	Park Lane Residential Affordable Housing Overlay (26 units/acre min.)	1.85	49	-	-	49	The subtotal for this area is: 49 + 56 + 75 = 180 potential units	
		TC-1: 105 – 115 Park Lane		2.13	56	-	-	56		
TC-1: 145 Park Lane		2.87		75			75			
6.	PROPOSED REZONING TOTALS				228	0	0	228		
7.	POTENTIAL HOUSING SITES GRAND TOTAL (#4 Current Zoning + #6 Rezoning)				(2 + 4) + 228 = 234		32	123	389	
8.	SITES INVENTORY VS. RHNA REQUIREMENT: (#7 Potential Housing Sites Grand Total) – (#3 Grand Total RHNA)				234 – 181 = 53	32 – 82 = -50	123 – 30 = 93	96	Existing Zoning and Proposed Rezoning results in 96 units over the total RHNA and 3 units over the RHNA for very low, low and moderate income categories.	

Table 36
Outline of Sites Also Considered for Rezoning to Residential Uses

Current Land Use Area (E) Zoning District	Current Zoning/Sites	Proposed Rezoning of Specified Sites	Size (Acres)	V. Low Income Units	Low Income Units	Mod. Income Units	Above Mod. Income Units	Total Units	Notes
Sierra Point	SP-CRO: 9000 Marina Boulevard	NA	6.13	Considered for rezoning to housing, but not included. See notes.					Vacant site adjacent to the Brisbane Marina. Currently Master Planned for a hotel.
Crocker Park	TC-1: 280 Old County Road	NA	1.46	Considered for rezoning to housing, but not included. See notes.					Post Office location. Serves as a link between existing and proposed residential and mixed-use affordable housing overlays.
	TC-1: 125 Valley Drive	NA	4.54	Considered for rezoning to mixed-use, but not included. See notes.					Warehouse site previously designated (2007-2014 Housing Element) for mixed use with a minimum housing density. Site has been substituted for sites along Park Lane.
Central Brisbane	NCRO-1: 70 Old County Road	NA	1.17	Considered for rezoning to housing, but not included. See notes.					Bank of America location. Together with the Brisbane Village Shopping Center, serves as a gateway site to Central Brisbane. See policy for potential rezoning.
	NCRO-1: 118 Old County Road	NA	2.04	Considered for rezoning to housing, but not included. See notes.					Brisbane Village Shopping Center, adjacent to proposed NCRO-3 district shown on previous table. Together with the B of A site, it serves as a gateway site to Central Brisbane. See policy for potential rezoning.
Southeast Bayshore	M-1: 3745 Bayshore Blvd (former "VWR" Site)	NA	11.41	Considered for rezoning to housing, but not included. See notes.					Sites have been recently, largely vacated and were considered for residential zoning, but given their location, separated from Central Brisbane shops and services and proximity to the CalTrain rail-line, US 101 and the Brisbane Lagoon present unique challenges.
	M-1: 3775 Bayshore Blvd	NA	3.63						
	M-1: 3795 Bayshore Blvd	NA	3.08						

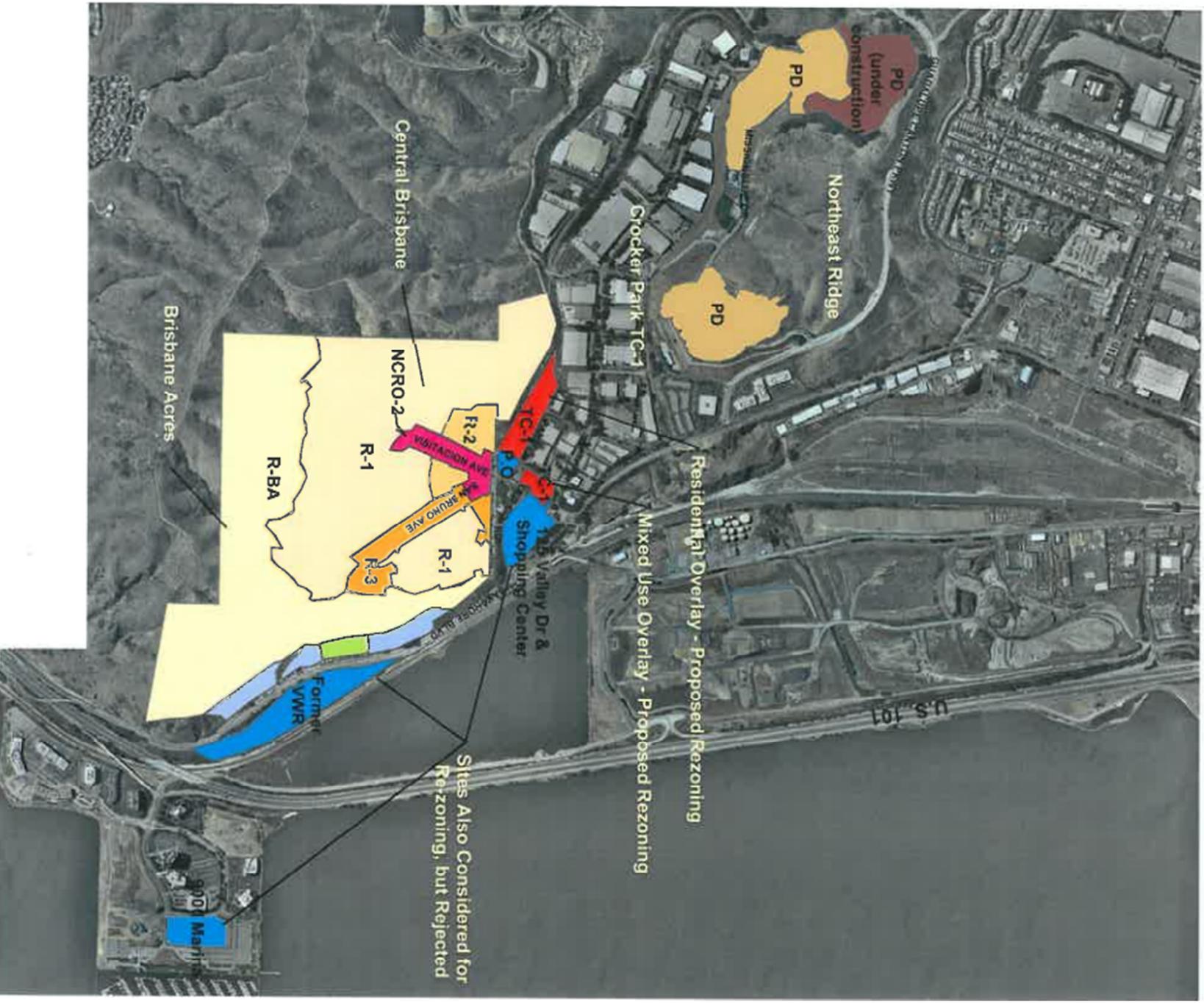


Figure HE.1
City of Brisbane
Potential Housing Areas



Sites Also Considered for Re-zoning, but Rejected



Figure HE.2
City of Brisbane
Proposed Re-zoning Sites



**Table 37.
Current Land Use and Development Standards
for Residential and Mixed-Use Zoning Districts**

	R-1	R-2	R-3	R-BA	NCRO-2	SCRO-1	PD
Permitted Uses							
Single-Family Unit	Yes	Yes	Yes	Yes	No	No	*****
Secondary Unit	Yes	No	No	Yes	No	No	*****
Duplex	No	Yes	Yes	No	No	No	*****
Multi-Family Units	No	Yes	Yes	No	No	No	*****
Emergency Shelter	No	No	No	No	No	Yes	*****
Conditional Uses							
Single-Family Unit	No	No	No	No	Yes***	Yes	*****
Duplex	No	No	No	No	Yes***	Yes	*****
Multi-Family Units	No	Yes	Yes	No	Yes***	Yes	*****
Dwelling Group	No	Yes	Yes	No	Yes***	No	*****
Mobilehome Park	Yes	Yes	Yes	No	No	Yes	*****
Units in Mixed-Use	No	No	No	No	Yes	Yes	*****
Live/Work Units	No	No	No	No	Yes	Yes	*****
Group Care Home	Yes	Yes	Yes	Yes	Yes***	Yes	*****
Convalescent Home	No	No	No	No	No	Yes	*****
Development Standards							
Density Transfer	No	No	No	Yes	No	No	No
Minimum Lot Size (Sq. Ft.)	5,000*	5,000*	5,000*	20,000* **	2,500	7,500	*****
Maximum Dwelling Unit Density	1/5,000 sq ft	1/2,500 sq ft	1/1,500 sq ft	1/20,000 sq ft	****	*****	*****
Lot Coverage	40%	50%	60%	25%	90%	70%	*****
Floor Area Ratio	0.72	0.72	0.72	0.72 (5,500 sq. ft.)	NONE	NONE	*****
Height Limit (Ft.)	28-30	28-30	28-30	35	28-35	35	*****
Front Setback (Ft.)	≤15	≤15	≤15	10	0	0	*****
Side Setbacks (Ft.)	3-5	3-5	3-5	5-15	0-10	0-10	*****
Rear Setback (Ft.)	10	10	10	10	10	10	*****

*With exceptions for substandard lots per Brisbane Municipal Code Sections 17.32.055.A, 17.08.040.B & 17.10.040.B

**No less than 5,000 sq. ft. possible under Use Permit for Density Transfer or Clustered Development.

***As part of a mixed-use project.

****Densities established in conjunction with Use Permit and/or Design Permit approval.

*****Single-Family Unit: 1/7,500; Duplex: 1/3,750; Multi-Family Units: 1/1,500; Mixed-Use & Live/Work*****

*****Subject to Specific Plan and PD Permit approval.

Note: Transitional housing, supportive housing and factory-built/manufactured housing (including mobilehomes) are treated as “dwellings” by definition per Brisbane Municipal Code Section 17.02.235; single-room-occupancy units are categorized as multiple-family dwellings per BMC Section 17.02.235.C.

Table 38.
Proposed Changes to Land Use and Development Standards
for Residential and Mixed-Use Zoning Districts
[Per Applicable Housing Element Program]

	R-MHP	Park Lane Residential AHO	Park Place Mixed Use AHO
Permitted Uses			
Multi-Family Units		Yes [H.B.1.a]	
Dwelling Group		Yes [H.D.1.b]	
Multi-Family Units and Dwelling Groups as Part of Mixed Use		No	Yes [H.B.1.b & H.D.1.b]
Mobilehome Park	Yes [H.B.1.i]		
Development Standards			
Minimum Lot Size (Sq. Ft.)		26,800 sq. ft. [H.B.1.a & b]	29,040 sq. ft. [H.B.1.a & b]
Minimum Units per Site		16 [H.B.1.a & b]	16 [H.B.1.a & b]
Minimum Dwelling Unit Density (Unit/Sq. Ft.)	1/2,250 [H.B.1.j]	1/1,675 (26/acre) [H.B.1.a & b]	1/1,815 (20/acre) [H.B.1.a & b]
Maximum Dwelling Unit Density (Unit/Sq. Ft.)	1/1,500 [H.B.1.j]	1/1,500 (30/acre) [H.B.1.a & b]	1/1,500 (30/acre) [H.B.1.a & b]
Height Limit (Ft.)		At least 3 stories [H.D.1.c & H.E.1.d]	At least 3 stories [H.D.1.c, H.E.1.d]

III.1.4. Potential Development Constraints

Government Code Sections 65583.2(b)(4) & (5) require that the inventory include general descriptions of any environmental or utilities supply constraints to the development of housing. For each zoning district listed in Table 39, the impacts of potential environmental or infrastructure constraints upon housing development capacity during the planning period are described. Further analysis of environmental constraints is provided in Appendix F.

Specifically regarding the newly proposed Park Place Mixed Use AHO and Park Lane Residential AHO, site development constraints such as susceptibility to seismic shock, liquefaction, expansive soils and flooding would be addressed through the requirements of the California Building Code and the Brisbane Grading Ordinance. Although a portion of the proposed Park Place Mixed Use AHO is within a 100-year flood zone, recent development projects in the Crocker Park subarea have demonstrated that construction is feasible above calculated base flood elevations in compliance with the City’s Floodplain Management Ordinance. Truck exhaust emissions from nearby distributions centers and traffic noise under the proposed overlays are impacts that would be mitigated through building and site design. In general, Brisbane has sufficient water supply and sewer treatment capacity for the infill development potential identified for the current planning period, according to contracts with the San Francisco Public Utilities Commission. No other utility supply deficiencies have been identified.

**Table 39.
Supplemental Inventory Data**

Central Brisbane Subarea

ZONING: R-1 Residential District —single-family residences (and secondary dwelling units) permitted at 1 unit per 5,000 sq. ft. maximum density, with exceptions for substandard lots
GENERAL PLAN: Residential—2 ½ to 14 Dwelling Units per Acre
TRENDS: At least six building permits were issued for secondary dwelling units in the previous planning period, even though changes to the parking requirements were not adopted as planned to encourage such development. With the programs (H.B.1.d, H.B.1.e & H.I.1.c) included in this Housing Element to remove constraints and provide incentives, the number of secondary dwelling unit building permits is expected to at least remain at this level for the 2015-2022 planning period. According to recent data (see pages II-20 & II-21 & Table 30), approximately 75% of secondary dwelling units are affordable to very low income households, with the remainder affordable to low and moderate income households. The inventory conservatively assumes that all of the new units will be affordable to moderate income households. Building permits were also issued for 4 single-family dwellings during the past planning period.
ENVIRONMENTAL CONSTRAINTS: Narrow streets and long cul-de-sacs are an emergency access concern in portions of the district, particularly those that interface with wildland fire hazard areas. Susceptibility to landslide is high at some of the upper elevations. Soils are subject to a moderate-to-high rate of erosion, with erosion and slippage potential increasing on the steeper slopes. These potential constraints can be mitigated so as not to impact development capacity.
INFRASTRUCTURE: Access and utilities are available to accommodate infill development. Access is limited in some of the upper portions of the district, particularly those served by private roadways, which the City requires be improved to street standards and offered for dedication.
ZONING: R-2 Residential District —residential permitted at 1 unit per 2,500 sq. ft.; however, a site having an area of at least 4,950 sq. ft. may be developed with 2 units
GENERAL PLAN: Residential—2 ½ to 14 Dwelling Units per Acre
TRENDS: Within the past planning period, 1 single-family residence built in 1930 at 248 Monterey Street was replaced with 2 “dwelling group” units (242-260 Monterey Street). Program H.D.1.b is intended to encourage similar developments. This trend could be expected to continue with at least two more single-family residences of similar age (the average year of construction on underdeveloped sites is 1940) being replaced with multi-family dwelling groups, resulting in a net increase of 2 units. Alternatively, the remaining vacant sites in the district could be developed with a total of 3 units. Due to the lack of lot merger activity, no aggregation of lots is assumed, and development potential is based upon existing lot configurations.
ENVIRONMENTAL CONSTRAINTS: Portions of the district may experience very strong shock and possible liquefaction during an earthquake. These potential constraints can be mitigated so as not to impact development capacity.
INFRASTRUCTURE: Access and utilities are available to accommodate infill development.
ZONING: R-3 Residential District —residential permitted at 1 unit per 1,500 sq. ft.; however, a site having an area of at least 4,950 sq. ft. may be developed with 3 units
GENERAL PLAN: Residential—15 to 30 Dwelling Units per Acre
TRENDS: Within the previous planning period, a triplex was built at 291-295 Santa Clara Street, a triplex was approved for a vacant site at Plumas and Mariposa Streets, and 1 single-family residence built in 1929 at 661 San Bruno Avenue was approved to be replaced with a 4-plex. During the current planning period, two more single-family residences of similar age (the average year of construction on underdeveloped sites is 1949) could be expected to be replaced with multi-family development, resulting in a net increase of 4 units. Alternatively, the remaining vacant sites in the district could be developed with a total of 2 units. Due to the lack of lot merger activity, no aggregation of lots is assumed, and development potential is based upon existing lot configurations.
ENVIRONMENTAL CONSTRAINTS: Most of the district is within a traffic noise corridor (60-65 dB CNEL). Susceptibility to landslide is high at some of the upper elevations. Soils are subject to a moderate-to-high rate of erosion, with erosion and slippage potential increasing on the steeper slopes. These potential constraints can be mitigated so as not to impact development capacity.
INFRASTRUCTURE: Access and utilities are available to accommodate infill development.
ZONING: NCRO-1 Brisbane Village Neighborhood Commercial District (70 & 100-182 Old County Road) - No rezoning is proposed at this time.
GENERAL PLAN: Trade Commercial.
TRENDS: The modular building occupied by the Bank of America at 70 Old County Road dates back to 1975. The Brisbane Village Shopping Center was constructed at 100-182 Old County Road in 1979 and was remodeled in 1997 and again in 2007-08. The center suffers from high vacancy rates.

ENVIRONMENTAL CONSTRAINTS: Residents would be exposed to truck exhaust emissions from traffic on Bayshore Boulevard that would be mitigated at the project level through the planting of pollution-absorbing vegetation buffers and installation of air filters in new residential buildings. If warranted by a health risk assessment, installation of inoperable windows facing the roadway and indoor air quality monitoring units may also be necessary. These sites are within an area projected to experience extremely violent shock and liquefaction during a severe seismic event, and portions of the subarea have expansive soils. The requirements of the California Building Code and the Brisbane Grading Ordinance would mitigate these impacts. Although these sites are technically within a flood zone (for which base flood elevations were not been determined), recent development projects at 50 Park Place and 425 Valley Drive have demonstrated that construction is feasible above calculated base flood elevations in compliance with Brisbane Municipal Code Section 15.56.081. These sites are located within traffic noise corridors (60-75 dB). California Building Code Section 1207 requires that residential units be designed so that outside noise levels within the units will not exceed 45 dB CNEL. This is typically accomplished through inclusion of noise insulation features, such as conventional construction, but with closed windows and fresh air supply systems or air conditioning.

INFRASTRUCTURE: Access and utilities are available to accommodate infill development.

ZONING: NCRO-2 Downtown Brisbane Neighborhood Commercial District—residential conditionally permitted as part of a mixed use, no minimum or maximum unit density set

GENERAL PLAN: Neighborhood Commercial/Retail/Office

TRENDS: Within the previous planning period, two units were built at 418-420 Monterey Street at the rear of the existing restaurant at 160 Visitacion Avenue on a 4,150 sq. ft. site, and a single unit was constructed behind an existing commercial space at 138 Visitacion Avenue on a 5,000 sq. ft. site. This trend to build in-fill units is expected to continue. The affordability of the potential units on the split-zoned Brisbane Housing Authority property is assumed to reflect the proportions of the very low, low and moderate income units in the 2007-2014 RHNA numbers.

ENVIRONMENTAL CONSTRAINTS: None.

INFRASTRUCTURE: Access and utilities are available to accommodate infill development. Due to limited on-street parking, on-site parking must be provided for residential units, which is difficult on smaller lots.

Southwest Bayshore Subarea

ZONING: Northern and southern portions to remain within the SCRO-1 District—residential conditionally permitted, graduated density zoning with a maximum density of 1 unit per 1,500 sq. ft.

GENERAL PLAN: Subregional Commercial/Retail/Office

TRENDS: In 2005, the City Council approved a 30-unit project (including 3 moderate and 2 low income affordable units) on a vacant hillside at 3750-3780 Bayshore Boulevard (1 unit per 4,236 sq. ft.). Six lots were assembled to create the almost 3 acre site. In 2009, two lots were assembled to provide a site for a 2-unit mixed use project at 3836 Bayshore Boulevard that replaced an existing 0.2-acre storage yard (approximately 1 unit per 3,000 sq. ft.). The remaining marginal commercial uses in the proposed district--a contractor's yard, propane sales and small warehouses (2,700-3,000 sq. ft.) built in the 1960s & 1970s--would not appear to be significant impediments to higher density residential development. It is less likely, though, that the owners of existing residential buildings are ready to replace them during the current planning period. Under the current graduated density zoning, existing substandard sites would be expected to consolidate according to their frontage on either Bayshore Boulevard, San Bruno Avenue or McLain Road.

ENVIRONMENTAL CONSTRAINTS: Development must comply with the San Bruno Mountain Area Habitat Conservation Plan due to the presence of federally protected endangered species. The district is within a traffic noise corridor (60-75 dB CNEL), within which California Building Code Section 1207 requires that residential units be designed so that outside noise levels within the units will not exceed 45 dB CNEL. This is typically accomplished through inclusion of noise insulation features, such as conventional construction, but with closed windows and fresh air supply systems or air conditioning. Portions of the district may be susceptible to landslides, liquefaction, erosion, expansive soils, landsliding and debris flows, that would be mitigated through the requirements of the California Building Code and the Brisbane Grading Ordinance. The approved project at 3750-3780 Bayshore Boulevard has demonstrated in particular the feasibility of mitigating hazards on the steep slopes above Bayshore Boulevard. Residents would be exposed to exhaust emissions from truck traffic on Bayshore Boulevard that would be mitigated at the project level through the planting of pollution-absorbing vegetation buffers and installation of air filters in new residential buildings. If warranted by a health risk assessment, installation of inoperable windows facing the roadway and indoor air quality monitoring units may also be necessary. Development in the district would have cumulative traffic impacts upon the unsignalized intersection of Bayshore Boulevard and San Bruno Avenue, decreasing the level of service below the adopted LOS C standard. Per Housing Element Program H.H.1.a, proposed projects generating traffic that would impact this intersection would be required to contribute their fair share toward the

cost of reconfiguration and signalization of this intersection.
 All of these potential constraints can be mitigated so as to minimize impacts to development capacity.

INFRASTRUCTURE: Access and utilities are available to accommodate development. Frontage road improvements (as a public right-of-way dedication) may be necessary to maintain safe access to/from Bayshore Boulevard for properties that do not have frontage on San Bruno Avenue or McLain Road.

ZONING: **Central portion of SCRO-1 Southwest Bayshore Commercial District to be rezoned R-MHP Residential-Mobilehome Park District per Program H.B.1.i** -- Minimum density of 1 unit per 2,250 sq. ft., equal to the existing density so as to preserve this existing use.

GENERAL PLAN: Subregional Commercial/Retail/Office subject to revision per Program H.E.1.c.

TRENDS: There are 66 units currently in the existing 3.18-acre mobilehome park (Table 2; Table 21, Footnote A). In 2006, the City Council updated the general use regulations for mobilehome parks, eliminating the 12 units per acre maximum density standard.

ENVIRONMENTAL CONSTRAINTS: Development must comply with the San Bruno Mountain Area Habitat Conservation Plan due to the presence of federally protected endangered species. The district is within a traffic noise corridor (65-75 dB CNEL). The hillsides above the mobilehome park are susceptible to erosion. These potential constraints can be mitigated so as not to impact development capacity.

INFRASTRUCTURE: Access and utilities are available to accommodate development.

Northeast Ridge Subarea

ZONING: **PD Planned Development District/Northeast Ridge Subarea**—residential permitted under the Planned Development Permit for the Northeast Ridge

GENERAL PLAN: Residential 6.23 Dwelling Units per Acre

TRENDS: During the past planning period, building permits were issued for 51 units. The project is expected to be built out before the beginning of the 2015-2022 planning period.

ENVIRONMENTAL CONSTRAINTS: Development must comply with the San Bruno Mountain Area Habitat Conservation Plan due to the presence of federally protected endangered species. A portion of the subarea is within a traffic noise corridor (60-70 dB CNEL). Soils are subject to slippage and a high-to-very-high rate of erosion. Some areas have high susceptibility to seismically induced landslides and intense ground-shaking during earthquakes. There is some risk of wildland fires within the surrounding dedicated open space, but because such fires are supportive of the natural habitat, the project was designed to permit wildland fires yet protect the residential community. These potential constraints can be mitigated so as not to impact development capacity.

INFRASTRUCTURE: Extension of existing access and utilities to accommodate development is feasible.

Brisbane Acres Subarea

ZONING: **R-BA Brisbane Acres Residential District**—single-family residences (and secondary dwelling units) permitted at 1 unit per 20,000 sq. ft. maximum density; density transfer conditionally permitted at the same ratio

GENERAL PLAN: Residential—0 to 2 Dwelling Units per Acre

TRENDS: During the past planning period, 2 units were built, including one approved on San Diego Court through density transfer, leaving the potential for as many as 53 transfer units. Currently, applications for two more density transfer projects are in process, one of which would include clustered development as encouraged by Program H.H.2.b. The Brisbane Housing Authority recently acquired property within the district which could accommodate 21 moderate-income affordable units, based upon a preliminary feasibility analysis previously prepared for Habitat for Humanity.

ENVIRONMENTAL CONSTRAINTS: Development must comply with the San Bruno Mountain Area Habitat Conservation Plan due to the presence of federally protected endangered species. Portions of the subarea are within a traffic noise corridor (60-70 dB CNEL). Portions of the subarea are considered high-to-extreme fire hazard areas due to steep slopes, wildland vegetation and inaccessibility. Soils are subject to slippage and a high-to-very-high rate of erosion. Landslide susceptibility is high in a few areas. These potential constraints can be mitigated so as not to impact development capacity.

INFRASTRUCTURE: Access (via private roadways) and utilities are limited on some of the lower portions of the district and very limited on the upper slopes. New water storage tanks would be needed to provide adequate water pressure at the higher elevations.

Crocker Park Subarea

ZONING: Southeastern portion of TC-1 Crocker Park Trade Commercial District (91-99, 105-115 & 145 Park Lane) to be under the Park Lane Residential Affordable Housing Overlay - a residential overlay with a minimum density of 26 units per acre and a maximum density of 30 units per acre per Programs H.B.1.a & b; design review limited per Program H.D.1.c.
GENERAL PLAN: Trade Commercial; Program H.B.1.c will redesignate the southeastern portion to allow Residential with a minimum density of 26 units per acre.
TRENDS: The three warehouse buildings in the proposed district date from the 1960s. Warehouses of similar age have been demolished (425 Valley Drive) or proposed to be demolished (325 Valley Drive) elsewhere in Crocker Park, so it appears that this trend of demolishing and replacing older concrete tilt-up structures could be expected to continue through the current planning period.
ENVIRONMENTAL CONSTRAINTS: Residents could be exposed to truck exhaust emissions from nearby distribution centers that would be mitigated at the project level through the planting of pollution-absorbing vegetation buffers and installation of air filters in new residential buildings. If warranted by a health risk assessment, installation of inoperable windows facing the roadway and indoor air quality monitoring units may also be necessary. The subarea is within an area projected to experience extremely violent shock and liquefaction during a severe seismic event, and portions of the subarea have expansive soils. The requirements of the California Building Code and the Brisbane Grading Ordinance would mitigate these impacts without impacting development capacity. The proposed district is located outside of designated flood zones. The proposed district is located outside of traffic noise corridors (60-75 dB). All of these potential constraints can be mitigated so as not to impact development capacity.
INFRASTRUCTURE: Access and utilities are available to accommodate infill development.

ZONING: Southeastern portion of TC-1 Crocker Park Trade Commercial District (260-280 Old County Road/71 Park Lane) - No rezoning proposed at this time.
GENERAL PLAN: Trade Commercial
TRENDS: This building dates from the 1960s. A portion of the building was extensively remodeled in 1998 to accommodate the U.S. Post Office.
ENVIRONMENTAL CONSTRAINTS: Residents could be exposed to truck exhaust emissions from nearby distribution centers (including the post office) that would be mitigated at the project level through the planting of pollution-absorbing vegetation buffers and installation of air filters in new residential buildings. If warranted by a health risk assessment, installation of inoperable windows facing the roadway and indoor air quality monitoring units may also be necessary. The subarea is within an area projected to experience extremely violent shock and liquefaction during a severe seismic event, and portions of the subarea have expansive soils. The requirements of the California Building Code and the Brisbane Grading Ordinance would mitigate these impacts without impacting development capacity. This site is located outside of designated flood zones. A portion of the site immediately adjoining Old County Road is located within a traffic noise corridor (60-75 dB).
INFRASTRUCTURE: Access and utilities are available to accommodate infill development.

ZONING: Southeastern portion of TC-1 Crocker Park Trade Commercial District (60 Park Place, 120 & 151-159 Park Lane) No rezoning proposed at this time.
GENERAL PLAN: Trade Commercial
TRENDS: These three warehouses date from the 1960s.
ENVIRONMENTAL CONSTRAINTS: Residents could be exposed to truck exhaust emissions from nearby distribution centers (including the post office) that would be mitigated at the project level through the planting of pollution-absorbing vegetation buffers and installation of air filters in new residential buildings. If warranted by a health risk assessment, installation of inoperable windows facing the roadway and indoor air quality monitoring units may also be necessary. The subarea is within an area projected to experience extremely violent shock and liquefaction during a severe seismic event, and portions of the subarea have expansive soils. The requirements of the California Building Code and the Brisbane Grading Ordinance would mitigate these impacts without impacting development capacity. These sites are located outside of designated flood zones. The majority of the sites are located within the Valley Drive traffic noise corridor (60-65 dB).
INFRASTRUCTURE: Access and utilities are available to accommodate infill development.

ZONING: Eastern portion of TC-1 Crocker Park Trade Commercial District (25 Park Place and 41-43 Park Place) to be under the Park Place Mixed Use Affordable Housing Overlay - a mixed use overlay with a minimum density of 20 units per acre, per Programs H.B.1.a & b, and a maximum density of 30 units per acre; design review limited per Program H.D.1.c.
GENERAL PLAN: Trade Commercial; Program H.B.1.c will redesignate the eastern portion Neighborhood Commercial/Retail/Office/Housing with a minimum density of 20 units per acre.

<p>TRENDS: The buildings in this area of Crocker Park date from the late 1960s and early 1970s. Warehouses built in the 1960s have been demolished (425 Valley Drive) or proposed to be demolished (325 Valley Drive), so it appears that this trend of demolishing and replacing older concrete tilt-up structures could be expected to continue through the current planning period. The existing low lot coverage at 25 Park Place (20%) is additional evidence that the property is underutilized and primed for development with higher and better uses.</p> <p>In establishing the realistic capacity for residential development on sites designated for mixed use, it should be noted that the most recently built mixed use project in the city (1 San Bruno Avenue in the NCRO-2 District) contained 3,700 sq. ft. of commercial space (only 13% of the building's total floor area) and a parking garage on the ground level, with 15 residential units on the two floors above. Thus, the extent to which uses other than residential are allowed in mixed-use districts should not be expected to be a significant constraint upon residential development.</p>
<p>ENVIRONMENTAL CONSTRAINTS: Residents would be exposed to truck exhaust emissions from nearby distribution centers that would be mitigated at the project level through the planting of pollution-absorbing vegetation buffers and installation of air filters in new residential buildings. If warranted by a health risk assessment, installation of inoperable windows facing the roadway and indoor air quality monitoring units may also be necessary.</p> <p>The proposed district is within an area projected to experience extremely violent shock and liquefaction during a severe seismic event, and portions of the district have expansive soils. The requirements of the California Building Code and the Brisbane Grading Ordinance would mitigate these impacts.</p> <p>Although a portion of the proposed district is technically within a flood zone (for which base flood elevations were not been determined), recent development projects at 50 Park Place and 425 Valley Drive have demonstrated that construction is feasible above calculated base flood elevations in compliance with Brisbane Municipal Code Section 15.56.081.</p> <p>The proposed district is located within traffic noise corridors (60-75 dB). California Building Code Section 1207 requires that residential units be designed so that outside noise levels within the units will not exceed 45 dB CNEL. This is typically accomplished through inclusion of noise insulation features, such as conventional construction, but with closed windows and fresh air supply systems or air conditioning.</p> <p>All of these potential constraints can be mitigated so as not to impact development capacity.</p>
<p>INFRASTRUCTURE: Access and utilities are available to accommodate infill development.</p>

<p>ZONING: Far-eastern portion of TC-1 Crocker Park Trade Commercial District (125 Valley Drive) - No rezoning is proposed at this time.</p>
<p>GENERAL PLAN: Trade Commercial.</p>
<p>TRENDS: The warehouse on this property was built in 1963. Warehouses built in the 1960s have been demolished (425 Valley Drive) or proposed to be demolished (325 Valley Drive), so it appears that this trend of demolishing and replacing older concrete tilt-up structures could be expected to continue through the current planning period. The existing low lot coverages at 125 Valley Drive (25%) is additional evidence that the property is underutilized and primed for development with higher and better uses. The owner of the property at 125 Valley Drive has already explored alternatives for redeveloping the site.</p>
<p>ENVIRONMENTAL CONSTRAINTS: Residents would be exposed to truck exhaust emissions from traffic on Bayshore Boulevard that would be mitigated at the project level through the planting of pollution-absorbing vegetation buffers and installation of air filters in new residential buildings. If warranted by a health risk assessment, installation of inoperable windows facing the roadway and indoor air quality monitoring units may also be necessary.</p> <p>This site is within an area projected to experience extremely violent shock and liquefaction during a severe seismic event, and portions of the subarea have expansive soils. The requirements of the California Building Code and the Brisbane Grading Ordinance would mitigate these impacts.</p> <p>Although the site is technically within a flood zone (for which base flood elevations were not been determined), recent development projects at 50 Park Place and 425 Valley Drive have demonstrated that construction is feasible above calculated base flood elevations in compliance with Brisbane Municipal Code Section 15.56.081.</p> <p>These site is located within traffic noise corridors (60-75 dB). California Building Code Section 1207 requires that residential units be designed so that outside noise levels within the units will not exceed 45 dB CNEL. This is typically accomplished through inclusion of noise insulation features, such as conventional construction, but with closed windows and fresh air supply systems or air conditioning.</p>
<p>INFRASTRUCTURE: Access and utilities are available to accommodate infill development.</p>

Southeast Bayshore Subarea

ZONING: M-1 Manufacturing District (3745, 3775 & 3795 Bayshore Boulevard) - No rezoning proposed at this time.
GENERAL PLAN: Trade Commercial
TRENDS: The office/warehouse at 3745-3765 Bayshore Boulevard was originally built over fifty years ago. The tenant, VWR International, is phasing out its operations in the building and relocating out of the area. The warehouse at 3775-3785 Bayshore was built over 30 years ago. It is currently occupied. The property at 3795 Bayshore Boulevard is vacant.
ENVIRONMENTAL CONSTRAINTS: The district is within a traffic noise corridor (60-75 dB CNEL), within which California Building Code Section 1207 requires that residential units be designed so that outside noise levels within the units will not exceed 45 dB CNEL. This is typically accomplished through inclusion of noise insulation features, such as conventional construction, but with closed windows and fresh air supply systems or air conditioning. The district may be susceptible to liquefaction, ground-shaking and landslides that would be mitigated through the requirements of the California Building Code and the Brisbane Grading Ordinance. Occupants would be exposed to truck exhaust emissions from Bayshore Boulevard that would be mitigated at the project level through the planting of pollution-absorbing vegetation buffers and installation of air filters in new residential buildings. If warranted by a health risk assessment, installation of inoperable windows facing the roadway and indoor air quality monitoring units may also be necessary. Portions of the subarea may potentially be contaminated by past industrial uses.
INFRASTRUCTURE: Access and utilities are available to accommodate infill development. The subarea is accessed via a signalized intersection at Bayshore Boulevard and Van Waters and Rodgers Road (a private roadway).

Sierra Point Subarea

ZONING: SP-CRO Sierra Point Commercial District (9000 Marina Boulevard) - No rezoning proposed at this time.
GENERAL PLAN: SP C/R/O Sierra Point Commercial/Retail/Office
TRENDS: The Sierra Point Office Park was originally laid out in the 1980s but has been slow to develop. Several sites approved for office and biotech construction remain vacant, as do sites planned for hotel and retail development.
ENVIRONMENTAL CONSTRAINTS: The subarea is a former municipal landfill located on San Francisco Bay. Thus, it is subject to subsidence and methane gas, as well as liquefaction and severe ground shaking during seismic events. Given its location adjoining 101, the subarea is within a traffic noise corridor (60-75 dB CNEL) and is exposed to exhaust emissions from freeway traffic.
INFRASTRUCTURE: Access and utilities are available to accommodate infill development.

III.1.5. Zoning to Accommodate the Development of Housing Affordable to Lower Income Households

In order to accommodate the RHNA share for very low and low income households, a number of zoning amendments are proposed. These changes are identified in Table 38.

The southeast portion of the TC-1 Crocker Park Trade Commercial District below the existing R-2 District is proposed to be overlain by the new Park Lane Residential AHO. This area contains 3 warehouses, all in common ownership, that are approximately the same age as others in Crocker Park that have been or proposed to be demolished. Multi-family residential uses would be allowed within this affordable housing overlay with a minimum required density of 26 units per acre and a maximum of 30 units per acre (equivalent to the existing R-3 District). This range of densities would provide 180 to 205 units. If this district alone were to supply the 2007-2014 RHNA shortfall of 210 very low, low and moderate income units (through rezoning by January 31, 2016, per Program H.B.1.a), a minimum density of approximately 31 units per acre (approximately 1 unit per 1,400 sq. ft.) would be required. As a historical note, the original R-4 District (c. 1969-1984), covering an area that included the existing apartment buildings at 141 San Francisco Avenue and 21 Alvarado Street, allowed a maximum density of more than 43 units per acre (1 unit per 1,000 sq. ft.).

Portions of the TC-1 Crocker Park Trade Commercial district located near existing retail businesses and transit would be overlain by the new Park Place Mixed Use AHO, requiring a minimum density of 20 units per acre [the standard set in Government Code Section 65583.2(c)(3)(B)(iii) as being sufficient to accommodate development affordable to lower income households]. The area appears primed for change. The older warehouses on these sites are ready for replacement, and one of the properties is underdeveloped (see Table 39 for additional information). To encourage this transition, the density bonus provisions will be expanded per Program H.B.5.a to allow the City to grant a density bonus and/or other incentives greater than required for projects that meet or exceed the qualifications.

Within the Park Lane Residential AHO, incentives to provide higher residential density (above the 26 units per acre minimum) up to 30 units per acre would include exceptions to the 3 story height limit and 60% lot coverage limit. Within the Park Place Mixed Use AHO, incentives to provide higher residential density (above the 20 units per acre minimum) up to 30 units per acre would include the above plus allowance for retail/personal service "storefront" uses without providing on-site parking. In addition, to encourage connectivity between sites and neighboring districts, shared public access easements (such as walkways and fire lanes) would be required as appropriate per Program H.D.1.c.

The existing SCRO-1 Southwest Bayshore Commercial District would be split in two with the existing mobilehome park which occupies the middle of the district becoming a new R-MHP Residential Mobilehome Park District. In the remaining SCRO-1 District, the current form of "graduated density zoning" that allows multi-family development at a higher density than single-family or duplex development on the same size site would encourage assembling of parcels to accommodate suitable multi-family development. Emergency shelters would continue to be a permitted use (Program H.B.3.i) and supportive housing single-room occupancy units, convalescent homes and dwelling groups would continue to be conditionally permitted (Programs H.B.1.g, H.B.3.e & H.D.1.b).

Given these changes, the inventory concludes that there are sufficient sites suitable for residential development within the planning period to accommodate the City's share of the 2015-2022 RHNA for all income levels, as well as the 2007-2014 RHNA shortfall (Table 40).

The potential capacity within the zoning districts with a proposed minimum density of at least 20 units per acre is deemed by Government Code Section 65583.2(c)(3)(B)(iii) to be appropriate to accommodate

housing for “lower income” households, so this capacity is not broken out into very low and low income categories. Although, the potential units identified as being affordable to moderate income households is less than the RHNA allocation for that level of affordability, the proposed zoning changes will provide an excess of potential units at densities high enough to accommodate housing affordable to low and very low income households so as to make up the difference (a unit affordable to a low income household would be affordable to a moderate income household as well). Per Government Code Section 65583.2(h), at least 50 percent of the very-low- and low-income housing need is accommodated on sites designated for residential use and for which nonresidential uses or mixed-uses are not permitted (the proposed Park Lane Residential AHO).

In addition to these changes planned for portions of the existing TC-1 and SCRO-1 Districts, a number of other areas and sites were considered for zoning changes to accommodate residential development. These locations are noted in Tables 36 and 39 as also considered. They include 125 Valley Drive, 70, 100-182 and 260-280 Old County Road and 3745-3765 Bayshore Boulevard. These sites are considered as reserve sites, but are not currently planned for rezoning to include residential.

**Table 40.
RHNA Summary**

Income Level	2007-2014 RHNA Shortfall	2015-2022 RHNA	Combined RHNA	2015-2022 Inventory
Very Low	89	25	114	
Low	54	13	67	
Very Low + Low (Subtotal)			181	234
Moderate	67	15	82	32
Very Low + Low + Moderate (Subtotal)			263	266
Above Moderate	0	30	30	125
TOTALS	210	83	293	391

Note: No more than half of the total RHNA requirement for the lower income categories may be met through mixed use sites, designated at the minimum of 20 units per acre. For the combined RHNA, that would be 90 units. However, the designated mixed use sites total 125 potential units. Both the mixed use and residential only sites that are in excess of the RHNA allotment for lower income are carried forward to the moderate income household category.

III.2 PROVIDING FOR A VARIETY OF HOUSING TYPES AND SPECIAL HOUSING NEEDS

Government Code Section 65583(c)(1) states, “Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters and transitional housing.”

With the current and proposed zoning (Tables 37 & 38), the City can provide for a variety of housing types and special housing needs. Sufficient density to accommodate affordable multi-family rental housing can be provided under the new affordable housing overlays (Programs H.B.1.a & b). The Zoning Ordinance will continue to allow transitional and supportive housing in all residential districts, along with mobilehomes and factory-built housing (Program H.B.1.f). A new zoning district will be specifically created to protect the existing mobilehome park within the Southwest Bayshore subarea (Program H.B.1.i). Emergency shelters for the homeless will continue to be permitted in the SCRO-1 District (Program H.B.3.i, also see the discussion on the homeless on pages II-4 & II-5). Convalescent homes, a form of housing for persons with disabilities (see Section VI.1.1.6), will continue to be conditionally permitted in the SCRO-1 District (Program H.B.3.e). Single-room occupancy units intended as

supportive housing will be conditionally permitted in the SCRO-1 District, as multiple-family dwellings and hotels already are (Program H.B.1.g). The density bonus process will be used to encourage developers to provide housing units designed and dedicated for use by large families with low, very-low and extremely-low incomes and other households with special needs (Program H.B.3.g). Provision of secondary dwelling units will continue to be encouraged (Programs H.I.1.d & e & H.I.1.c). Sites suitable for housing for seniors and persons with disabilities or other special needs will be identified on an ongoing basis (Program H.B.3.a). No housing specifically for agricultural workers is proposed, though, due to the lack of demonstrated need (Section II.1.12).

IV. HOUSING CONSTRAINTS

IV.1 CONSTRAINTS UPON THE SUPPLY OF HOUSING

The Housing Element is required to analyze potential and actual governmental and nongovernmental constraints upon the maintenance, improvement or development of all types of housing for all income levels, including for persons with disabilities. Governmental constraints include land use controls; building codes and their enforcement; site improvements, fees and other exactions required of developers; and local processing and permit procedures. Included with these are the availability and cost of water and energy. Governmental constraints that would hinder the City from meeting its share of the regional housing need and from meeting the housing needs for persons with disabilities, including developmental disabilities, specifically must be analyzed and eliminated. Nongovernmental constraints to be analyzed include the availability of financing, the price of land, and the cost of construction.

IV.1.1 Governmental Constraints

The City of Brisbane, a municipal government, has a legal obligation to abide by and implement the applicable policies, programs, and health and safety regulations of federal, state, regional and county agencies. The City's discretion on the application of many regulations is limited. The City's discretion is further constrained by its obligation to provide municipal services and to protect the health, safety and welfare of its citizens. Therefore, central to a City's function is the application of various policies, ordinances, and regulations. And critical to its function is the responsibility to assure that sufficient revenues are available to provide public safety and municipal services.

The discussion below focuses on these powers and obligations and examines to what extent housing constraints may exist and in what ways these constraints can be reduced or eliminated.

- Land-use controls (e.g., zoning-development standards, including parking, height limits, setbacks, lot coverage, minimum unit sizes, and growth controls)
- Codes and enforcement (e.g., any local amendments to California Building Code, degree or type of enforcement)
- On/off-site improvements (e.g., street widening and circulation improvements)
- Fees and exactions (e.g., permit and impact fees, land dedication and other requirements imposed on developers)
- Permit processing procedures (e.g., permit approval process including discretionary review procedures, designation of conditionally permitted uses, design review process)
- Constraints to housing for persons with disabilities, including developmental disabilities (e.g., reasonable accommodation procedures, zoning and building codes)

IV.1.1.1 Land Use Regulations

The General Plan

The Government Code of the State of California requires that the City of Brisbane adopt a General Plan, a part of which is the Housing Element. Another is a Land Use Element, described in Section 65302(a) as follows:

A land use element that designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space...education,

public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. ... The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan.

The General Plan for the City of Brisbane adopted in 1994 is currently being updated. The land use designations and density/intensity standards will have to be revised so as to maintain consistency with the changes in some of the zoning districts proposed in the Housing Element. The Land Use Element's policies and programs will also have to be revised so as to be consistent with Government Code Section 65583.2 regarding affordable housing. Note that the General Plan, including the Housing Element, is reviewed for internal consistency as part of the annual report prepared per Government Code Section 65400.

See Programs H.B.1.c, H.E.1.c, H.H.2.c & H.I.1.h.

The Zoning Ordinance

Zoning regulations, such as minimum parcel size, setbacks and parking requirements, limit the type and density of development on a site and therefore affect the land cost per unit, as land is typically marketed at a value commensurate with its development capacity. Requirements for the development of the land to meet health and safety and environmental concerns may additionally affect development costs.

The City's current residential development standards for the zoning districts permitting residential and mixed uses are provided in Table 37. In those districts allowing multifamily housing, the standards do not typically pose a constraint on the development of affordable units, as is discussed in Section III.1.3, Realistic Development Capacity. For example, the 60% lot coverage limit in the R-3 District would allow a building footprint of 9,000 sq. ft. on a 15,000 sq. ft. site, which would also accommodate the required 15 ft. front, 5 ft. side and 10 ft. rear setbacks. The 0.72 maximum floor area ratio would permit a 10,800 sq. ft. building, not including the required covered parking. Whether the 28 ft. height limit (on sites with a slope of less than 20%) could accommodate a three-story building would depend upon ceiling heights and accessibility requirements. The 10 units allowed under the maximum unit density of 1 unit per 1,500 sq. ft. could feasibly be accommodated within such a building envelope, along with a common garage to meet the parking requirements. The permitted building envelope would be large enough to encourage a developer to make at least some of the units affordable to those with low- and/or very-low-incomes so as to qualify for a density bonus.

In order to accommodate the City's RHNA share for very low and low income households, zoning amendments are proposed to permit residential uses by right with a minimum density of at least 20 units per acre under two new affordable housing overlays, per Government Code Sections 65583.2(c)(3)(B)(iii) & 65583.2(h). Height limits would be set to assure that at least 3-story buildings can be accommodated. These zoning changes are identified in Table 38. Provisions have already been adopted to allow single-room occupancy units, supportive housing and transitional housing no differently from other dwellings of similar unit densities (BMC Section 17.02.235 amended in 2011) and to permit emergency shelters without Use Permit approval in the SCRO-1 District (per Ordinance No. 564 adopted in 2011).

The City's parking requirements have proven to be a more difficult issue to resolve. As directed by previous Housing Elements, the City reviewed its requirements with the intention of uniformly tying them to unit floor area and/or number of bedrooms for all types of residential dwellings, in part to encourage smaller, more affordable units. Ordinance revisions recommended by the Planning Commission are currently under review by the City Council prior to adoption. In particular, these would reduce the parking requirements for small units.

**Table 41.
Comparison of City of Brisbane Current and Draft Revised Residential Parking Standards**

		Current	Draft
Single-Family Residences			
	25 ft. wide lot	1 off-street + 1 covered	
	Studio/1-BR not > 900 sq. ft.		1 off-street
	All others not > 1,800 sq. ft.		1 off-street + 1 covered
	>25/<37.5 ft. wide lot	1 on/off-street + 2 covered	
	>1,800 sq. ft. on <37.5 ft. wide lot		2 off-street + 1 covered
	37.5+ ft. wide lot	2 on/off-street + 2 covered	
	>1,800 sq. ft. on 37.5+ ft. wide lot		2 on/off-street + 2 covered
Secondary Dwelling Units			
	Not >900 sq. ft. and not >1-BR	2 on-site	1 off-street
	>900 sq. ft. or >1-BR	2 on-site	2 off-street
Duplex/Multi-Family Dwelling Units			
	Studio	1 off-street	1 on-site
	1-BR not >900 sq. ft.	1 ½ covered	1 covered
	1-BR >900 sq. ft.	1 ½ covered	½ on-site + 1 covered
	2-BR	1 ½ covered	½ on-site + 1 covered
	3-BR or more not >2,700 sq. ft.	2 covered	1 on-site + 1 covered
	3-BR or more > 2,700 sq. ft.	2 covered	2 on-site + 1 covered

BR = Bedroom
sq. ft. = square feet of floor area

Reductions in the parking standards may be granted as an incentive or concession under the City’s density bonus ordinance adopted in 2009 (see Brisbane Municipal Code Section 17.31.010.H). At that same time, the City adopted inclusionary housing requirements intended to coordinate with density bonus provisions. Those affordable units that are provided in order to qualify for a density bonus are also recognized in meeting the inclusionary requirement (BMC Section 17.31.020.R). In addition, any density bonus units for which an affordable housing project qualifies are not included in calculating the total number of units upon which the number of inclusionary units required is determined (BMC Section 17.31.030.B.1). Projects of 6 or more residential units for sale are required to include roughly 10% of the units as affordable to moderate-income households and roughly 5% of the units as affordable to low-income households. As incentives, inclusionary units are permitted to be smaller in size than or of different unit types from the market-rate units, and may have different interior finishes or features than market-rate units, as long as the finishes and features are durable and of good quality. A procedure for waiving the inclusionary housing requirement is also provided (there are no provisions for in-lieu fees, though). While no projects have yet to be approved under the new requirements, two projects (at 3750-3780 Bayshore Boulevard and 1 San Bruno Avenue) were approved before 2009 with similar requirements for the inclusion of affordable units at the currently adopted ratios. These requirements did not prove to be a hindrance to the development of either project; the mixed-use project at 1 San Bruno Avenue was completed in 2008, and a building permit is in process for the 30-unit complex at 3750-3780 Bayshore Boulevard.

See Programs H.B.1.a, H.B.1.b, H.B.1.f, H.B.1.g, H.B.1.i, H.B.3.i, H.D.1.b, H.D.1.c, H.I.1.b & H.I.1.c

Other Land Use Controls

Environmental and engineering design requirements affect costs. For example, detailed grading and foundation plans and geologic studies typically are required for a project proposed to be built on steep slopes or potentially unstable soils, and such studies are generally costly. Yet, without such controls, unsafe conditions could be passed on from a developer to a homeowner or tenant and to the community. The potential losses in property damage and personal injury from landslide or slope failure would far exceed the investment needed to assure that these impacts would not occur.

Since private development has the potential to create situations that would result in impacts and costs being borne by subsequent owners, neighbors and the overall community, it is the policy of the City of Brisbane to make certain that the costs of a development are made the responsibility of the development unless a specific subsidy is provided. This is an important principle. To understand it, there must be a clear distinction between cost reduction and cost shifting.

More specifically, large portions of the vacant lands within the City of Brisbane are subject to environmental regulation under the Endangered Species Act, the California Environmental Quality Act, and other federal and state regulations that constrain the residential development potential of these areas (see Table 39). For example, 40% of the Brisbane Acres and Southwest Bayshore subareas must be set aside as conserved habitat under the provisions of the San Bruno Mountain Area Habitat Conservation Plan. To help mitigate this constraint, the City provides a Transferable Development Right program in the Brisbane Acres subarea and a new program to also permit clustered development is proposed.

See Programs H.B.1.b, H.B.6.a, H.H.2.b, H.I.2.a & H.I.2.b

IV.1.1.2 Codes and Enforcement

The City adopts the State building and fire codes which set standards for construction. These codes establish minimum safety standards, and therefore should not be considered a constraint to housing development. Currently, the City is in the process of adopting the 2013 editions of the California Building Standards Code and other related codes. Local amendments are limited to minor administrative procedures and requirements for automatic fire extinguishing systems for all new residential structures and additions or alterations exceeding 50% of the building's original gross area. This requirement for additional fire protection was found necessary due to the areas of high fire hazard on San Bruno Mountain. The cost of including fire sprinklers in residential projects does not appear to be a significant constraint

Building permit administration is done by the Community Development Department. Plan check and inspection of construction are done by consultants under contract to and under the supervision of the City. Single-family and small multi-family permits typically receive a first plan check response within 2 to 3 weeks from submittal. Revisions may be required if the accuracy of the plans is poor or if the plans are incomplete. Inspections are provided within 24 hours of a request. Staffing levels are evaluated yearly as part of the City's budget process

The City funds a Code Enforcement Officer to respond to problems on a complaint basis. The Code Enforcement Officer works closely with the building inspector and the San Mateo County Environmental Health Division to respond to housing-related problems. Response is generally immediate.

Consistent with the intent of Health and Safety Code Section 17980(b)(2), the City gives preference to the repair of buildings when economically feasible, as opposed to ordering that residential units be vacated and demolished, reducing the City's housing stock. The City has a long-standing policy of encouraging

the maintenance and improvement of nonconforming residential uses and structures.

See Programs H.B.9.d, H.C.1.a, H.C.1.b, H.C.1.c, H.C.1.d & H.I.1.e.

IV.1.1.3 On/Off-site Improvements, Residential Utilities and Infrastructure

Governmental standards for on/off-site improvements, such as requirements to widen streets and provide sidewalks, may result in development costs that constrain the provision of housing. The question of whether such standards exceed those necessary to protect public health and safety is addressed in this subsection.

Another potential constraint upon the provision of housing is the availability and cost of utilities, most significantly water and energy, and the infrastructure to deliver them. Table 39 analyzes the availability of utilities and infrastructure to serve sites to meet the City's RHNA share during the planning period. This subsection also addresses opportunities for water and energy conservation as a means of minimizing the impact of these utilities upon the provision of housing.

Infrastructure Improvements

Almost all of the arterial, collector and local streets in Brisbane operate at good levels of service. Within the Central Brisbane and Brisbane Acres subareas, there are dead-end streets and bottlenecks due to narrow pavement with on-street parking. Street widening to the California Fire Code's 20 ft. minimum width for the property's full frontage is required for new construction or substantial improvement on a case-by-case basis. Additional width may be required, depending upon whether on-street parking will be provided on one or both sides (Brisbane Municipal Code Section 12.24.010.B.1). Maximum street slope for emergency vehicle access is 15%, with limited exceptions. Sidewalks are required where terrain permits. These requirements have not proven to be a significant obstacle to development (note that new houses continue to be built on Humboldt Road and other streets in upper Central Brisbane as listed in Appendix A).

For secondary dwelling units, inadequate street width may be a greater concern. Brisbane Municipal Code Section 17.43.030.H requires that, "The site on which the secondary dwelling unit is located shall have a legal means of access which complies with the standards set forth in Section 12.24.010." In practice, secondary dwelling units have been treated as any other remodel or addition to a single-family residence in terms of requirements for street widening and dedications. The standard triggers for street widening/dedication are:

1. Reliance upon on-street parking on streets that are not wide enough to meet the on-street parking standards (BMC Sections 12.24.010.B.1 & 17.34.010),
2. Additions or alterations in excess of fifty percent of value or area of the pre-existing building or structure" (BMC Sections 15.08.140 & 17.01.060.C.1), and
3. Additions exceeding 100 sq. ft. to an existing building on a private street (BMC Section 17.01.060.B.4).

These triggers tend to encourage secondary dwelling units that require minimal new construction and little change to the exterior of the building. Revising the parking requirements (Programs H.I.1.b and H.I.1.c) may help reduce the impact of street width as a constraint, particularly for small secondary dwelling units.

Where existing substandard private roadways are to be dedicated to the public, the entire length from the development site to the nearest public street must be improved to City standards, with turnaround

capability as required by the Fire Chief. For those private roadways (including Annis, Gladys and Harold Roads and Joy, Margaret and Paul Avenues) having a potential right-of-way width less than the State's 40 ft. standard, special findings must be made for approval by the City Council per BMC Section 12.24.010.D, unless additional right-of-way is dedicated by the abutting property owners.

Street improvement projects of this magnitude would typically be dependent upon the cooperation of the other property owners along the private roadway, who would have to agree to the formation of an assessment districts to take on such a project. To address this situation, the City encourages the formation of assessment districts where appropriate (1994 General Plan Program 51a/draft General Plan update Program TC.6.f).

To maintain acceptable levels of service at the intersection of Bayshore Boulevard and San Bruno Avenue, signalization with lane reconfiguration will be needed. The draft General Plan update calls for development of a program of traffic impact fees to fund these improvements. In the meantime, mitigation measures have been adopted on a project by project basis to defer payment until the total costs of the improvements are calculated and the fees formally adopted.

Residential development in Brisbane depends for the most part on aging sewer, water and storm drainage infrastructure. The City, through its Capital Improvement Program, typically provides for the maintenance, upgrade and replacement of residential infrastructure in annual increments, as funds are available. Infill residential projects are not subject to infrastructure impact fees, and required improvements to sewer, water and storm drain lines are limited to those directly affected by the project.

Brisbane has a contract with the City and County of San Francisco for treatment of 6.0 million gallons per day (mgd) dry weather sewage flow. Brisbane's sewage is pumped to the Southeast Wastewater Treatment Plant. That treatment plant has a design capacity of 84 mgd. The City's Sewer Master Plan projects that dwelling units in medium density apartment complexes, multiple use residential projects, and planned developments generate 90 gallons per day, while single family homes generate 105 gpd/du. The San Francisco Public Utilities Commission has not indicated any insufficient treatment capacity to meet its commitments. The availability of sewage treatment does not act as a constraint to the production of housing.

See Programs H.B.1.a, H.D.1.a, H.D.2.a, H.H.1.b, H.I.1.b & H.I.1.c.

Water

As noted in Table 39, water supply in general is not considered a constraint for the infill housing development envisioned during the planning period of this Housing Element. The City of Brisbane receives its water supply from the City and County of San Francisco's Hetch Hetchy reservoir and water delivery system as a member of the Bay Area Water Supply and Conservation Agency through various agreements. The City's total entitlement is 0.981 million gallons of water per day. The City's Water Master Plan projected water consumption rates of 140 gallons per day per single-family dwelling unit and 125 gpd per high-density dwelling unit. In actuality, the per capita water consumption rate for 2011-12 was 50.4 gallons per capita per day—one of the lowest residential rates on the San Francisco Peninsula.

Programs are proposed in the Housing Element to continue to encourage water conservation. In addition, the City's landscape requirements are minimal (typically only 15% of the front setback area), with credit given for non-water-consuming ornamental materials.

No residential projects are foreseen during the planning period that will exceed the 500 dwelling unit threshold set by Government Code Section 66473.7, Public Resources Code Section 21151.9 and Water

Code Sections 10910-10912 for requiring an analysis of the public water system's urban water management plan to determine if there is sufficient water supply available in a 20-year project for the demand generated by the project. Per Government Code Section 65589.7, housing with units affordable to lower-income households will be granted priority water and sewer service via Housing Element Program H.B.3.j.

See Programs H.B.3.j, H.F.3.a, H.F.3.b and H.F.3.c.

Energy

Increases in energy costs affect housing costs, particularly in terms of space and water heating, with lighting, refrigerators, and other home uses making up the balance. In Brisbane, nearly all homes use natural gas for space and water heating. Slightly over half the homes use natural gas for cooking, and the other half use electricity.

Many of the older homes in Brisbane are inefficient energy users. Outside air infiltration through windows, doors, ceilings and walls can account for up to 50% of heating costs. Weatherization of homes, including caulking, weatherstripping windows and doors, installing wall and ceiling insulation, and water heater insulation and setting back the thermostat can reduce energy consumption substantially.

The key to effective energy conservation is to assure that the construction and amortization costs of the energy-conserving devices/techniques do not outweigh anticipated energy costs or unnecessarily drive up the cost of housing. For example, although there would be an up-front cost to install photovoltaic panels, the investment would be recovered in the long term through energy savings. Many issues in this regard need to be resolved before the community at large can benefit from new technology.

There are a number of government and utility sponsored energy/conserving programs that are available that can assist an individual household with immediate benefit. These programs include free energy audits and rebates or financing programs for energy efficient appliances and energy-conservation upgrades to homes.

The City plays an important role in creating more energy efficient residences in Brisbane. New residential construction and substantial renovation must abide by State energy conservation standards (Title 24). Larger residential projects must be designed to address natural heating and cooling, use of natural daylight, and, if feasible, solar energy. Residential projects of 20 or more units are specifically subject to the City's Green Building Ordinance (Brisbane Municipal Code Chapter 15.80). The City also promotes the use of existing energy conservation programs. Concerns regarding the impact of vehicle miles traveled and greenhouse gas emissions upon global warming have prompted greater efforts toward encouraging compact, in-fill, mixed use and transit oriented development. In addition, the City could use its funds to minimize the cost of incorporating energy efficient designs and features into affordable housing projects.

See Programs H.B.9.e, H.B.9.j, H.B.9.k, H.E.1.d, H.F.1.a, H.F.2.a, H.F.2.b, H.F.2.c, H.F.4.a, H.G.1.a and H.G.1.b.

IV.1.1.4 Fees and Exactions

From the perspective of a local government, fees are related to the real costs of providing service and generally, by law, cannot exceed these costs. When a fee for service is waived for a project, the costs are still there and are, in fact, shifted. Someone else pays. In a small community like Brisbane, there is little opportunity to shift and spread costs to such an extent that they have minimal impact on others.

A fee waiver is a subsidy to the project from another source. When cost shifting to benefit housing development is deliberate, for example when fees and charges are paid from funds earmarked to support housing projects such as Brisbane Housing Authority Low and Moderate Income Housing Funds, costs would not be shifted to a population that may not have the ability to shoulder the burden. If costs cannot be shifted, the result may be a deterioration or elimination of service, adversely affecting housing quality and availability.

Who pays for services and the impacts of development is a policy decision that each City Council must make. The policy decision is expressed in a number of ways. Sometimes it is as a condition of approval for a project. Sometimes it is a part of an administrative mechanism of the City. For example, the City of Brisbane adopted a master fee schedule (originally via Ordinance No. 386 in 1993) that subsidized, through the General Fund, the planning permits required to improve and upgrade the local housing stock. The recovery of costs from applicants for these types of permits was set at 25% of the cost. In 2011, a processing time study was conducted. Planning application fees were revised accordingly, and although the subsidies were eliminated, many other fees were reduced. Currently, planning permit fees are adjusted annually for inflation (Table 42).

Table 42.
Comparison of City of Brisbane
Building and Planning Processing Fees
(Fiscal Years 2008-09 and 2013-14)

Application Type	2008-09	2013-2014**
Design Review	\$2,217	\$1,508
Secondary Dwelling Unit Permit	\$609	\$606
Use Permit for Condominiums	\$1,949	\$1,226
Use Permit for Nonconforming Parking	\$377	\$1,024
Variance for New Construction	\$1,333	\$1,136
Variance for Remodeling	\$333	\$851
Tentative Parcel Map	\$4,032	\$2,507
Final Parcel Map	\$403 + hourly	\$453 + hourly
Tentative Subdivision Map	\$2,933 + \$275/lot	\$2,507 + \$275/lot
Final Subdivision Map	\$403 + hourly	\$5,789 + \$500/lot
Environmental Review— Initial Study/Negative Declaration*	\$1,505	\$2,218
Building Permit Plan Check	\$0.37/sq. ft.	\$0.37/sq. ft.
Building Permit & Inspection	\$0.74/sq. ft.	\$0.74/sq. ft.

*Not including California Department of Fish & Game filing fees

**A 2.1% increase is scheduled for permit fees (excluding building) in fiscal year 2014-2015

According to a 2013-2014 survey of 12 jurisdictions in San Mateo County, the City of Brisbane's fees for a typical single-family residence were less than two-thirds of the average for those jurisdictions responding (Table 43). The difference was due, in part, to the City's exemption of single-family residences from design review and the low building permit and plan check fees (which have not been raised since 2002). According to the same survey, the City of Brisbane's fees for a large planned development project were among the lowest for those jurisdictions responding (Table 44). Note that water and sewer installation fees and capacity charges are included in Tables 43 and 44 under "Impact Fees."

To encourage the least impactful secondary dwelling units, the administrative Secondary Dwelling Permit fees for units created within the building envelope of existing single-family residences could be reduced to reflect the less staff time required to process them.

|

Table 43.
Average Development Fees for
2,400 Sq. Ft. Single-Family Dwelling with 500 Sq. Ft. Garage
(2014)

Location	Entitlement Fees	Construction Fees	Impact Fees**	Total Fees
Brisbane	\$0	\$4,211	\$11,111	\$15,322
Average of Jurisdictions in San Mateo County*	\$2,631	\$14,234	\$10,320	\$26,928
Range of Jurisdictions in San Mateo County*	\$0-\$12,055	\$3,312-\$32,400	\$0-\$25,032	\$14,439-\$50,451

*12 jurisdictions responding.

**Not including school district fees.

Source: 21 Elements (C/CAG)

Table 44.
Average Development Fees for
96-Unit Planned Development Condominium Project
(2014)

Location	Entitlement Fees	Construction Fees	Impact Fees**	CEQA Fees	Total Fees
Brisbane	\$33,543	\$191,358	\$302,252	\$2,218	\$529,371
Average of Jurisdictions in San Mateo County*	\$48,491	\$685,735	\$1,095,895	\$52,635	\$1,833,295
Range of Jurisdictions in San Mateo County*	\$12,500-\$75,000	\$191,358-\$1,431,000	\$302,252-\$1,920,000	\$0-\$273,234	\$529,371-\$2,530,875

*7 jurisdictions responding.

**Not including school district fees.

Source: 21 Elements (C/CAG)

In the case of the Habitat for Humanity affordable housing projects developed in 2006, Redevelopment Agency Low and Moderate Income Housing Funds were used to acquire the land and fund construction loans for the development, which were then used to pay the fees (the Brisbane Housing Authority may be able to do this for future affordable housing projects). The City has also adopted a density bonus ordinance which provides for the waiver of fees, as well as deferral of impact fee collection for market-rate units, as potential incentives and concessions. Such means could be used to mitigate the financial impact of fees upon the development of affordable housing, including single-room occupancy units, supportive housing, transitional housing, and emergency shelters.

In addition to the standard fees, the City requires that residential subdivisions (including parcel maps) dedicate land for park and recreational purposes or pay an in-lieu fee, consistent with State law (Government Code Section 66477). In-lieu fees are calculated as a percentage of the value of land at a ratio of 3 acres of park land per 1,000 persons and have lately been \$785 per residence for small

subdivisions including single-lot parcel maps in the unrecorded Brisbane Acres subarea where open space lands have recently been purchased for less than \$80,000 an acre. Unlike most fees that are collected prior to issuance of building permits, these are due upon issuance of the certificate of occupancy. Note that exemptions are provided for condominium projects that would be affordable to very low or low income households or that would be restricted for occupancy by persons 62 years old or older.

To help fund the County-wide National Pollutant Discharge Elimination System program, an annual parcel tax of \$9.48 is levied for single-family residential developed properties and \$21.64 for properties developed with multi-family high density residential, with charges for vacant land based upon acreage. These amounts remain unchanged from when the previous Housing Element was adopted.

The Brisbane School District adopted a \$3.36 per square foot school impact fee for residential development effective September 14, 2014, an almost 5% increase of the 2012 fee authorized by the State Allocation Board per Government Code Section 65995(b). No other standard impact fees are charged in Brisbane.

It should also be noted here that, in order to meet the street widening requirements described above, dedication of land as public right-of-way is occasionally necessary.

If the City chooses to adopt a housing impact fee to finance affordable rental housing development, means to reduce or waive the fee for affordable housing projects should be considered. To further reduce the impact of such a fee upon housing affordability, it may be advisable to base the fee on square footage, rather than per unit.

See Programs H.B.1.e, H.B.9.k and H.H.1.a.

IV.1.1.5 Permit Processing Procedures

The overwhelming majority of residential permits processed in the City of Brisbane are for individual single-family and small multi-family projects. Often the applicant is unsophisticated in the preparation of plans and the application of zoning requirements and design standards. Although the Community Development Department has a small staff, it is organized so that at any time in the work week, including Wednesday evenings, an applicant can come to the counter for advice and assistance. Staffing levels are evaluated yearly as part of the City's budget process to assure prompt service in compliance with State timelines.

Single-family and duplex residential infill projects are typically exempt from discretionary review under the Zoning Ordinance in districts where such uses are permitted. Ministerial review (through building permit applications) for such projects typically takes 3 weeks. Secondary dwelling units are subject to an administrative permit approval (in addition to building permit approval) that generally requires 4 weeks to process. Multi-family development is subject to design review by the Planning Commission. Typically, a complete design review application is heard before the Commission within two months, depending upon environmental review requirements (see above). Any required Use Permit (Table 37) would be processed concurrently.

The design review of multi-family housing does not appear to be a constraint on the production of affordable housing in Brisbane. Unlike many communities, Brisbane encourages diversity of design and individual expression in residential development (1994 General Plan Policies 20 & 21) and, as a result, design review focuses on issues of safety and suitable, efficient site design, which often results in projects that are more functional and have fewer problems in construction. The design review findings updated in 2011 (Table 45) are clearly articulated, and the standards for development unequivocal, so that developers

who prepare their submittals in accordance with ordinance requirements can take advantage of the City's commitment to efficient processing.

As noted above, the City has yet to adopt revised parking requirements; although, a new set of standards based upon building square footage and/or number of bedrooms was recommended by the Planning Commission. In the meantime, the Commission has relied upon these recommended standards as the basis for granting Use Permits to modify the parking requirements for a number of proposed single-family residential additions, secondary dwelling units, duplex additions and new single-family residences. Revision of the Zoning Ordinance would streamline processing and encourage smaller, more affordable units.

In order to accommodate the City's RHNA share for very low and low income households (page III-1), zoning amendments are proposed to permit owner-occupied and rental multifamily residential use by right (without a Use Permit) under two new affordable housing overlays. The Design Permit provisions applicable to multiple family dwellings in these zoning districts would be amended per the Government Code to include objective, quantifiable development standards to non-subjectively address concerns that would otherwise be taken care of through discretionary design review approval. Presumably, this limited design review will also limit the impact of what some may consider to be the nongovernmental constraint of neighborhood opposition to such types of development.

Specifically, the zoning regulations for these affordable housing overlays should be designed to encourage and facilitate residential development. The permitting requirements, decision making standards and level of review under the codes should avoid creating new constraints to residential development. In the new mixed-use AHO, the zoning regulations should incorporate means to make certain that the residential component needed to meet the regional housing need could be provided during the planning period in conjunction with any commercial development, given any adopted height limit or maximum floor area ratio.

Transitional and supportive housing are treated the same as other residential uses per BMC Section 17.02.235 amended in 2011. Emergency shelters have been made a permitted use (not requiring a Use Permit) exempt from design review but subject to objective development standards in the SCRO-1 District. Single-room occupancy units intended as supportive housing are conditionally permitted in the SCRO-1 District, as are multiple-family dwellings and hotels.

To avoid potential constraints to the development of market-rate owner-occupied and rental multifamily residential projects in the existing residential and mixed use districts, the Design Permit findings (Table 45) were revised in 2011 to provide more certainty in the permitting process by eliminating vague phrasing. In addition, consistent with Government Code Sections 65589.5(d), (i) & (j) and 65583.2(i),

**Table 45.
Findings for Approval of Multi-Family Development**

Type of Permit	Findings	Potential Impact on Approval Timing and Certainty
Design Permit		
	A. The proposal’s scale, form and proportion are harmonious, and the materials and colors used complement the project.	Provides flexibility to accommodate design creativity.
	B. The orientation and location of buildings, structures, open spaces and other features maintain a compatible relationship to adjacent development.	Helps avoid delays due to neighborhood opposition.
	C. Proposed buildings and structures are designed and located to mitigate potential impacts to land uses.	Helps avoid delays due to neighborhood opposition.
	D. The project design takes advantage of natural heating and cooling opportunities through building placement, landscaping and building design to the extent practicable, given site constraints, to promote sustainable development and to address long term affordability.	Provides flexibility in designing for natural energy conservation.
	E. For hillside development, the proposal respects the topography of the site and is designed to minimize its visual impact. Significant public views of San Francisco Bay, the Brisbane Lagoon and San Bruno Mountain State and County Park are preserved.	Standardized view impact analysis by staff has reduced processing time and uncertainty.
	F. The site plan minimizes the effects of traffic on abutting streets through careful layout of the site with respect to location, dimensions of vehicular and pedestrian entrances and exit drives, and through the provision of adequate off-street parking. There is an adequate circulation pattern within the boundaries of the development. Parking facilities are adequately surfaced, landscaped and lit.	Clearly articulated finding and adopted parking requirements provide certainty.
	G. The proposal encourages alternatives to travel by automobile where appropriate, through the provision of facilities for pedestrians and bicycles, public transit stops and access to other means of transportation.	Provides flexibility to address greenhouse gas impacts of development.
	H. The site provides open areas and landscaping to complement the buildings and structures. Landscaping is also used to separate and screen service and storage areas, break up expanses of paved area and define areas for usability and privacy. Landscaping is generally water conserving and is appropriate to the location. Attention is given to habitat protection and wildland fire hazard as appropriate.	Comprehensive landscaping guidelines provided by staff minimizes uncertainty.
	I. The proposal takes reasonable measures to protect against external and internal noise.	Uses traffic noise corridors identified in General Plan.
	J. Consideration has been given to avoiding off-site glare from lighting and reflective building materials.	Standardized mitigation measure.
	K. Attention is given to the screening of utility structures, mechanical equipment, trash containers and rooftop equipment.	Standardized designs provided by local trash removal franchise.
	L. Signage is appropriate in location, scale, type and color, and is effective in enhancing the design concept of the site.	Adopted sign ordinance provides certainty.
	M. Provisions have been made to meet the needs of employees for outdoor space.	Not applicable to multi-family development.
Use Permit (only where multi-family units are a conditional use as listed in Table 37)		
	A. ...Give due regard to the nature and condition of all adjacent uses and structures, and to general and specific plans for the area in question.	Helps avoid delays due to neighborhood opposition.
	B. ...Determine whether or not the establishment, maintenance or operation of the use applied for will, under the circumstances of the particular case, be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city.	Helps avoid delays due to neighborhood opposition.

special findings were adopted regarding design permits for affordable housing developments, and emergency shelters with no more than 12 beds were exempt from design review per Government Code Section 65583(a)(4)(A).

Tentative subdivision maps are reviewed by the Planning Commission, with final subdivision maps requiring City Council approval. Due to the site and environmental constraints involved with the vacant tracts of land left in Brisbane, subdivisions typically take much longer to process. Once a complete application is submitted, residential parcel maps typically take 2 months to be approved by the Planning Commission and an additional 3 months to be approved by the City Council. Planned Development permits require a similar process for approval. Per the 2007-2014 Housing Element, the Municipal Code was amended in 2012 to simplify the processing of subdivision modifications and to clarify the “substandard lot” provisions to provide more housing opportunities. Condominiums require approval of a tentative map, condominium plan, Use Permit and waiver of a final map. This somewhat cumbersome process typically took 2 months to be approved by the Planning Commission before it was refined in compliance with State law in 2013.

See Programs H.B.1.f, H.B.1.g, H.B.3.i, H.B.4.a, H.D.1.c, H.I.1.a, H.I.1.b, H.I.1.d, H.I.1.e and H.I.1.f.

IV.1.1.6 Constraints to Housing for Persons with Disabilities

Given the accessibility challenges presented by Brisbane's terrain, it is important that the City's ordinances allow flexibility in terms of accessibility. Per the previous Housing Element's Program H5b (consistent with Senate Bill 520 enacted January 1, 2002, the federal Fair Housing Act and the California Fair Employment and Housing Act), the City analyzed its existing land use controls, permit processing procedures, and building codes in 2002 to determine whether there were constraints on the development, maintenance and improvement of housing intended for persons with disabilities. To assure that reasonable accommodation for housing intended for persons with disabilities could be provided, the City Council created the Accessibility Improvement Permit process as a streamlined alternative to the Zoning Ordinance's Variance process. Exceptions to the building codes are processed by the Building Official or his/her designee. Applications for accessibility retrofitting are given the highest priority in terms of building permit processing. Any Requests for Reasonable Accommodation for Individuals with Disabilities requiring an exception to the Building Code are given speedy handling.

An updated review found that no amendments were subsequently adopted to the California Building Standards Code and other related codes that would have diminished the City's ability to accommodate persons with disabilities. Additional amendments to the Zoning Ordinance necessary to eliminate unreasonable constraints to housing designed for, intended for occupancy by, or with supportive services for persons with disabilities were adopted in 2011. The Accessibility Improvement Permit process was broadened to cover the full range of reasonable accommodations, as well to specifically include height limit exceptions for accessible garages and elevators.

Note that for some persons with disabilities, the need for housing can be at least temporarily met through transitional housing, supportive housing (including single room occupancy units), emergency shelters and convalescent homes. Per the 2007-2014 Housing Element, the Municipal Code was revised to provide for these types of housing. The Municipal Code, through its definitions of “family” (BMC Section 17.02.284) and “group care home” (BMC Section 17.02.370) adopted in 1998, already treats group care homes for 6 or fewer persons (regardless of relationship) as single-family residences. Group care homes (for 7 or more persons) are conditionally permitted in all residential and mixed-use districts (Table 37). This requirement for a Use Permit has not constrained provision of the services typically associated with group homes. The findings for Use Permit approval (see Table 45) have not proven to be an obstacle for

any large group care home applications received to date. The City has no requirement that such homes be located a specified distance from one another, as evidenced by the previous approvals of two such homes next door to one another in the Southwest Bayshore subarea (page II-5). The Use Permits for those two projects were approved in 1 ½ months subject to a minimum of conditions.

To meet needs for reasonable accommodation not addressed by the above, a general provision establishing a process for granting exceptions to zoning and land-use regulations for maintenance, improvement and development of housing for persons with disabilities was adopted via Ordinance No. 558 in 2011. Such exceptions may now be ministerially approved by the Community Development Director following an administrative hearing for which notice is given to neighboring property owners, if the accommodation would not impose an undue financial or administrative burden upon the city and would not require a fundamental alteration in the nature of the applicable regulations, subject to the findings that:

- A. The accommodation is necessary to meet special needs for a person having a disability and cannot be addressed through the exceptions under Sections 17.32.060 and 17.32.070.
- B. Any visual impacts of the accommodation will be minimized.
- C. The accommodation will not create any significant adverse impacts upon adjacent properties in terms of loss of privacy, noise or glare.
- D. Any construction resulting from the accommodation will be done in a sound and workmanlike manner, in compliance with all applicable provisions of the building and fire codes.

Currently, to accommodate housing for persons with disabilities where a reduced need for parking can be demonstrated, application must be made for a reasonable accommodation per the above. To eliminate this potential constraint, programs are included that would reduce the parking requirements for units designed and dedicated for use by persons with disabilities, as well as seniors.

As noted in Chapter III, there were 22 persons with developmental disabilities in Brisbane in 2013, 5 of whom lived in independent/supportive living settings. Many developmentally disabled persons can live independently within a conventional housing environment; others require a group living environment where supervision is provided. Types of housing which may be appropriate for persons with developmental disabilities include licensed and unlicensed single-family homes and group care homes, particularly when made affordable through rent subsidies, Section 8 vouchers and other special programs. Such housing should be designed to be accessible and located close to services and transit. The Golden Gate Regional Center, which provides services and support to persons with developmental disabilities in San Mateo, San Francisco and Marin Counties, recommends that jurisdictions assist with identifying sites for low income development, adopt policies to promote accessible homes, enact inclusionary and mixed-use zoning, and promote secondary dwelling units.

See Programs H.B.1.f, H.B.1.g, H.B.3.a, H.B.3.b, H.B.3.c, H.B.3.d, H.B.3.e, H.B.3.f, H.B.3.g, & H.B.9.j.

IV.1.2 Non-governmental Constraints

The cost to produce housing is driven by three major components: the price of land, the cost of construction, and the availability of financing. The price of housing is set by the market. The difference between the cost of housing and the amount a willing buyer or renter will pay on the open market is the profit to the developer/builder/owner. Cost savings to the producer do not necessarily reflect in the price to the consumer. When the cost of producing housing is higher than the target market segment can afford, the project will not be built or will require a subsidy.

IV.1.2.1 Land Prices

Available land in the San Francisco Bay Area for new housing construction is scarce. The land that was easy to access and inexpensive to prepare for construction has long ago been developed. Available residential sites either have significant development constraints that must be addressed at substantial cost, or result from a change of land use or intensification of existing use.

An analysis of vacant land costs specific to the City of Brisbane is difficult to perform, given the small number of transactions. According to the San Mateo County Assessor, a vacant site in the R-BA District sold for \$219,000 in 2010. According to Zillow, a potential two-home site in the R-BA District sold for \$500,000 in 2013. Land values per square foot for vacant land in the R-BA District would be expected to be much lower than in the R-1, R-2 and R-3 Districts due to the larger size of the properties and development constraints, including steep slopes, lack of infrastructure and the presence of endangered species habitat.

According to Baird + Driskell Community Planners (2014), land costs in San Mateo County are high, due in part to the desirability of housing in the county, and because available land is in short supply. These costs vary both between and within jurisdictions based on factors like the desirability of the location and the permitted density. For typical multi-family construction in San Mateo County, land costs add approximately \$90,000 per unit. Land for single-family homes often costs \$400,000 or more per lot.

As noted above, Low and Moderate Income Housing Funds managed by the Brisbane Housing Authority could be used to acquire land for affordable housing project to address this constraint.

See Program H.B.9.b.

IV.1.2.2 Construction Costs

Construction costs play a significant role in the price of new housing. These include the cost of labor and materials (referred to as hard costs), as well as architectural and engineering services, development fees and insurance (soft costs). In San Mateo County, hard costs account for 60-65% of the building costs for multi-family development, with soft costs averaging around 15-20%, and the remainder being land costs; for single-family development, hard costs are approximately 40%, soft costs are 20%, and the cost of land is the remainder (Baird + Driskell Community Planners, 2014).

According to housing developers in San Mateo County, construction costs for multi-unit buildings vary based on the form of parking (structured vs. surface) in addition to other environmental factors such as topography, pre-existing structures etc. For a larger, multi-unit building, costs can vary from \$185,000/unit to as high as \$316,000/unit. The cost per square foot ranges from \$172-\$200 (Baird + Driskell Community Planners, 2014).

For the least expensive production single-family homes, the cost of preparing the vacant land is around \$100,000/lot, and the cost of construction is approximately \$145/sf. For more expensive, custom homes, however, the construction costs can be higher than \$435/sf. In general, soft costs add another approximate third to the subtotal (Baird + Driskell Community Planners, 2014).

In residential areas of Brisbane, because of steep terrain, projects often require extensive foundation and soil preparation, which means that construction costs in Brisbane would generally exceed those elsewhere in the County of San Mateo. This is particularly a concern in attempting to provide affordable housing. According to the Association of Bay Area Governments, the most cost efficient method of residential

development is wood frame construction at 20 to 30 units per acre. On some of the steepest upslope sites, concrete foundation work can extend up several stories. To address this constraint, Brisbane Housing Authority Low and Moderate Income Housing Funds could be used to subsidize development costs for affordable housing projects. Density bonuses can also be offered to offset construction costs.

See Programs H.B.5.a, H.B.6.a & H.B.9.e.

IV.1.2.3 Availability of Financing

The source of financing has changed dramatically over the past decades. No longer is a local lending institution the typical source of a mortgage. With the use of the internet and the expansion in the number and types of mortgage brokers and lenders, a potential buyer may find financing many states away from the property.

In order to qualify for a mortgage loan, an applicant must be able to provide a degree of financial stability. Generally, as the amount of mortgage increases, the more proof lending institutions require. Mortgage loans typically can cover up to 90% of the home cost. Programs are available to qualified first-time buyers that exceed that. Until mid-2008, home mortgage financing was readily available at attractive rates throughout San Mateo County and California. Rates varied, but ranged around 6.25 percent to seven percent from 2006-2008 for a 30 year fixed rate loan (HSH Associates Financial Publishers). However, rates have been as high as ten or 12 percent in the last decade.

As part of the aftermath of the subprime crisis in 2008, interest rates are very low. In San Mateo County, rates range from 4.0-4.5 percent for a fixed-rate, 30-year mortgage. One remaining challenge is that many mortgages in San Mateo County are for more than \$417,000, meaning they qualify as jumbo loans and often have higher interest rates (Baird + Driskell Community Planning).

The data in the table below is from the Home Mortgage Disclosure Act (HMDA) and represents loan applications in 2012 for of one- to four-unit properties, as well as manufactured homes. More than 65 percent of the loan applications were filed by households earning above a moderate income (greater than 120 percent of AMI). Moderate income households (80-120 percent of AMI) represented 18 percent of

Table 46
DISPOSITION OF APPLICATIONS FOR CONVENTIONAL HOME PURCHAS LOANS
(2012)

Income Level	Number of Loan Applications	% of all Loans	% of Loans Originated	% of Loan Applications Denied	% Other*
Less than 50% AMI (Very Low Income)	700	4%	57%	22%	21%
50-80% AMI (Low Income)	1,968	12%	67%	14%	20%
80-120% AMI (Moderate Income)	3,017	18%	73%	11%	17%
120%+	11,381	67%	76%	8%	16%
All	17,066	100%	74%	10%	17%

Source: HMDA Data, 2012 for San Francisco-San Mateo-Redwood City MSA

* includes loans applications approved but not accepted, loan applications withdrawn, and incomplete files

loan applicants, low income households (50-80 percent of AMI) represent 12 percent, and very low income households (less than 50 percent of AMI) only 4 percent. Almost 75 percent of all loans were approved and accepted by the applicants, and 10 percent were denied. Above moderate-income households had the highest rates of approval of any group. Loan approval rates have improved since the subprime crisis (Baird + Driskell Community Planning).

Construction loans for new housing are currently difficult to secure. In the past, lenders would provide up to 80 percent of the cost of new construction (loan to value ratio). More recently, due to market conditions and government regulations, banks require larger investments by the builder. Mixed-use developments and other complicated projects are finding the greatest difficulties with financing.

Due to Federal and state budget cuts, affordable housing developers have had a much harder time securing funding. Since 2009, the Federal Government has cut programs such as Community Development Block Grants, HOME, and HOPE VI funding by 27-50 percent (ABAG). Traditionally, these programs have been a large source of affordable housing funds. In addition to Federal cuts, the State dissolved Redevelopment agencies in 2012, resulting in a loss of millions of dollars in funds for affordable housing. The tax increment for low and moderate income housing from Redevelopment agencies was the most significant source of funding for affordable housing in small communities. However, Low Income Housing Tax Credits still provide an important source of funding, so it is important for jurisdictions to consider which sites are eligible for affordable housing development (Baird + Driskell Community Planning).

To help address mortgage constraints for low- and moderate-income buyers, the City will continue to support efforts to provide assistance to the City's first-time homebuyers. To help address construction loan constraints for affordable housing developers, the City could consider use of its limited Brisbane Housing Authority Low and Moderate Income Housing Funds could be used to subsidize development costs in privately financed affordable residential and mixed-use projects.

See Programs H.B.9.e & H.B.9.f

V. MEETING HOUSING NEEDS

V.1 MEETING THE RANGE OF HOUSING NEEDS

State law requires that the Housing Element make adequate provision for the housing needs of all economic segments of the community. Chapter III of this document identified adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes and emergency shelters, in order to meet Brisbane's housing goals and its share of the regional housing need. Chapter IV addressed the governmental constraints to the maintenance, improvement and development of housing, in terms of how they would be addressed where appropriate and legally possible. This chapter provides the "inventory of resources" specified in Government Code Section 65583(a). It describes in general the various actions the City may take to assist in the development of adequate housing to meet the needs of all economic segments of the community, to conserve and improve the condition of the existing affordable housing stock, and to promote housing opportunities for all persons regardless of age, sex, race, ethnic background, income, marital status, disability, family composition, national origin or sexual orientation.

V.2 HOUSING AVAILABILITY

How do we help make available both numbers of units and choices in housing types? Although zoning may designate certain types of development for certain properties, the real estate market decides where investment will go and therefore what types of units are produced at any given time. Low vacancy rates in existing housing also may limit the range of units available to meet the needs of a diverse community. Competition for available units may leave households with special needs at a critical disadvantage

The basic costs of producing housing in the San Francisco Bay Area are the greatest constraints to the availability of housing. Related constraints may include lack of public services and infrastructure, as well as land use regulations in certain circumstances. Some programs were discussed in Section IV to address these constraints. Additional programs that the City could participate in to improve housing availability are described below.

V.2.1 Brisbane Housing Authority's Low and Moderate Income Housing Fund

The Brisbane Redevelopment Agency was dissolved in 2012 by the State legislature. A Successor Agency was formed to assume responsibility for the properties previously owned by the Redevelopment Agency, and the Brisbane Housing Authority was activated to administer the Redevelopment Agency's Low and Moderate Income Housing Fund. The Successor Agency subsequently transferred to the Brisbane Housing Authority those properties that had been purchased by the Redevelopment Agency via the Housing Fund.

Assembly Bill 1484 (2012) gave former Redevelopment Agency housing powers and authority to the City Housing Authority [California Health and Safety Code Section 34176 (a)(1)], in addition to those granted by Health and Safety Code Sections 34312 & 33312.2. Per H&S Code Section 34176(d), the City Housing Authority shall maintain a Low and Moderate Income Housing Asset Fund to be used in accordance with the housing-related provisions of Community Redevelopment Law. Thus, the Brisbane Housing Authority could use the fund to help develop low and moderate income housing projects

(Section 34212), including silent second mortgages to low and very low income households for down payment assistance [Section 34312(d)] and convey land to a private developer of homes for low and moderate income households (Section 34312.3(b)).

Of the portion of the twenty percent of the tax increment money that had been generated by the City's Redevelopment Areas One and Two and "set aside" for increasing, improving and preserving low- and moderate-income housing, \$861,920 remained as of March, 2014, in the Brisbane Housing Authority's Low and Moderate Income Housing Fund.

The City's Redevelopment Agency had previously used Redevelopment Low and Moderate Income Housing Funds for both land purchase and construction financing for the 4 very-low-income units, 2 low-income units and 8 moderate-income units in the City's senior housing complex (Visitacion Garden Apartments) and to assist first-time homebuyers. Redevelopment Agency funds were used to write down 100% of the land value of 2 sites transferred to Habitat for Humanity for affordable housing projects that qualified for AHP funds and a loan from the County CDBG consortium, administered jointly with the HOME program (see below). Redevelopment funds were also used to make construction loans for these projects that were rolled over into silent second mortgages on the 7 units built. Most recently, the Redevelopment Agency purchased property above McLain Road as an anticipated development site (now owned by the Brisbane Housing Authority), in addition to property previously acquired at 163 Visitacion Avenue (now owned by the City of Brisbane).

See Policy H.B.9, Programs H.B.9.a, H.B.9.b, H.B.9.e, H.B.9.f & H.B.9.i.

V.2.2 Density Bonus

A density bonus allows more units to be built on a site than would otherwise be permitted by zoning, provided a percentage of the units are affordable to low- or very-low income households. This principle can apply to the provision of rental or for-sale units. Generally, assurances in the form of restrictions in grant deeds, rental agreements, or lease agreements accompany the development permit to assure that the units remain affordable to future low and very low income households as required by State law (Government Code Sections 65915 and 65917).

The City has adopted an ordinance to grant density bonuses to qualifying projects that provide housing affordable to very low, lower and/or moderate income households, to qualifying senior housing projects and to projects that include child care facilities, consistent with State law. The Housing Element includes a program to amend the ordinance to permit the City to grant a proportionately lower density bonus and/or incentives for affordable housing projects that would not otherwise qualify due to their small size or other limitations, as well as to grant a density bonus and/or other incentives greater than required for projects that meet or exceed the qualifications for a density bonus, as provided by Government Code Section 65915(n). Once the amendment is adopted, an outreach program will be developed to ensure successful implementation of the ordinance.

See Policy H.B.5, Program H.B.5.a.

V.2.3 Affordable Housing Overlays

An Affordable Housing Overlay (AHO) Zone would overlay nonresidential or lower-density residential districts and would offer incentives (such as exemptions from discretionary project-level approvals, higher permitted density, reduced parking ratios, expedited permit processing, increased height limits and

floor area ratios, in-lieu and impact fee waivers) to provide affordable housing (with baseline affordability qualifications specified) and/or other amenities. Alternatively, it could also be designed in designated zones to supplement the density bonus provisions in providing incentives to develop housing at densities presumed by State law to be appropriate to accommodate housing for lower-income households through economies of scale.

V.2.4 Transferable Development Rights

Transferable development rights (TDR) can be used to increase the availability of housing by redirecting development away from difficult sites to locations better capable of supporting increased densities. Under the TDR program, the development rights for one or more parcels are transferred to another property within a designated area where development can occur more expeditiously, more affordably or at a higher density. A TDR program may be implemented to preserve open space and environmentally significant lands without sacrificing housing availability. Implementation of a TDR program can also provide important economic incentives to build affordable housing.

After adoption of clearer TDR procedures in 2003, the City received and approved its first application for a density transfer, resulting in the provision of new housing units and the dedication of additional open space. With clarifications of the density transfer provisions, including clustered development, via adoption of Ordinance No. 562 in 2011, two more proposals are currently pending. In addition, the property above McLain Road purchased by the Redevelopment Agency as an anticipated development site is a potential receiving site for density transfer. The Housing Element estimates a theoretical potential for a current total of 46 to 62 density transfer units in the R-BA Brisbane Acres Residential District, depending upon the extent to which “paper streets” are included (Appendix E). The realistic development capacity for the Housing Element’s planning period identified in Table 35 is for 21 units, assuming that the property above McLain Road now owned by the Brisbane Housing Authority is developed as affordable housing through density transfer.

See Program H.H.2.b.

V.2.5 Secondary Dwelling Units

Brisbane’s Zoning Ordinance allows the construction of a secondary dwelling unit on standard single-family sites as a means of increasing the availability of affordable housing. The ordinance limits the size of the secondary unit to 1,000 sq. ft. maximum and defines conditions of development, including requirements for on-site parking and adequate traffic circulation. A secondary dwelling unit can be added to an existing primary unit or a new combination of primary and secondary units can be designed and developed on a vacant site.

Revising the residential parking requirements for secondary dwelling units should help increase the availability of these units for seniors and small households. Additional measures could include increased marketing to inform property owners about the benefits of second units, new secondary unit development standards and the approval process, by use of mailings to all owners and the City’s website. Technical assistance could be provided to streamline the process for owners and encourage well-designed secondary units that meet the City’s standards.

See Policy H.B.1, Programs H.B.1.d & H.I.1.c.

V.2.6 Mixed Uses and Live/Work Housing

Brisbane’s Zoning Ordinance conditionally permits residential uses above or behind a storefront use in the NCRO-2 District. In order to encourage these projects, no maximum density is established or recommended in the Housing Element, giving project designers opportunity to creatively approach each site to maximize its potential. Both single-family and multi-family residences may be constructed in the SCRO-1 District either as a stand-alone use or within a mixed-use project, subject to a maximum density of 1 unit per 1,500 sq. ft.

A portion of the TC-1 District is proposed to be rezoned to allow mixed uses, including dwelling units as permitted uses.

See Programs H.B.1.a, H.B.1.b & H.E.1.a.

V.2.7 Small Sustainable Homes

For low-income families, seniors and persons with disabilities, housing should be tailored to their special needs. Such housing is best located so as to be convenient to shopping and transit and designed to meet the special accessibility needs of seniors and persons with disabilities. Small units, for example, may be less expensive to construct, heat and maintain and therefore can be more affordable to buyers and renters, while being more sustainable environmentally. Units can be constructed to be safe and comfortable without the inclusion of the luxury design details and appliances that invariably raise housing cost. Such projects can be consistent in scale with existing development, as construction of smaller units can allow greater densities while not significantly increasing the overall building coverage or jeopardizing community character. Preserving the older, smaller housing stock is also a way of making homes available for those just entering the market.

Under the 2007-2014 Housing Element, “dwelling groups” of smaller houses were allowed to be developed as a permitted use in the R-2 and R-3 Districts per Ordinance No. 575. That same ordinance clarified the “substandard lot” provisions, simplifying the development process for some smaller lots.

The Housing Element includes policies and programs to encourage development of small, sustainable homes through density bonus provisions and inclusionary housing requirements, and by requiring less parking for smaller units. The maintenance and upgrading of the older nonconforming housing stock also is supported through a number of programs in the Element.

See Policies H.B.1 & H.B.3, Programs H.B.3.b & H.B.3.c, Policy H.B.5, Program H.C.1.c, Policy H.I.1, Programs H.I.1.a, H.I.1.b & H.I.1.e

V.2.8 Anti-discrimination Legislation

To assure equal availability to housing, Federal housing laws prohibit discrimination based on race, religion, national origin, gender, familial status (presence of children in a family) or disability is prohibited by Federal law. In addition, State law prohibits discrimination based on sexual orientation, marital status, source of income or age. The City has a responsibility to assure that all persons receive equal opportunities for housing in Brisbane as provided by State and Federal anti-discrimination and resident protection laws.

Project Sentinel is the local fair housing program which serves Brisbane, as well as the rest of San Mateo

County and the Counties of Santa Clara, Alameda and San Francisco. The program provides comprehensive fair housing services, including counseling, complaint investigation, conciliation and education. The California Department of Fair Employment and Housing is the State agency which administers the State's fair housing laws. The department investigates all housing discrimination complaints filed with it. The Department of Housing and Urban Development is the Federal agency in charge of fair housing enforcement. Its regional office is located in San Francisco.

The City will continue to inform the public of its rights and responsibilities under these laws, and provide referral services to appropriate agencies.

See Policy H.A.1, Programs H.A.1.a & H.A.1.b.

V.2.9 Tenant Protections

Specific protections are extended to renters concerning the continued availability of the housing they rent. State law requires landlords to provide written notice to tenants prior to the landlord's termination of their tenancy. For an extended lease (renting for a definite term) the tenant may stay in the residence for the specified period of time, and the rent cannot be raised during the time unless the lease states otherwise. For month-to-month rental agreement (renting for no definite period of time), the landlord must give a tenant a 30 day written notice to vacate the premises. The landlord does not have to state a reason (Section 1946 of California Civil Code). In addition, a landlord can raise the rent any amount, as long as written notice is given. The notice period must be at least as long as the period between rental payments (e.g. for month-to-month tenancy, the notice cannot be less than 30 days according to Section 827 of the California Civil Code).

The City will continue to refer tenant-landlord disputes to the Peninsula Conflict Resolution Center for confidential mediation; tenants will also be referred to the North Peninsula Neighborhood Services Center for assistance.

See Policy H.A.1, Programs H.A.1.a & H.A.1.b.

V.2.10 Mobilehome Park Protections

To protect the rights of mobilehome park occupants, State law (Government Code Sections 65863.7 and 66427.4) regulates conversions of mobilehome parks to other uses. In general, the law requires that the person proposing the change in use of a mobilehome park file a report on the impact of the proposed change. Under the City's Subdivision Ordinance, the City would review the impact report just described and would require appropriate mitigation of any adverse impact of conversion on the ability of displaced mobilehome residents to find adequate space in a mobilehome park. The City's Zoning Ordinance requires approval of a Use Permit to convert a mobilehome park to another use, to close a mobilehome park or cease its use as a mobilehome park. The Use Permit process would also assure compliance with State law and appropriate mitigation.

Additionally, the Housing Element proposes to rezone the existing mobilehome park to the R-MHP District, which would allow mobilehome park uses only, to add further protection of this use.

See Programs H.B.1.i & H.E.1.c.

V.2.11 Condominium Conversion Controls

The unregulated conversion of existing rental units to condominiums may result in a reduction of the rental housing stock and displacement of existing tenants. With at least 200 rental units in triplexes or larger apartment buildings in the R-2, R-3 and NCRO-2 Districts, the impact of conversion to condominiums on the rental stock could be significant. Although there is no evidence that this dynamic is occurring in Brisbane, to address the potential impacts, the Brisbane Municipal Code requires Use Permit approval by the Planning Commission for condominium conversions.

Because conversion of rental units to affordable ownership through condominiums or limited equity cooperatives have been successfully implemented in many communities with appropriate subsidies, conversions may provide unique housing opportunities for very-low, low- and moderate-income households.

The City's condominium conversion standards were updated via adoption of Ordinance No. 566 in 2013. The ordinance provides an exception to the restrictions on condominium conversions for those projects that will provide unique housing opportunities for very-low-, low- and/or moderate-income households.

See Policy H.B.4, Program H.B.4.a.

V.2.12 Graduated Density Zoning to Encourage Parcel Assembly

Infill development may be impeded by the small size of existing parcels. In order to build at densities that are economically feasible, developers assemble smaller parcels into larger sites. Negotiations to purchase these lots from various owners may be difficult, particularly when holdouts demand top dollar, resulting in a stalemate. To help motivate owners to sell, graduated density zoning may be adopted that allows higher densities on sites larger than the size of the current individual parcels. This may motivate owners to sell if the value of the assembled parcels greatly exceeds the value of individual parcels which are subject to more limited development potential. Graduated density zoning may take different forms: abrupt (a single threshold in site size distinguishes lower permitted density from higher), sliding (permitted density increases proportionately to site size), and downzoning (where zoning densities are already high, regardless of site size, lower densities are imposed on smaller sites).

The SCRO-1 Southwest Bayshore Commercial District currently includes a form of graduated zoning for residential uses. Multiple-family dwellings are conditionally permitted at a density of 1 unit per 1,500 sq. ft., while single-family dwellings require 7,500 sq. ft. of land per unit (which is also the minimum lot area allowed in the district), and duplexes require 3,750 sq. ft. per unit.

See Programs H.B.1.b & H.B.9.b.

V.3 HOUSING AFFORDABILITY

How do we help provide housing that is affordable? Generally, the price of market-rate housing is currently far above what very-low, low- and moderate-income households can afford. Lack of affordable housing particularly affects those with special needs, including seniors, persons with disabilities, and large and single-parent households. With projected local and regional growth, housing affordability will remain a significant concern.

The major constraints to providing affordable housing are identified in Chapter IV. They include the costs of land, construction and financing and the availability of services and infrastructure. Governmental regulations may also play a part for some projects.

Some programs to address housing affordability have been already been identified in the Housing Element. The following is a brief discussion of a number of programs that the City may participate in to facilitate the provision of affordable units.

V.3.1 Inclusionary Housing Requirement

Through its inclusionary housing requirement, the City requires that new housing developments of 6 or more dwellings include units affordable to very low, low and/or moderate income households. The process can be used to produce below-market rate for-sale units (its applicability to rental units was significantly limited by the California Second District Court of Appeals' Palmer decision in 2009), depending upon the type of proposed development. The requirement addresses concerns regarding long-term affordability, windfall profits, cost-shifting and flexibility to maximize very-low, low- and moderate-income benefit.

Before updating the inclusionary housing ordinance to eliminate its applicability to rental projects per 2007-2014 Housing Element Program H.B.4.b, the City chose to explore the possibility of conducting a nexus study and adopting a housing impact fee (see Section V.3.20, below). If such a fee is adopted, means to reduce or waive the fee for affordable housing projects should be considered. To further reduce the impact of such a fee upon housing affordability, it may be advisable to base the fee on square footage, rather than per unit.

See Program H.B.4.b.

V.3.2 Density Bonus

As noted above, the City has adopted a density bonus ordinance per State law to encourage the provision of housing affordable to households of very low, lower and/or moderate income. The assumption is that the increased density and/or other development incentives provided by the ordinance may be sufficiently attractive to developers to encourage affordable units to be produced by the housing market without other subsidy. Incentives may include land write-downs, fee waivers and below market-rate financing, as well as reductions in site development standards and modification of zoning code requirements.

Per California Government Code Section 65915(n), a city may adopt an ordinance to allow it to grant a density bonus greater than what is provided under State law for a qualifying development or grant a proportionately lower density bonus than what is required by State law for developments that do not meet the State law requirements.

To give the City greater flexibility in encouraging affordable housing development, the Housing Element includes a program to amend the ordinance to permit the City to grant a proportionately lower density bonus and/or incentives for affordable housing projects that would not otherwise qualify due to their small size or other limitations, as well as to grant a density bonus and/or other incentives greater than required for projects that meet or exceed the qualifications for a density bonus, as provided by Government Code Section 65915.(n).

See Policy H.B.5, Programs H.B.3.g & H.B.5.a.

V.3.3 Affordable Housing Overlays

An Affordable Housing Overlay (AHO) Zone would overlay nonresidential or lower-density residential districts and would offer incentives (such as exemptions from discretionary project-level approvals, higher permitted density, reduced parking ratios, expedited permit processing, increased height limits and floor area ratios, in-lieu and impact fee waivers) to provide affordable housing (with baseline affordability qualifications specified) and/or other amenities. Alternatively, it could also be designed in designated zones to supplement the density bonus provisions in providing incentives to develop housing at densities presumed by State law to be appropriate to accommodate housing for lower-income households through economies of scale.

V.3.4 First Time Homebuyers Loan Programs

Previously, the Redevelopment Low and Moderate Income Housing Fund was used to finance the City's First Time Homebuyers Loan program, which required the buyer to put up 3% either towards a down payment or closing costs. After raising the loan cap, the Agency received over 50 applications, with almost 20 qualifying and at least 1 loan made (most of those qualifying were not able to find suitable homes to buy). With the elimination of the Redevelopment Low and Moderate Income Housing Funds setaside, the program was discontinued.

HEART, the Housing Endowment and Regional Trust of San Mateo County, is a public/private partnership to raise funds and work with developers and homebuyers to ensure affordable housing is available throughout San Mateo County. The City has been contributing to HEART on an annual basis since 2008.

The City now looks toward the HEART Opening Doors Program as a means to continue to provide assistance to first-time homebuyers. The program is operated by HEART in conjunction with Meriwest Mortgage. It provides down payment assistance loans for moderate-income first-time homebuyers in San Mateo County. With a Meriwest Mortgage first home mortgage loan, HEART offers a below-market rate second loan to help facilitate a home purchase with a minimum of 5% down payment.

See Policy H.B.9, Programs H.B.9.a, H.B.9.e, H.B.9.f & H.B.9.i.

V.3.5 Municipal Bonds/Tax Allocation Bonds

Previously, the Redevelopment Agency was able to issue bonds, repaid with future payments to the Low and Moderate Income Housing Fund, to finance construction of the senior Visitacion Garden Apartments. The new Brisbane Housing Authority, under State law [Health and Safety Code Section 34312(d)(2)], has the power to issued revenue bonds for the purpose of financing the acquisition, construction, rehabilitation, refinancing or development of multi-family rental housing.

Constraints to the use of municipal bonds include issuance costs and revenue sources for repayment. Mortgage revenue bonds are not feasible for a small jurisdiction such as Brisbane. Assessment district bonds also can be used to finance municipal improvements such as streets and service systems that can facilitate the development of affordable housing.

The Housing Element includes a program that call for examination of how municipal and assessment bonds could be used to subsidize development costs.

See Program H.B.9.e.

V.3.6 Public/Community-Developed Housing

The most direct form of housing assistance that a community can undertake is to develop, own and operate housing for very-low-, low- and moderate-income persons. Due to much publicized blighted housing projects and the real estate industry's opposition to government housing, public low cost housing lost support in California communities in the late 1960s. As a result, Article 34 of the State Constitution was passed, prohibiting a city from constructing public housing projects without a majority vote of the local electorate. There are many communities that have approved Article 34 projects. Communities have also been able to construct affordable housing projects that do not need an Article 34 election, as was the case with Brisbane's affordable senior housing development, Visitacion Garden Apartments, constructed in cooperation with Bridge Housing Corporation, a professional non-profit housing development group. More recently, the City cooperated with Habitat for Humanity in the development of 7 units affordable to very low income households on two sites. These projects were enthusiastically received by the community and established a standard for future affordable housing projects that would receive public funds.

Potential uses for the Brisbane Housing Authority's Low and Moderate Income Housing Fund would be for more "sweat equity" ownership projects such as those developed with Habitat for Humanity and for partnerships with MidPen Housing, for example, in developing other forms of affordable housing.

See Programs H.B.9a., H.B.9.e, H.B.9.h & H.B.9.i.

V.3.7 Cooperative Housing

Community or resident cooperatives are sometimes formed to create affordable housing. Non-profit community development corporations directed by local residents can construct housing as a joint venture between a city and the private sector. Mobilehome parks have also been converted to cooperatives this way. Often governmental funds (such loans through the State's CalHome Program and the Multifamily Housing Program) are used to subsidize the costs so that the units are affordable to the members.

Members purchase shares in the co-op (a non-profit corporation) and receive a proportionate share or proportional dividends. In a limited equity co-op, shares have limited value appreciation in order to keep shares affordable to low and moderate income persons and maintain affordability over the long term. Members receive the benefits of home ownership, and can control the management of the housing.

These alternative approaches to providing affordable housing are considered in the Housing Element.

See Policy H.B.4

V.3.8 Secondary Dwelling Units

As noted above, Brisbane's Zoning Ordinance allows the construction of a secondary dwelling unit on standard single-family sites as a means of increasing the availability of affordable housing. The original assumption in the State law (Gov Code 65852 et seq.) enabling secondary unit development in local communities was that, because of size restrictions, secondary units would typically be studios or one - bedroom units, which generally rent for less than units found in multifamily apartment complexes. The

assumption was that, not only would secondary units themselves be typically affordable, but by providing an additional source of income, they could help maintain the affordability of existing housing when added to an existing primary unit. Other benefits would be the ability to house family members and allow seniors to age in place.

As detailed in Chapter II (Table 30 and pages II-20 & -21), surveys of secondary dwelling rents in Brisbane and in San Mateo County in 2013 and 2014 found that if rents are charged for such units, most are affordable to very low income households. Those units provided rent free could be considered affordable to extremely low income households, while the remainder are affordable to low and moderate income households. Given this situation, the City has found no need to formally restrict occupancy of secondary dwelling units to households within specific income categories.

Revising the residential parking requirements for secondary dwelling units could encourage provision of these affordable units. Additional measures could include reducing the administrative Secondary Dwelling Permit fees for units created within the building envelope of existing single-family residences, waiving the fee in exchange for dedicating secondary dwelling units as affordable housing for low or very-low income households (in compliance with the Palmer decision and the California Civil Code's restrictions on rent control), and exploring the potential to implement a loan program for secondary dwelling unit construction.

See Programs H.B.1.d, H.B.1.e, H.I.1.b & H.I.1.c.

V.3.9 Shared Housing

HIP (Human Investment Project) Housing, a San Mateo County based organization founded in 1972, supported in part by County Community Development Block Grant (CDBG) funds, sponsors a shared housing program. The program is a one-on-one matching program of homeowners who want to rent one or more rooms in their homes and prospective tenants. HIP Housing interviews clients and makes referrals to match people in homes. The organization facilitates home sharing arrangements for over 300 people in San Mateo County each year: 90% are low-income, 53% are seniors (70% of the home providers are seniors), 38% are disabled, 58% are at risk of homelessness, 8% are homeless, and 61% are female heads of households.

The Housing Element contains a policy and program to continue to support this program.

See Program H.B.3.f.

V.3.10 Mobilehome Parks and Manufactured Housing

Mobilehomes and manufactured homes are a valuable source of affordable housing. Government Code Section 65852.3 precludes regulating manufactured homes on approved foundation systems any more restrictively than conventional single-family dwellings. Government Code Section 65852.7 requires that mobilehome parks (as defined in Health and Safety Code Section 18214) be deemed permitted or conditional uses on all land planned and zoned for residential land use.

Brisbane's codes include no constraints to the use of manufactured housing, and such units have been placed on approved foundations on residential lots in Brisbane. The homeowners report that the cost savings over conventional construction were substantial for these privately funded projects.

Because of steep slopes, lack of infrastructure and similar constraints of the land, there are limited opportunities for new mobilehome parks in Brisbane, even though they are conditionally permitted in most residential and mixed-use districts. There is an existing mobilehome park in Brisbane that serves very-low and low-income households. The City works closely with the County of San Mateo to respond to inspection requests and provide rehabilitation loan assistance to the residents of the park. There is some concern that that these units, at some time in the future, may be threatened by market pressures to develop the land to other uses. The Zoning Ordinance has been revised to require public deliberation before a conversion of this mobilehome park can occur, expanding upon the requirements of Civil Code Section 798.56(g) that management must give tenants notice when a change of use of the mobilehome park is to be made. Consideration may also be given to maintaining affordability over the long term through the Housing Authority's Low and Moderate Income Housing Fund (see above).

See Programs H.B.1.i & H.E.1.c.

V.3.11 Use of Surplus Lands/Landbanking

Occasionally lands owned by Federal, State, County, City governments or special districts become available for purchase at below market cost. The site may either be vacant or its use may be obsolete, such as a closed school or an abandoned service facility. If a site is not in City ownership, given available funds, the City may be able to purchase the site and offer it to developers at below market cost in exchange for assurances to provide affordable housing or offer the land to a nonprofit housing development corporation. The State Surplus Lands Program reviews Federal, State and local government land inventories and announcements for sites which have low and moderate income housing development potential. Local governments and developers are notified of available sites and assisted with site acquisition and development planning.

Sites within Brisbane's municipal boundaries owned by government or special districts have been inventoried and are regularly monitored. The General Plan designated these sites "PFP—Public Facilities and Parks," and zoning regulations will be drafted to establish a process by which the citizens have the opportunity to consider the disposition of any such lands considered surplus.

See Programs H.B.9.b & H.B.9.c.

V.3.12 Rent Control

Governmental control of rents is a means by which the affordability of rental housing may be maintained. Typically, a rent control ordinance is adopted detailing the types of units regulated and the means by which rents are set, subject to the limitations imposed by the 1995 Cost-Hawkins Rental Housing Act (Civil Code Sections 1954.50-1954.535), with a specific administrative agency established to implement the ordinance, providing complaint, appeals and enforcement processes. The track record of rent control is reportedly mixed, with the claim made that while rent control protects existing rental units, it reduces the incentive to maintain these units and discourages the construction of new rental units.

Private unit rent control has not been considered a priority in Brisbane. However, rents are controlled in subsidized affordable rental projects, such as the senior Visitacion Garden Apartments, and through the City's density bonus and inclusionary housing regulations for developments subject to those restrictions. Rents are also controlled through rent subsidy programs, such as Section 8, which is administered by the San Mateo County Housing Authority.

See Programs H.B.1.d & H.B.4.b, Policy H.B.8, Program H.B.8.a.

V.3.13 Mortgage Credit Certificate Program

The San Mateo County Department of Housing offers the MCC Program to assist first-time homebuyers with moderate incomes. Under this program, qualified homebuyers receive a federal tax credit up to 15% of the interest on the mortgage loan, which increases the after-tax income of the recipient, enhancing their ability to purchase a home.

The Housing Element includes a program to encourage developers and homebuyers to participate in this program.

See Program H.B.7.a.

V.3.14 Home Equity Conversion

Home equity conversion is a term that refers to a variety of loans designed to help older homeowners make use of the equity in their home without requiring them to move. The most common types of home equity conversion are reverse mortgages, home repair loans and property tax postponement. Participants can obtain a loan which is dispersed on a monthly basis as needed for a fixed period, when the loan is due. To qualify, loan recipients must be 62 years or older, must own their dwelling, and have little or no mortgage balance. Project Sentinel provides counseling for home equity conversion in San Mateo County.

The Housing Element contains a policy and program to continue to support for this program.

See Program H.B.7.c.

V.3.15 State Multifamily Housing Program

The Multifamily Housing Program provides low-interest deferred-payment loans for the development of new rental units and rehabilitation of existing units by private, non-profit or public agency sponsors. Projects must consist of at least 5 units and must meet specific lower-income affordability standards based upon income, household size and number of bedrooms per unit.

The Housing Element includes a policy and program to encourage developers to participate in this program.

See Policy H.B.7, Program H.B.7.a.

V.3.16 Technical Assistance and Advisory Services

To reduce the costs of developing affordable housing projects, a number of different programs are offered by the U.S. Department of Housing and Urban Development and the California Department of Housing and Community Development to provide technical and research assistance to local governmental agencies, private groups, and individuals in the fields of housing development and management and advisory services.

The Housing Element includes a policy and program to encourage developers to take advantage of such programs.

See Policy H.B.7, Program H.B.7.a.

V. 3.17 Community Development Block Grant Program

Community Development Block Grant (CDBG) funds are available from the Federal Department of Housing and Urban Development (HUD) to develop “viable urban communities by providing decent housing and suitable living environments and expanding economic opportunities, principally for persons of low and moderate income.” Funds can be used to acquire land or improve sites for the development of affordable housing.

Since Brisbane is not an entitlement city, the CDBG program for Brisbane is administered by the County of San Mateo. A policy and program in the Housing Element call for the City to seek a share of the available funds for appropriate projects.

See Policy H.B.7, Program H.B.7.a.

V.3.18 HOME Investment Partnerships Program

The HOME Investment Partnerships Program is a federal block grant housing program providing for local flexibility in funding projects to build, buy and/or rehabilitate rental and ownership housing for low-income households and encouraging partnerships among government, non-profit and private sectors. A local match (25%) from non-federal sources must be provided for each project. San Mateo County’s HOME Program is based on the participation of 16 small cities, including Brisbane, the unincorporated area of the County and South San Francisco, a CDBG entitlement city through the San Mateo County HOME Consortium. San Mateo County HCD is the lead agency for the Consortium.

The Housing Element includes a policy and programs that call for the City to seek a share of the available funds for appropriate projects, possibly using low and moderate income housing funds to provide leverage.

See Policy H.B.7, Programs H.B.7.a & H.B.9.i.

V.3.19 Preservation of Assisted Housing

State law requires that all Housing Elements contain an analysis and, if necessary, policies and programs to preserve multi-family housing developments which received government assistance under federal programs, state and local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, local in lieu fees, and multifamily rental units developed pursuant to local inclusionary or density bonus programs. This requirement is intended to focus on assisted housing developments which are eligible to change to non-low-income housing during the next 10 years due to termination of subsidy contracts, mortgage prepayment or expiration of use restrictions.

As of 2014, no such assisted housing developments exist in the City of Brisbane (see Chapter II, Section II.2.9). The Visitacion Garden Apartments are subject to a lease with affordability requirements with

Bridge Housing Corporation that will expire in 2028. At that time, however, the project will revert to the Brisbane Housing Authority.

The senior housing complex in the Central Brisbane subarea was developed on land purchased by the City with Redevelopment Low and Moderate Income Housing Fund monies, and was built by and leased to the non-profit Bridge Housing Corporation through loans from the net proceeds of Redevelopment Agency tax allocation bonds and from the San Mateo County HOME Program. The lease and loan agreements, executed in 1998, have 30-year terms. Thus, this assisted housing development is not at risk for conversion until 2028. This assisted housing is not really "at risk," because even if the lease were to expire and not be renewed, the land and improvements would revert to the Brisbane Housing Authority, which could operate them as affordable housing or lease them to another non-profit.

See Policy H.B.2, Program H.B.2.a.

V.3.20 Section 8 Rental Subsidies

Rents for lower income residents can be reduced through the Section 8 Housing Choice Voucher Program, funded by the U.S. Department of Housing and Urban Development and administered through the San Mateo County Housing Authority. HUD pays the difference between what a lower income household can afford as a percent of adjusted income and the fair market rent for an apartment. Households that qualify as lower income, disabled or elderly (over 65 years), are eligible for rent subsidy. As of 2014, no such assisted housing developments existed in Brisbane. As of the 2014, there were 22 households in Brisbane holding federal rental assistance vouchers through the San Mateo County Housing Authority.

The Housing Element includes a policy and program to encourage participation in the Section 8 program.

See Policy H.B.8, Program H.B.8.a.

V.3.21 Housing Impact Fee and Commercial Linkage Fee

To generate funds for affordable housing, some jurisdictions have adopted housing impact fees for market-rate housing developments. The amount of the fee is determined by a nexus study that evaluates the extent to which development of new market-rate housing generates additional demand for affordable housing by attracting higher-income households that spend more for goods and services that may create lower-paying jobs, generating demand for more affordable housing. The fees can be used as a replacement for lost Redevelopment Low and Moderate Income Housing Funds and to offer financial assistance to developers of rental housing in exchange for providing inclusionary rental units, consistent with the Palmer decision.

Similar to the housing impact fee, the commercial linkage fee assesses the housing impacts generated by new commercial development projects that provide jobs that do not pay enough for employees to afford market-rate housing. To measure the impact, a Jobs-Housing Nexus Analysis is performed to evaluate the connection between new commercial construction, employment and the demand for affordable housing and to determine an appropriate fee to mitigate the impact.

The City is currently participating in nexus study being conducted with other jurisdictions in the County to explore the possibility of adopting a housing impact fee.

See Program H.H.1.a.

V.3.22 Rededication of “Boomerang Funds” to Affordable Housing

To compensate for the loss of Redevelopment Agency Low and Moderate Income Housing Funds (the 20% tax increment set-aside generated through redevelopment), jurisdictions can consider dedicating all or a portion of the ongoing year-over-year bump to property taxes that will come back to them from the County, in addition to whatever remains of the Low and Moderate Income Housing Fund, to funding affordable housing.

See Policy H.B.9.

V.4 HOUSING QUALITY

How can we help maintain and improve our existing housing? The need for safe and sound housing becomes more evident when aging housing stock deteriorates. Often, seniors and low-income families have difficulty maintaining their older homes. The most significant constraints identified in the effort to conserve and improve existing housing are the costs of repairs and financing. Land use regulations and building codes, as well as permit fees and processing requirements, may pose difficulties for some homeowners. Programs were discussed in Chapter IV to address these constraints. The following are additional programs that could be used to maintain and improve housing quality.

V.4.1 Brisbane Housing Authority’s Low and Moderate Income Housing Fund

The Brisbane Housing Authority’s Low and Moderate Income Housing Fund may be used to assist in rehabilitating substandard single-family homes that are privately owned by low-income households, as well as for privately-owned multifamily rental housing occupied by low- and/or very-low-income households [Health and Safety Code Section 34312.3(b)]. Funds can be used by themselves or in collaboration with County rehabilitation and neighborhood improvement program funds to stretch the dollars available to the community.

Among the potential programs previously identified in the Redevelopment Agency’s Five Year Implementation Plan for the use of its Low and Moderate Income Housing Funds were facilitation of the rehabilitation and preservation of the mobilehome park at 3800 Bayshore Boulevard and the 20-unit apartment building at 34 Visitacion Avenue for occupancy by very-low, low- and moderate-income renters.

The Housing Element includes policies and programs that encourage the use of these funds for such purposes.

See Policy H.B.9, Programs H.B.9.d, H.B.9.g, H.B.9.h, H.B.9.j. & H.B.9.l, Policy H.C.1, Program H.C.1.d.

V.4.2 North Peninsula Neighborhood Services Center

Among the programs provided by the North Peninsula Neighborhood Services Center, which provides assistance to low income households in Brisbane, South San Francisco and the rest of San Mateo County,

is the Minor Home Repair program. The program makes minor repairs, rehabilitation and improvements available for low income homeowners at no cost.

See Policy H.C.1, Program H.C.1.b.

V.4.3 Rebuilding Together Peninsula

Rebuilding Together Peninsula is a non-profit, volunteer program providing free home repair and rehabilitation services to low-income homeowners in San Mateo and northern Santa Clara Counties. Formerly known as “Christmas in April,” the program assists those who cannot physically or financially repair their homes. Repairs are generally limited to painting, weatherization, non-structural repairs and yard cleaning; although, plumbing and electrical repairs and roof replacement may be provided. The program receives funding from various sources, including the San Mateo County Department of Housing.

See Policy H.C.1.

V.4.4 San Mateo County Housing Rehabilitation Program

The County of San Mateo administers Community Development Block Grant funds for housing rehabilitation. Low and very low income owner-occupants of single family homes may obtain low-interest loans for up to \$75,000 for rehabilitation and repair projects. The maximum amortization period is 30 years, and the current interest rate is 3% APR. There is a separate Rental Rehabilitation Loan Program for rental structures with a minimum of 60% low and/or very low income tenants or vacancies. Loan amounts are \$30,000 per unit up to a maximum of \$100,000 for four or less units and \$250,000 for five or more units, at a current interest rate of 6% APR over a maximum of 30 years.

The Housing Element includes a program that calls for the City to collaborate with the County to expand the scope and eligibility for assistance through these programs.

See Programs H.B.9.g & H.C.1.b.

V.4.5 State Rehabilitation Assistance Programs

The rehabilitation programs to assist lower income households at the State level include the California Housing Rehabilitation Program—Rental (CHRP-R) and the Multifamily Housing Program (MHP). Generally, these programs do not make loans and grants to individuals, but to local public agencies, nonprofit and for-profit housing developers and service providers.

See Programs H.B.7.a, H.B.9.1, H.C.1.b & H.C.1.d.

VI. HOUSING GOALS, QUANTIFIABLE OBJECTIVES, POLICIES AND PROGRAMS

VI.1 GOALS, OBJECTIVES, POLICIES AND PROGRAMS

This section outlines the Housing Element goals, quantified objectives and policies and programs, as required by Government Code Section 65583.

The goals describe the City's general, desired, long-term result and set the direction without quantification. The quantifiable objectives establish the maximum number of housing units, by income category, that can be constructed, rehabilitated and conserved over the term of the Housing Element and provide a measurement standard linking the policies and programs to the goals. As indicated in the Government Code, the quantifiable objectives need not be identical to the total housing needs assessment, since the total housing needs may exceed the available resources and the community's ability to fill this need within the given period. The policies provide direction in meeting the stated goals; the programs set forth essentially a schedule of specific actions for implementation of the policies. The City's ability to implement its policies through the listed programs will be subject to availability of funding. Given the City's limited resources, programs may need to be prioritized to achieve the City's objectives in the context of compliance with State law.

VI.1.1 Housing Goals

The underlying intent, or set of values, that is reflected in Brisbane's Housing Element is that existing and new housing developments provide more than shelter, so that Brisbane remains "home" to its residents; and that Brisbane remains as an independent, energetic city, composed of and accepting a diversity of people and lifestyles. The following housing goals reflect the desire to maintain these values.

- A. Provide housing opportunities for all persons, regardless of age, sex, race, ethnic background, income, marital status, disability (including developmental disability), family composition, national origin, or sexual orientation.
- B. Maintain a diverse population by responding to the housing needs of all individuals and households, especially seniors and those with income constraints or special needs.
- C. Preserve Brisbane's residential character by encouraging the maintenance, improvement, and rehabilitation of existing housing.
- D. Ensure that new residential development is compatible with existing development and reflects the diversity of the community.
- E. Encourage compact, in-fill, mixed use and transit oriented development to reduce vehicle miles traveled and greenhouse gas emissions.
- F. Encourage sustainable residential development to conserve resources and improve energy efficiency to reduce housing costs and reduce greenhouse gas emissions.

- G. Provide housing opportunities for people who work in Brisbane to reduce vehicle miles travelled and greenhouse gas emissions.
- H. Ensure that housing development that is not in urbanized areas mitigates the infrastructure cost and impacts of development.
- I. Avoid unreasonable government constraints to the provision of housing.

VI.1.2 Housing Objectives

As required by State Code Section 65583(b) the quantified objectives, shown on Table 47, establish the maximum number of housing units by income category that can be constructed, rehabilitated and conserved for the current planning period. They provide “yardsticks” for achieving the City’s goals. This table reflects 2015-2022 capacity identified in Table 35 (plus 1 potential emergency shelter in the SCRO-1 District).

**Table 47.
Quantifiable Objectives
(2015-2022)**

Category	Quantifiable Objectives [Applicable Programs]	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate	All
New Construction	1. Maintain single-family residential zoning in the Central Brisbane (R-1), Brisbane Acres (R-BA) and Northeast Ridge (PD) Subareas to continue to allow for construction of new units. [H.B.1.b]					47 (R-1) + 2 (R-BA) + 0 (PD)	49
	2. Continue to allow construction of secondary dwelling units in the R-1 and R-BA Districts. [H.B.1.d, H.B.1.e & H.I.1.c]	(See Note 2)	(See Note 2)	(See Note 2)	7 (R-1)		7
	3. Continue to permit transfer of development rights and clustered development to accommodate new units in the R-BA District. [H.H.2.b]				21		21
	4. Maintain residential zoning in the Central Brisbane R-2 and R-3 Districts to continue to allow for construction of new units. [H.B.1.b and H.D.1.b]				1 (R-2)	2 (R-2) + 2 (R-3)	5
	5. Continue to provide for mixed-use units in the NCRO-2 District, including new lower-income-affordable units on City-owned property. [H.B.9.b]		2	2		10	14
	6. Continue to allow emergency shelters as a permitted use (“by-right”) in the SCRO-1 District. [H.B.3.i]	1					1
	7. Maintain the SCRO-1 District (Southwest Bayshore Subarea) as mixed use, with its current graduated density. [H.B.1.g, H.B.3.e, H.B.3.i & H.D.1.b]			2	3	59	64
	8. Adopt a new affordable housing overlay over the eastern portion of the TC-1 District (Crocker Park Subarea), allowing 20 units per acre minimum as part of a mixed use [H.B.1.a & H.B.1.b]			48			48
	9. Adopt a new affordable housing overlay over the southeastern portion of the TC-1 District (Crocker Park Subarea), allowing 26 units per acre minimum [H.B.1.a & H.B.1.b]		180				180
Totals		1	234	32	122	389	

Table 47. (Continued)
Quantifiable Objectives (2015-2022)

Category	Quantifiable Objectives [Applicable Programs]	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate	All
Rehabilitation	10. Promote the rehabilitation of housing units by advising property owners of the San Mateo County Housing Rehabilitation Program and similar resources for units in need of replacement or with structural deficiencies. [H.B.9.g, H.C.1.b & H.C.1.d]	2	3	5			10
	11. Acquire and rehabilitate vacant/abandoned/deteriorated residential units and make them available as affordable housing. [H.B.9.d]	20					20
	12. Encourage private rehabilitation of market-rate units. [H.C.1.a]				4	15	19
Totals		2 + 3 + 5 + 20 + 4 = 34				15	49
Conservation	13. Encourage the retention of affordable units by amending the Zoning Ordinance to designate the mobilehome park in the Southwest Bayshore subarea for mobilehome uses only. [H.B.1.i]		66				66
	14. Encourage retention of at least 200 rental units in the R-2, R-3 and NCRO-2 Districts by requiring a public process for condominium conversions. [H.B.4.a]		200				200
Totals			66 + 200 = 266				266

Notes:

The following notes correspond to the Quantifiable Objective numbers:

1. See Table 35. No density transfer units are specifically assumed to be included among the units projected to be constructed in the Brisbane Acres (see # 3). All building permits for the Northeast Ridge (PD) assumed to be issued before 2015.
2. See Table 35. According to Table 30 and pages II-20 to II-21, 75% of secondary dwelling units are affordable to very low income households, with the remainder affordable to low and moderate income households. A more conservative distribution is shown here, consistent with Table 39.
3. See Brisbane Housing Authority sites in Tables 35 & 39.
5. Refer to Table 39.
6. One shelter with at least 11 beds would be sufficient to meet the need identified on pages II-4 & II-5.
7. Refer to Tables 35 & 39.
8. Refer to Table 35 & the note to Table 40.
9. Refer to Table 35.
10. See #12. Per Table 34, there are an estimated 2 residential structures in need of replacement, 7 with some structural deficiencies and 20 with minor structural deficiencies. Units distributed by income per Table 18. Also see Section V.4.4, San Mateo County Housing Rehabilitation Program.
11. For example, the 20-unit apartment building at 34 Visitacion Avenue, which is currently under repair by the owner under order of the City.
12. See #10. According to Table 2, most of the units rehabilitated were market-rate units rehabilitated privately without government funds.
13. See Table 21.

VI.1.3 Housing Policies and Programs

The policies and programs are tied directly to the City's goals and are as follows:

Goal H.A Provide housing opportunities for all persons, regardless of age, sex, race, ethnic background, income marital status, disability (including developmental disability), family composition, national origin, or sexual orientation.

Policy H.A.1 Promote equal housing opportunities.

Program H.A.1.a Continue to inform the public of its fair housing rights and responsibilities through the City's website and other means. Provide referral services to appropriate agencies.

Time Frame: Ongoing

Responsibility: Community Development Department

Funding Source: City funds

Program H.A.1.b Continue to inform Brisbane residents and businesses, developers, non-profit housing development organizations and other groups about housing policies and opportunities in Brisbane. Use local publications such as the Brisbane Star and the Chamber of Commerce newsletter, bulk mailing, flyers, the City's website and other means of distributing information on City housing policies, the City's inventory of potential housing development sites, local achievements, programs of other agencies, housing information and counseling programs, and State housing laws.

Time Frame: Ongoing

Responsibility: Community Development Department

Funding Source: City funds

Goal H.B Maintain a diverse population by responding to the housing needs of all individuals and households, especially seniors and those with income constraints or special needs.

Policy H.B.1 Require a balance of housing types, sizes (bedrooms), tenure and the inclusion of affordable, senior and special needs dwelling units in multi-family developments.

Program H.B.1.a Complete necessary zoning amendments to provide adequate sites to accommodate the 2007-2014 Regional Housing Needs Allocation shortfall, as referenced in Chapter III, no later than 1 year from the statutory deadline for adoption of the Housing Element [per Government Code Section 65584.09(a)].

Also see Program H.D.1.c.

Time Frame: January 31, 2016

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Program H.B.1.b Maintain existing zoning and complete necessary zoning amendments to provide adequate sites to accommodate the 2015-2022 Regional Housing Needs Allocation, as referenced in Chapter III, no later than 3 years and 120 days from the

statutory deadline for adoption of the Housing Element [per Government Code Section 65583(c)(1)(A)].

Also see Program H.D.1.c.

Time Frame: May 31, 2018

*Responsibility: Community Development Department, Planning Commission,
City Council*

Funding Source: City funds

Program H.B.1.c Revise the General Plan’s applicable land use designations to reflect the net acre density (excluding land area devoted to public rights-of-way for streets and utilities) to be consistent with all zoning districts to be revised per the Housing Element. Revise the Land Use Element’s policies and programs so as to be consistent with Government Code Section 65583.2 regarding affordable housing.

Time Frame: As part of the General Plan update, but no later than January 31, 2016 for Program H.B.1.a and May 31, 2018 for Program H.B.1.b (also see Program H.E.1.c)

*Responsibility: Community Development Department, Planning Commission,
City Council*

Funding Source: City funds

Program H.B.1.d. Monitor market-rate rents for secondary dwelling units to determine whether they remain affordable; if not, consider what actions may be legally taken to make the primary or secondary unit affordable for occupancy by a low- or moderate-income household. For example, consider reducing or eliminating the administrative Secondary Dwelling Permit fee in exchange for rent restrictions.

Time Frame: On an annual basis

Responsibility: Community Development Department

Funding Source: City funds

Program H.B.1.e To encourage development of secondary dwelling units:

(a) Reduce the administrative Secondary Dwelling Permit fees for units created within the building envelope of existing single-family residences, reflecting the reduced staff time required to process permits for such units;

(b) Explore the potential to implement a loan program for secondary dwelling unit construction;

(c) Provide technical assistance to streamline the secondary dwelling approval process for owners and encourage well-designed secondary units that meet the City’s standards;

(d) Explore the potential of reducing or eliminating the lot size minimum for development of secondary dwelling units;

(e) As these programs are implemented, publicize the changes to encourage the development of applicable secondary dwelling units. Also see Program H.I.1.c.

Time Frame: May 31, 2018

Responsibility: Community Development Department

Funding Source: City funds

Program H.B.1.f Amend the definition of “dwelling” in Brisbane Municipal Code

Section 17.02.235 to specifically include employee housing for six or fewer persons, consistent with Health and Safety Code Section 17021.5. Continue to treat “transitional housing,” “supportive housing” and “manufactured housing and mobilehomes” no differently from other “dwellings” under the Zoning Ordinance per BMC Section 17.02.235.

Time Frame: January 2016

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Program H.B.1.g In addition to allowing “supportive housing single-room occupancy units” by definition as “multi-family dwellings,” specifically amend the zoning regulations to permit them as a conditional use in the SCRO-1 District (per AB 2634).

Time Frame: December 2018

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Program H.B.1.h Develop an outreach program to encourage private redevelopment of existing developed sites in the new affordable housing overlays and the SCRO-1 District.

Time Frame: As the new zoning regulations are adopted (January 31, 2016 for Program H.B.1.a, May 31, 2018 for Program H.B.1.b, December 31, 2018 for Program H.B.1.i)

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Program H.B.1.i Rezone the mobilehome park in the SCRO-1 District as the R-MHP District to designate it for mobilehome uses only.

Time Frame: December 31, 2018 (also see Programs H.B.1.c & H.E.1.c)

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Policy H.B.2 Retain existing affordable (“at risk”) housing units.

Program H.B.2.a Preserve affordable units that are at risk of being converted to market rate by:

- *Establishing an early warning/monitoring system*
- *Allocation of potential funding sources*
- *Providing for tenant education and assistance*

Time Frame: Ongoing

Responsibility: Community Development Department

Funding Source: City funds

Policy H.B.3 Encourage development of affordable housing specifically designed for seniors

and persons with disabilities (including the developmentally disabled) or other special needs.

Program H.B.3.a Identify suitable sites for housing for seniors and persons with disabilities or other special needs.

Time Frame: Ongoing

Responsibility: Community Development Department

Funding Source: City funds

Program H.B.3.b To encourage housing for seniors, reduce the parking requirements for units designed and dedicated for use by elderly persons.

Time Frame: December 2015, concurrent with Programs H.I.1.b & c

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Program H.B.3.c Encourage housing units designed for persons with disabilities by reducing parking requirements for those units.

Time Frame: December 2015, concurrent with Program H.B.3.b

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Program H.B.3.d Continue to allow ministerial approval by the Community Development Director, subject to a minimal fee, of exceptions to the Zoning Ordinance for reasonable accommodation for housing for persons with disabilities per Government Code Section 65583(c)(3).

Time Frame: Ongoing

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Program H.B.3.e Continue to permit convalescent homes as a conditional use in the SCRO-1 District.

Time Frame: December 31, 2018

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Program H.B.3.f Encourage participation in the Human Investment Program (HIP)'s shared housing program which helps find suitable housing for the elderly, single-parent families and persons with special needs, through financial support, publicity and referrals.

Time Frame: Ongoing

Responsibility: City Manager's Office

Funding Source: City funds

Program H.B.3.g Encourage developers to provide housing units designed and dedicated for use by large families with low- and very-low incomes and other households with special needs when they request density bonuses.

Time Frame: Ongoing

Responsibility: Community Development Department

Funding Source: City funds

Program H.B.3.h Cooperate with the County of San Mateo in developing programs to provide shelter and services to the homeless by participating in the San Mateo County Continuum of Care and the Housing Endowment and Regional Trust.

Time Frame: Ongoing

Responsibility: City Manager's Office, City Council

Funding Source: City funds

Program H.B.3.i Continue to allow emergency shelters as a permitted use in the SCRO-1 District, not subject to discretionary action or to any development or management standards that would not apply to other allowed uses within the zone, except as provided by Government Code Section 65583(a)(4)(A).

Time Frame: Ongoing

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Program H.B.3.j Adopt written policies and procedures with specific objective standards to grant priority water and sewer service to housing with units affordable to lower-income households in accordance with State law [Government Code Section 65589.7 and Water Code Section 10631.17(a)70]. Continue to monitor water and sewer service supply and demand. Consider adopting regulations to assure that sufficient capacity is maintained to meet commitments to housing units affordable to lower-income households in accordance with State law.

Time Frame: Ongoing, with the policies and procedures adopted by December 2017

Responsibility: Public Works Department

Funding Source: City funds

Policy H.B.4 Discourage the conversion of existing apartment buildings to condominiums or cooperatives unless it is demonstrated that such conversion would not adversely affect the rental market or that the conversion would provide unique housing opportunities for very-low-, low- and/or moderate-income households, and minimize constraints on construction of new multi-family rental housing.

Program H.B.4.a Maintain Zoning Ordinance standards for condominium conversions of existing rental units so as to remain consistent with current law and City policy.

Time Frame: Ongoing

*Responsibility: Community Development Department, Planning Commission,
City Council*

Funding Source: City funds

Program H.B.4.b Update the inclusionary housing ordinance so as to comply with California Civil Code Sections 1954.51-535.

Time Frame: December 31, 2016

Responsibility: Community Development Department

Funding Source: City funds

Policy H.B.5 Encourage utilization of the density bonus program to provide housing affordable to extremely-low, very-low- and/or low-income households, including supportive housing for extremely-low income families and larger households.

Program H.B.5.a Amend the Affordable Housing Ordinance (BMC Chapter 17.31) to permit the City to grant a proportionately lower density bonus and/or incentives for affordable housing projects that do not qualify under Government Code Section 65915 due to their small size or other limitations, as well as to grant a density bonus and/or other incentives greater than required for projects that meet or exceed the qualifications for a density bonus (as provided by AB 2280), such as those that include units for extremely-low-income families and larger households. Once the amendment is adopted, develop an outreach program to ensure its successful implementation.

Time Frame: December 31, 2016

*Responsibility: Community Development Department, Planning Commission,
City Council*

Funding Source: City funds

Policy H.B.6 Examine ways in which housing construction costs may be reduced.

Program H.B.6.a Study hillside development to see if housing development costs can be reduced on hillside lots through the use of innovative design and grading practices.

Time Frame: On going

Responsibility: Community Development Department

Funding Source: City funds

Policy H.B.7 Seek private and public funding sources for affordable housing construction.

Program H.B.7.a Through public information efforts (see Program H.A.1.b), encourage housing developers to participate in available affordable housing programs sponsored by governmental agencies, such as:

- *Mortgage Credit Certificate Programs*
- *State and Federal Homeownership Assistance Programs*
- *State Multifamily Housing Program*
- *Other programs as they become available*

Time Frame: On an annual basis (see Program H.I.1.h)

*Responsibility: Community Development Department
Funding Source: City funds*

Program H.B.7.b Through public information efforts (see Program H.A.1.b), encourage housing developers to work in concert with nonprofit housing development organizations and lending institutions to incorporate affordable housing units in development projects.

*Time Frame: On an annual basis (see Program H.I.1.h)
Responsibility: Community Development Department
Funding Source: City funds*

Program H.B.7.c Support Project Sentinel's program to provide counseling to older homeowners on home equity conversion opportunities.

*Time Frame: Ongoing
Responsibility: City Manager's Office, City Council
Funding Source: City funds*

Policy H.B.8 Encourage owners of rental housing to participate in the Section 8 rent subsidy program and other rental assistance programs as they become available.

Program H.B.8.a Remain in close communication with the County Housing Department and the County Housing Authority to be informed about the availability of rent subsidies and to inform them of the availability of units for rental assistance programs.

*Time Frame: Ongoing
Responsibility: City Manager's Office
Funding Source: City funds*

Policy H.B.9 Study alternatives to replace the City's Redevelopment Low and Moderate Income Housing Fund, such as dedicating a portion of the ongoing year-over-year bump to property taxes that will come back to the City from the County equivalent to the 20% tax increment set-aside that had been generated through redevelopment, to provide affordable housing for extremely-low-, very-low-, low- and moderate-income households, including supportive housing for extremely-low income families and larger households, and support affordable housing proposals as opportunities arise and funds become available. Consider potential roles for the City Housing Authority in administering such funds.

Program H.B.9.a Develop an ongoing relationship with nonprofit housing development corporations in order to take advantage of opportunities to create affordable housing.

*Time Frame: On an annual basis
Responsibility: City Manager's Office
Funding Source: City funds*

Program H.B.9.b Purchase appropriate vacant sites and small underdeveloped properties in order to assemble standard building sites to land bank for future affordable housing projects.

*Time Frame: Ongoing
Responsibility: Brisbane Housing Authority, City Council*

Funding Source: City funds

Program H.B.9.c Implement the public facilities and parks (PFP) land use designation in the General Plan so that the City has the first opportunity to consider surplus lands owned by public agencies as potential housing sites

Time Frame: December 2017

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Program H.B.9.d Acquire and rehabilitate vacant/abandoned/deteriorated residences and make them available as affordable housing, supportive housing and other forms of housing to help address unmet needs in the community.

Time Frame: Ongoing

Responsibility: Brisbane Housing Authority, City Council

Funding Source: City funds

Program H.B.9.e Examine how City funds and municipal and assessment bonds could be used to subsidize development costs in privately financed residential and mixed-use projects.

Time Frame: Annually, as part of the budget process

Responsibility: Brisbane Housing Authority, City Council

Funding Source: City funds

Program H.B.9.f Continue to support the Housing Endowment and Regional Trust of San Mateo County (HEART) Opening Doors Program to provide assistance to the City's first-time homebuyers.

Time Frame: Ongoing

Responsibility: City Manager's Office, City Council

Funding Source: City funds

Program H.B.9.g Collaborate with the County of San Mateo and other agencies with very-low-, low- and moderate-income rehabilitation programs to expand the scope and eligibility for assistance.

Time Frame: On an annual basis

Responsibility: City Manager's Office, City Council

Funding Source: City funds

Program H.B.9.h Assist self-help and sweat equity construction and rehabilitation projects.

Time Frame: Ongoing

Responsibility: Community Development Department, Brisbane Housing Authority, City Council

Funding Source: City funds

Program H.B.9.i Use City funds, if available, to provide leverage for state and federal programs for affordable housing that require a local match.

Time Frame: Ongoing

Responsibility: Brisbane Housing Authority, City Council

Funding Source: City funds

Program H.B.9.j Provide financial assistance in the form of loans or grants to retrofit existing units for special needs households.

Time Frame: Ongoing

Responsibility: Brisbane Housing Authority, City Council

Funding Source: City funds

Program H.B.9.k Evaluate City fee schedules for processing development applications and consider reducing or waiving application development fees for projects providing affordable housing for extremely-low-, very-low- and low-income households, including supportive housing for extremely-low-income families and larger households.

Time Frame: Annually, as part of the budget process

Responsibility: Community Development Department, Finance Department, City Council

Funding Source: City funds

Program H.B.9.l Encourage the State of California and the Federal Government to restore and enhance subsidy programs for affordable housing similar to those that have proven successful in the past in assisting low- and very-low- income households and households with special needs, such as Section 202, Section 8 New Construction, Section 8 Moderate Rehabilitation and Rental Rehabilitation Programs.

Time Frame: Ongoing

Responsibility: City Manager's Office, City Council

Funding Source: City funds

Goal H.C Preserve Brisbane's residential character by encouraging the maintenance, improvement, and rehabilitation of existing housing.

Policy H.C.1 Promote rehabilitation of substandard residential structures while maintaining their affordability to very-low-, low- and moderate- income households.

Program H.C.1.a Through the City's website and other appropriate means, assist the public in identifying basic safety and sanitation problems and disseminate information about basic safety improvements, such as fire extinguishers and smoke detectors.

Time Frame: Ongoing

Responsibility: Community Development Department

Funding Source: City funds

Program H.C.1.b Actively publicize and encourage the use of County, State and Federal programs for low-interest rehabilitation loans by owners of older residential units. Work

with the San Mateo County Housing Rehabilitation Program to develop a promotional strategy. Seek available State and Federal funds.

*Time Frame: Ongoing
Responsibility: City Manager's Office
Funding Source: City funds*

Program H.C.1.c Re-examine the zoning ordinance regulations pertaining to nonconforming residential uses and structures to determine if further amendments to the regulations could facilitate private sector maintenance and improvement of these properties. Also see Program H.I.1.e.

*Time Frame: Ongoing
Responsibility: Community Development Department, Planning Commission,
City Council
Funding Source: City funds*

Program H.C.1.d Encourage maintenance of existing units in the NCRO-2 Downtown Brisbane Neighborhood Commercial District through the use of County, State and Federal rehabilitation funds.

*Time Frame: Ongoing
Responsibility: Community Development Department, City Manager's Office
Funding Source: Outside agencies, as indicated*

Goal H.D Ensure that new residential development is compatible with existing development and reflects the diversity of the community.

Policy H.D.1 Retain the small town character of existing residential neighborhoods, while allowing for increased housing density appropriate to the multi-family residential districts.

Program H.D.1.a Continue to develop master plans to maintain and upgrade public infrastructure in residential neighborhoods. Seek grants and other special funds to supplement utility and gas tax funds to implement improvement projects.

*Time Frame: Ongoing
Responsibility: Public Works Department
Funding Source: City funds*

Program H.D.1.b Continue to allow dwelling groups (as defined by Brisbane Municipal Code Section 17.02.240) as a permitted use (instead of a conditional use) in the R-2 and R-3 Districts, and also allow them in the new affordable housing overlays. Also allow dwelling groups as a conditional use in the SCRO-1 District (see Program H.B.1.i).

*Time Frame: December 31, 2018
Responsibility: Community Development Department, Planning Commission,
City Council
Funding Source: City funds*

Program H.D.1.c For the new affordable housing overlays intended to accommodate affordable housing, adopt appropriate zoning regulations consistent with Government

Code Section 65583.2(i) that allow at least three-story development and provide objective, quantifiable development standards including, but not limited to, building form, architecture, public space and landscaping in the applicable districts to non-subjectively address concerns that would otherwise be taken care of through discretionary design review approval in compliance with Government Code Sections 65589.5(d), (i) & (j). To encourage connectivity between sites and neighboring districts, require shared public access easements (such as walkways and fire lanes) as appropriate. Incorporate design components which promote compatibility with existing adjacent non-residentially zoned and developed properties. Include appropriate measures to mitigate any potentially significant environmental impacts.

Time Frame: January 31, 2016 for Program H.B.1.a and May 31, 2018 for Program H.B.1.b

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Policy H.D.2 Use zoning as appropriate to establish suitable residential environments while maintaining the long-term viability of surrounding commercial and industrial uses.

Program H.D.2.a Review the zoning ordinance regulations for the TC-1, NCRO-1 and NCRO-2 Districts to determine if amendments are necessary to establish suitable residential environments under the new Park Place Mixed Use Affordable Housing Overlay and Park Lane Residential Affordable Housing Overlay while maintaining the long-term viability of existing and permitted uses at nearby pre-existing commercial and industrial properties.

Time Frame: December 31, 2018

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Goal H.E Encourage compact, in-fill, mixed use and transit oriented development to reduce vehicle miles traveled and greenhouse gas emissions.

Policy H.E.1 Encourage housing that supports transit oriented development (TOD) and smart growth to minimize automobile trips, and reduce greenhouse gases.

Program H.E.1.a Consider revisions to the Zoning regulations to include mixed-use and live-work housing where appropriate.

Time Frame: Ongoing

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Program H.E.1.b Continue to allow residential uses above or behind storefront uses in the NCRO-2 Downtown Brisbane Neighborhood Commercial District and encourage residential uses in new mixed-use developments in designated zoning districts.

Time Frame: Ongoing

*Responsibility: Community Development Department, Planning Commission,
City Council*

Funding Source: City funds

Program H.E.1.c Update the General Plan's Subregional/ Commercial/ Retail/ Office land use designation for the central portion of the Southwest Bayshore subarea that covers the mobilehome park, as necessary to maintain consistency with any rezoning.

Time Frame: As part of the General Plan update, but no later than December 2018(see Programs H.B.1.c & H.B.1.i)

*Responsibility: Community Development Department, Planning Commission,
City Council*

Funding Source: City funds

Program H.E.1.d Consider changes to the zoning ordinance for multifamily housing as part of transit oriented development (within ¼ mile of a transit stop), such as:

- *Reduce parking minimums and establish parking caps*
- *Set building height limits to allow at least three-story development*
- *Provide for flexible setbacks and increased lot coverage*
- *Promote adaptive reuse of existing buildings*
- *Allow TOD housing that meets the requirements of the zoning ordinance without the requirement of a use permit.*

Time Frame: As part of the General Plan update (see Programs H.B.1.a, H.B.1.b, H.E.1.c & H.H.2.c)

*Responsibility: Community Development Department, Planning Commission,
City Council*

Funding Source: City funds

Goal H.F Encourage sustainable residential development to conserve resources and improve energy efficiency to reduce housing costs and reduce greenhouse gas emissions.

Policy H.F.1 Continue to implement the green building program.

Program H.F.1.a Periodically review and update the green building ordinance as new information becomes available. Also see Program H.F.3.c.

Time Frame: Ongoing

Responsibility: Community Development Department, City Council

Funding Source: City funds

Policy H.F.2 Assist in publicizing energy conservation programs and weatherization services that provide low or no cost energy conservation inspections and assistance

Program H.F.2.a Provide information about home energy conservation programs and the financial benefits of energy conservation through the City's website, articles in the Brisbane Star, water bill inserts, flyers, bulk mailing or other local sources of public information.

Time Frame: Ongoing
Responsibility: City Manager's Office
Funding Source: City funds

Program H.F.2.b Encourage energy conservation retrofitting of existing homes in conjunction with home repairs and renovation by providing accessible public information on code requirements and recommended improvements

Time Frame: Ongoing
Responsibility: Community Development Department
Funding Source: City funds

Program H.F.2.c Pursue funding opportunities and provide public information on programs to increase the energy efficiency of existing homes, to assist affordable housing developers in incorporating energy efficient designs and features, and to increase the production of renewable energy. Also see Programs H.B.9.e, H.B.9.j & H.B.9.k.

Time Frame: Ongoing
Responsibility: City Manager's Office
Funding Source: City funds

Policy H.F.3 Publicize water conservation programs and develop local measures to assist very-low-, low- and moderate-income households manage their utility costs

Program H.F.3.a Provide information about water conservation programs and the financial benefits of water conservation through the City's website, articles in the Brisbane Star, water bill inserts, flyers, bulk mailing or other local sources of public information

Time Frame: Ongoing
Responsibility: City Manager's Office, Public Works Department
Funding Source: City funds

Program H.F.3.b Consider opportunities to make low-flow and other conservation devices available to very-low-, low- and moderate-income households and provide available counseling on conservation measures for landscape irrigation

Time Frame: Ongoing
Responsibility: City Manager's Office, Public Works Department
Funding Source: City funds

Program H.F.3.c Require water conserving measures, such as multi-family unit sub-metering, dedicated landscape water meters for outdoor irrigation, water-efficient clothes washers, high efficiency toilets and/or automatic faucets, for new multi-family and/or mixed-use development.

Time Frame: In coordination with Program H.F.1.a.
Responsibility: Community Development Department, Public Works Department
Funding Source: City funds

Policy H.F.4 Promote sustainable development that addresses affordability through the use of solar sensitive design in new housing development projects

Program H.F.4.a Enforce Title 24 energy conservation requirements and require project design to take advantage of natural heating and cooling and the benefits of solar access to the extent possible given site constraints.

Time Frame: Ongoing

Responsibility: Community Development Department

Funding Source: City funds

Goal H.G Encourage housing opportunities that reduce vehicle miles traveled and greenhouse gas emissions.

Policy H.G.1 Participate in regional efforts to reduce greenhouse gas emissions.

Program H.G.1.a Cooperate with the Metropolitan Transportation Commission and the Association of Bay Area Governments in implementing Plan Bay Area, including the Sustainable Communities Strategy and 2040 Regional Transportation Plan.

Time Frame: Ongoing

Responsibility: City Manager's Office, Community Development Department

Funding Source: City funds

Program H.G.1.b Cooperate with the City/County Association of Governments of San Mateo County in implementing C/CAG's Congestion Management Program.

Time Frame: Ongoing

Responsibility: City Manager's Office, Community Development Department

Funding Source: City funds

Goal H.H Ensure that housing development that is not in urbanized areas mitigates the infrastructure cost and of development.

Policy H.H.1 Assure that new development absorbs the cost of mitigating the environmental, social and service impacts it brings to the community

Program H.H.1.a For new development applications, condition approvals so that proper fees and charges are levied to cover the costs of the development to the community. Consider subsidizing fees for projects which provide a significant proportion of housing units affordable to very-low- and/or low-income households. Consider adopting requirements to collect housing impact fees from new market-rate housing developments and commercial linkage fees from new non-residential developments.

Time Frame: Ongoing

Responsibility: Community Development Department, Public Works Department, Fire Department, Police Department, City Manager's Office, Planning Commission, City Council

Funding Source: Private funds, City funds

Program H.H.1.b Require fiscal impact studies for residential projects that could have a

significant effect on the City's ability to provide services

Time Frame: Ongoing

Responsibility: Community Development Department, Finance Department, City Manager's Office

Funding Source: Property owners and developers

Policy H.H.2 Regulate the development of environmentally sensitive and hazardous lands to assure the mitigation of significant impacts.

Program H.H.2.a Work with responsible agencies to protect identified environmentally sensitive areas, including, but not limited to, wetlands, riparian habitat and critical wildlife habitat. Deal responsibly with geologically hazardous areas, contaminated lands, areas subject to flooding and sea level rise, and electric transmission line corridors.

Time Frame: Ongoing

Responsibility: Community Development Department, Public Works Department

Funding Source: City funds

Program H.H.2.b Continue to permit clustered development in the Brisbane Acres subarea, consistent with the San Bruno Mountain Area Habitat Conservation Plan, to place housing development where it can be best served by infrastructure and public safety services.

Time Frame: Ongoing

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Program H.H.2.c Amend the Safety and Conservation Elements of the General Plan to include analysis and policies regarding flood hazard and management information per Government Code Section 65302.

Time Frame: As part of the General Plan update (see Programs H.B.1.a, H.B.1.b, H.E.1.c & H.E.1.d)

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Goal H.I Avoid unreasonable government constraints to the provision of housing.

Policy H.I.1 Seek to reduce regulatory constraints on the development of new housing, especially infill housing and housing that adds to the mix of types, size, tenure and affordability.

Program H.I.1.a Continue to evaluate and implement changes to the zoning ordinance and permitting process to simplify and streamline approval of projects that meet the City's housing goals.

Time Frame: Ongoing

Responsibility: Community Development Department, Public Works Department, Fire Department, Planning Commission, City Council

Funding Source: City funds

Program H.I.1.b Consider revision of the residential parking requirements so as to be based upon floor area and/or number of bedrooms, consistent for single-family dwellings, secondary dwelling units, duplexes and multi-family dwelling units.

Time Frame: December 2015, concurrent with Program H.B.3.b

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Program H.I.1.c Consider revision of the parking requirements for secondary dwelling units to encourage smaller, more affordable units. Once the revision is adopted, develop an outreach program to publicize the changes.

Time Frame: December 2015, concurrent with Program H.B.3.b

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Program H.I.1.d Continue to refine the Design Permit findings to address any unnecessary constraints.

Time Frame: Ongoing

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Program H.I.1.e Continue to study ways in which constraints upon nonconforming residential structures may be reduced. Also see Program H.C.1.c.

Time Frame: Ongoing

Responsibility: Community Development Department, Planning Commission, City Council

Funding Source: City funds

Program H.I.1.f Evaluate City staffing requirements with regard to improving procedures for processing development applications.

Time Frame: Annually, as part of the budget process

Responsibility: Community Development Department, City Manager's Office, City Council

Funding Source: City funds

Program H.I.1.g Deliver the Housing Element, with a cover letter noting the City's share of the regional housing need, to the San Francisco Public Utilities Commission, the City of Brisbane's water and sewer provider, immediately upon adoption. Send any future Housing Element updates or amendments within 1 month of adoption.

Time Frame: Upon adoption

Responsibility: Community Development Department, Public Works Department

Funding Source: City funds

Program H.I.1.h Prepare an annual report to the City Council and California Department of Housing and Community Development on progress made in implementing the General Plan and Housing Element policies and programs per Government Code Section 65400. Include a review for internal consistency and compliance with Government Code Sections 65302(d)(3) and 65302(g)(2) as amended by Chapter 369, Statutes 207 [AB 162]. Monitor to ensure adequate development capacity will be maintained throughout the planning period to accommodate past and current Regional Housing Need Allocations.

Time Frame: Annually

Responsibility: Community Development Department

Funding Source: City funds

Policy H.I.2 Identify and seek to remove unnecessary constraints on the provision of housing resulting from the authority of County, Regional, State and Federal agencies.

Program H.I.2.a As issues arise regarding constraints on affordable housing posed by the authority of other agencies, act to make the agencies aware of the constraints and encourage them take appropriate action.

Time Frame: Ongoing

Responsibility: Community Development Department, City Manager's Office, City Council

Funding Source: City funds

Program H.I.2.b Work with the League of California Cities to identify and address constraints on housing due to the preemption of other agencies.

Time Frame: Ongoing

Responsibility: Community Development Department, City Manager's Office

Funding Source: City funds

Policy H.I.3 Work with County, Regional, State and Federal agencies to mitigate social equity issues that result in low incomes, another important dimension to the housing affordability problem.

APPENDIX A
BUILDING PERMITS ISSUED 1/1/2007-12/31/2014

**APPENDIX A.
BUILDING PERMITS ISSUED 1/1/2007-12/31/2014**

Year	Address	Zoning	Very Low Income	Low Income	Moderate Income	Above Moderate Income
2007						
	7 San Diego Ct	R-1			1*	1
	325 Humboldt Rd	R-1				1
	1120 Humboldt Rd	R-1			1*	
	79 Lily Ct	P-D				1
	81 Lily Ct	P-D				1
	83 Lily Ct	P-D				1
	85 Lily Ct	P-D				1
	87 Lily Ct	P-D				1
	89 Lily Ct	P-D				1
	29-A San Francisco Av	R-1			1*	
	291-295 Santa Clara St	R-3				3
2008						
	353 Humboldt Rd	R-1				1
	100 Kings Rd	R-1				1
2009						
	418-420 Monterey St	NCRO-2				2
	242-260 Monterey St	R-2				1**
	245 San Benito Rd	R-1			1*	
	340 Kings Rd.	R-1			1*	
2010						
	200 Annis Rd	R-BA				1
	275-A Monterey St	R-2				1
	6 San Diego Ct	R-BA				1
2011						
	138 Visitacion Av	NCRO-2				1
2012						
	88 Lily Ct	P-D				1
	3836 Bayshore Blvd	SCRO-1				2
2013						
	91 Butterweed Ln	P-D				1
	93 Butterweed Ln	P-D				1
	95 Butterweed Ln	P-D				1
	97 Butterweed Ln	P-D				1
	99 Butterweed Ln	P-D				1
	100 Butterweed Ln	P-D				1
	101 Butterweed Ln	P-D				1
	102 Butterweed Ln	P-D				1
	103 Butterweed Ln	P-D				1
	104 Butterweed Ln	P-D				1
	105 Butterweed Ln	P-D				1
	106 Butterweed Ln	P-D				1
	107 Butterweed Ln	P-D				1
	108 Butterweed Ln	P-D				1
	109 Butterweed Ln	P-D				1
	110 Butterweed Ln	P-D				1

Year	Address	Zoning	Very Low Income	Low Income	Moderate Income	Above Moderate Income
	111 Butterweed Ln	P-D				1
	112 Butterweed Ln	P-D				1
	113 Butterweed Ln	P-D				1
	114 Butterweed Ln	P-D				1
	115 Butterweed Ln	P-D				1
	116 Butterweed Ln	P-D				1
	117 Butterweed Ln	P-D				1
	118 Butterweed Ln	P-D				1
	119 Butterweed Ln	P-D				1
	120 Butterweed Ln	P-D				1
	121 Butterweed Ln	P-D				1
	122 Butterweed Ln	P-D				1
	123 Butterweed Ln	P-D				1
	124 Butterweed Ln	P-D				1
	125 Butterweed Ln	P-D				1
	126 Butterweed Ln	P-D				1
	127 Butterweed Ln	P-D				1
	128 Butterweed Ln	P-D				1
	129 Butterweed Ln	P-D				1
	130 Butterweed Ln	P-D				1
	131 Butterweed Ln	P-D				1
	132 Butterweed Ln	P-D				1
	1076 Humboldt Rd	R-1				1
2014						
	143 Elderberry Ln.	P-D				1
	145 Elderberry Ln.	P-D				1
	147 Elderberry Ln.	P-D				1
	149 Elderberry Ln.	P-D				1
	151 Elderberry Ln.	P-D				1
	153 Elderberry Ln.	P-D				1
	8 San Diego Ct.	R-BA				1
	155 Elderberry Ln	P-D				1
	157 Elderberry Ln	P-D				1
	159 Elderberry Ln	P-D				1
	161 Elderberry Ln.	P-D				1
	163 Elderberry Ln.	P-D				1
	165 Elderberry Ln.	P-D				1
	150 Kings Rd.	R-1			1*	
	1076 Humboldt Rd.	R-1				1
	133 Elderberry Ln.	P-D				1
	135 Elderberry Ln.	P-D				1
	137 Elderberry Ln.	P-D				1
	139 Elderberry Ln.	P-D				1
	141 Elderberry Ln.	P-D				1
	140 Elderberry Ln.	P-D				1
	142 Elderberry Ln.	P-D				1
	144 Elderberry Ln.	P-D				1
	146 Elderberry Ln.	P-D				1

Year	Address	Zoning	Very Low Income	Low Income	Moderate Income	Above Moderate Income
	148 Elderberry Ln.	P-D				1
	150 Elderberry Ln.	P-D				1
	138 Elderberry Ln	P-D				1
	134 Elderberry Ln	P-D				1
	136 Elderberry Ln	P-D				1
	152 Elderberry Ln	P-D				1
	345 Kings Rd	R-1				1
	156 Elderberry Ln	P-D				1
	154 Elderberry Ln	P-D				1
	80 Lily Ct.	P-D				1
	82 Lily Ct.	P-D				1
	84 Lily Ct.	P-D				1
	80 Plumas St, 108 & 118 Mariposa St.	R-3				3
NET TOTAL			0	0	6*	100
2007-2014 RHNA			91	66	77	167

NOTES:

*secondary dwelling unit

**2 unit dwelling group replaced single-family residence, netting 1 unit

APPENDIX B
Review of 2007-2014 Housing Element

APPENDIX B.
Review of 2007-2014 Housing Element

Goal H.A Provide housing opportunities for all persons, regardless of age, sex, race, ethnic background, income marital status, disability, family composition, national origin, or sexual orientation. *This goal will be amended to include the developmentally disabled.*

Policy H.A.1 Promote equal housing opportunities.	
<p>Program H.A.1.a: <i>Continue to provide information on discriminatory and unfair housing practices (from the California Department of Fair Employment and Housing) and housing related services and industries to the public through the City's website.</i> Time Frame: <i>Ongoing</i> Responsibility: <i>Community Development Department</i> Funding Source: <i>City funds</i></p>	<p>Objective: Inform wide range of the public Progress: Housing Element linked to www.brisbaneca.org Effectiveness: City's website has become an effective clearinghouse of information for the community. Appropriateness: This program will be updated.</p>
<p>Program H.A.1.b: <i>Continue to inform Brisbane residents and businesses, developers, non-profit housing development organizations and other groups about housing policies and opportunities in Brisbane. Use local publications such as the Brisbane Star and the Chamber of Commerce newsletter, bulk mailing, flyers, the City's website and other means of distributing information on City housing policies, the City's inventory of potential housing development sites, local achievements, programs of other agencies, housing information and counseling programs, and State housing laws.</i> Time Frame: <i>Ongoing</i> Responsibility: <i>Community Development Department</i> Funding Source: <i>City funds</i></p>	<p>Objective: Inform wide range of the public Progress: Housing Element linked to www.brisbaneca.org Effectiveness: City's website has become an effective clearinghouse of information for the community. Appropriateness: This program will be continued</p>

Goal H.B Maintain a diverse population by responding to the housing needs of all individuals and households, especially seniors and those with income constraints or special needs.

Policy H.B.1 Require a balance of housing types, sizes (bedrooms), tenure and the inclusion of affordable, senior and special needs dwelling units in multi-family developments.	
<p>Program H.B.1.a: <i>Maintain existing zoning and complete necessary rezoning to provide adequate sites to accommodate the Regional Housing Needs Allocation, as referenced in Sections III.1 and III.2, no later than 3 years and 120 days of the statutory deadline for adoption of the Housing Element [per Government Code Section 65583(c)(1)(A)].</i></p> <p>Time Frame: <i>October 2012</i></p> <p>Responsibility: <i>Community Development Department, Planning Commission, City Council</i></p> <p>Funding Source: <i>City funds</i></p>	<p>Objective: Zoning for 504 total units per Table 47</p> <p>Progress: Planning Commission recommended Southeast Crocker Park be rezoned as alternative to R-SWB District; also see H.B.1.b</p> <p>Effectiveness: Alternative rezoning must still be identified to accommodate unmet RHNA</p> <p>Appropriateness: Note that Government Code Section 65583(c)(1)(A) has been amended. Per Government Code Section 65584.09, rezoning for the unmet portion of the 2007-2014 RHNA must be adopted within 1 year (by 1/31/16). This program will be revised as Program H.B.1.b and a new Program H.B.1.a will be inserted.</p>
<p>Program H.B.1.b: <i>For the new 6.9 acre NCRO-3 and the new 7.03 acre R-SWB zoning districts, adopt development regulations (including public space standards as appropriate) that permit owner-occupied and rental multifamily uses by right (without discretionary review), require a minimum of 16 units per site, require a minimum density of 20 units per acre in the R-SWB district and 24 units per acre in the NCRO-3 district, and allow three-story development via a 35 ft. height limit, as referenced in Figure HE.2, Tables 37, F.11 and F.12, and Section III.1.3.</i></p> <p>Time Frame: <i>October 2012 (see Program H.B.1.a)</i></p> <p>Responsibility: <i>Community Development Department, Planning Commission, City Council</i></p> <p>Funding Source: <i>City funds</i></p>	<p>Objective: Zoning for 217 units per Table 47</p> <p>Progress: Urban Land Institute Technical Assistance Program utilized to draft NCRO-3 District form-based code; also see H.B.1.a</p> <p>Effectiveness: Alternative rezoning must still be identified to accommodate unmet RHNA</p> <p>Appropriateness: In attempting to reconfigure the SCRO-1 District into 3 different zoning districts, the Planning Commission determined that site topography, access constraints, current land ownership patterns and community connectivity made the south end of the Southwest Bayshore subarea a poor choice for housing at the densities required under the proposed R-SWB District zoning. Instead, the Commission recommended that the City Council consider alternate sites, including additional sites in Crocker Park (TC-1 District). See Program H. B.1.a.</p>
<p>Program H.B.1.c: <i>Amend the Design Permits chapter of the Municipal Code to include the findings required by Government Code Section 65589.5(d), (i) & (j) & Section 65583.2(i) regarding proposed housing developments for very low, low or moderate-income households and emergency shelters; and clarify in the Design Permit subsections under the applicable zoning district chapters that any design review for those districts intended to accommodate affordable housing would comply with the restrictions set by AB 2348 (also see Program H.D.1.d). Also amend the Design Permits chapter to provide more certainty in the permitting process by eliminating</i></p>	<p>Objective: Zoning for 217 units per Table 47</p> <p>Progress: Ordinance No. 564 adopted in 2011 to address the first and third points of the program</p> <p>Effectiveness: No affordable housing development design permits have been denied</p> <p>Appropriateness: This program will be revised as Program H.I.1.d, encouraging continued refinement of Design Permit findings to address any unnecessary constraints.</p>

<p>any vague phrasing in the findings. Time Frame: Within 1 year [Government Code Section 65583(a)(4)] Responsibility: Community Development Department, Planning Commission, City Council Funding Source: City funds</p>	
<p>Program H.B.1.d: Revise the General Plan’s applicable land use designations to reflect the net acre density (excluding land area devoted to public rights-of-way for streets and utilities) to be consistent with all zoning districts to be revised per the Housing Element. Revise the Land Use Element’s policies and programs so as to be consistent with Government Code Section 65583.2 regarding affordable housing. Time Frame: As part of the General Plan update, but no later than October 2012 (see Program H.B.1.a) Responsibility: Community Development Department, Planning Commission, City Council Funding Source: City funds</p>	<p>Objective: Zoning for 217 units per Table 47 Progress: General Plan Update environmental review in progress Effectiveness: Yet to be determined Appropriateness: This program will be continued as Program H.B.1.c.</p>
<p>Program H.B.1.e: Monitor market-rate rents for secondary dwelling units to determine whether they remain affordable; if not, consider what actions may be legally taken to make the primary or secondary unit affordable for occupancy by a low- or moderate-income household. Time Frame: Ongoing Responsibility: Community Development Department Funding Source: City funds</p>	<p>Objective: Maintain affordability of 24 +/- secondary units Progress: 2008-2012 American Community Survey data reviewed; 2014 Brisbane secondary dwelling unit rent survey conducted Effectiveness: Secondary dwelling units appear to still be an affordable housing option; although production of new units fell below projections Appropriateness: This program will be continued as Program H.B.1.d.</p>
<p>Program H.B.1.f: Amend the definition of “dwelling” in BMC Section 17.02.235 to specifically include “transitional housing” and “supportive housing” as examples (per SB 2), along with “manufactured housing and mobilehomes” (per 1999-2006 Housing Element Program H1e). Time Frame: Within 1 year [Government Code Section 65583(a)(4)], concurrent with Program H.B.1.c Responsibility: Community Development Department, Planning Commission, City Council Funding Source: City funds</p>	<p>Objective: Provide for variety of housing Progress: Ordinance No. 564 adopted in 2011 Effectiveness: Potential zoning constraint eliminated Appropriateness: This program will be updated to reflect work already completed</p>
<p>Program H.B.1.g: Allow “supportive housing single-room</p>	<p>Objective: Provide for variety of housing</p>

<p><i>occupancy units” as a conditional use in the SCRO-1 District (per AB 2634).</i></p> <p>Time Frame: October 2012 (see Program H.B.1.a)</p> <p>Responsibility: Community Development Department, Planning Commission, City Council</p> <p>Funding Source: City funds</p>	<p>Progress: Ordinance No. 564 adopted in 2011 to include SRO units in definition of multi-family dwelling</p> <p>Effectiveness: Specifically listing supportive housing SRO units as a conditional use (as are multi-family dwellings) would be more direct</p> <p>Appropriateness: This program will be updated to reflect work completed. Coordinate all programs regarding the Southwest Bayshore Subarea (H.B.1.a, H.B.1.g, H.B.1.h, H.B.3.e, H.B.3.i, H.B.9.b, H.D.1.b, H.D.1.c & H.E.1.c).</p>
<p>Program H.B.1.h: <i>Develop an outreach program to encourage private redevelopment of existing developed sites in the new NCRO-3 and R-SWB districts.</i></p> <p>Time Frame: December 2011</p> <p>Responsibility: Community Development Department, Planning Commission, City Council</p> <p>Funding Source: City funds</p>	<p>Objective: Zoning for 217 units per Table 47</p> <p>Progress: Coordinating with H.B.1.a & H.B.1.b; lot merger process simplified per H.I.1.e</p> <p>Effectiveness: No private redevelopment activity to date</p> <p>Appropriateness: This program will be updated as appropriate. Coordinate all programs regarding the Southwest Bayshore Subarea (H.B.1.a, H.B.1.g, H.B.1.h, H.B.3.e, H.B.3.i, H.D.1.b, H.B.9.b, H.D.1.c & H.E.1.c).</p>

Policy H.B.2 Retain existing affordable (“at risk”) housing units.	
<p>Program H.B.2.a: <i>Preserve affordable units that are at risk of being converted to market rate by:</i></p> <ul style="list-style-type: none"> • <i>Establishing an early warning/monitoring system</i> • <i>Allocation of potential funding sources</i> • <i>Providing for tenant education and assistance</i> <p>Time Frame: Ongoing</p> <p>Responsibility: Community Development Department</p> <p>Funding Source: City funds</p>	<p>Objective: Preserve affordable units</p> <p>Progress: None currently at risk</p> <p>Effectiveness: Yet to be determined</p> <p>Appropriateness: This program will be continued</p>

Policy H.B.3 Encourage development of affordable housing specifically designed for seniors and persons with disabilities or other special needs. This policy will be amended to include the developmentally disabled.	
<p>Program H.B.3.a: <i>Identify suitable sites for housing for seniors and persons with disabilities or other special needs.</i></p> <p>Time Frame: Ongoing</p> <p>Responsibility: Community Development Department</p> <p>Funding Source: City funds</p>	<p>Objective: See sections II.1.8 & II.1.9 for potential need</p> <p>Progress: On hold pending resolution of redevelopment dissolution</p> <p>Effectiveness: Yet to be determined</p> <p>Appropriateness: This program will be continued</p>
<p>Program H.B.3.b: <i>To encourage housing for seniors, reduce the parking requirements for units designed and dedicated for</i></p>	<p>Objective: See section II.1.8 for potential need</p> <p>Progress: Draft ordinance recommended by Planning Commission in 2012</p>

<p><i>use by elderly persons.</i> Time Frame: December 2011 Responsibility: Community Development Department, Planning Commission, City Council Funding Source: City funds</p>	<p>undergoing review by City Council subcommittee Effectiveness: Yet to be determined Appropriateness: This program will be continued (also see H.B.3.c, H.C.1.c, H.I.1.b & H.I.1.c)</p>
<p>Program H.B.3.c: <i>Encourage housing units designed for persons with disabilities by reducing parking requirements for those units.</i> Time Frame: December 2011, concurrent with Program H.B.3.b Responsibility: Community Development Department, Planning Commission, City Council Funding Source: City funds</p>	<p>Objective: See section II.1.9 for potential need Progress: Draft ordinance recommended by Planning Commission in 2012 undergoing review by City Council subcommittee Effectiveness: Yet to be determined Appropriateness: This program will be continued (also see H.B.3.b, H.C.1.c, H.I.1.b & H.I.1.c)</p>
<p>Program H.B.3.d: <i>Adopt a general provision to allow ministerial approval by the Community Development Director, subject to a minimal fee, of exceptions to the Zoning Ordinance for reasonable accommodation for housing for persons with disabilities per Government Code Section 65583(c)(3), and specifically amend the height limit exceptions in the zoning ordinance to allow for approval of Accessibility Improvement Permits for elevators and accessible-van garages needed by persons with disabilities to exceed the applicable height limit.</i> Time Frame: December 2011 Responsibility: Community Development Department, Planning Commission, City Council Funding Source: City funds</p>	<p>Objective: Minimize constraints Progress: Ordinance No. 558 adopted in 2011 Effectiveness: No applications have been submitted to date Appropriateness: This program will be updated to reflect work already completed</p>
<p>Program H.B.3.e: <i>Include convalescent homes as a conditional use in the R-SWB District.</i> Time Frame: October 2012 (see Program H.B.1.a) Responsibility: Community Development Department, Planning Commission, City Council Funding Source: City funds</p>	<p>Objective: Provide for variety of housing Progress: Ordinance No. 564 adopted in 2011 to include in SCRO-1 District Effectiveness: No applications have been submitted to date Appropriateness: This program will be updated to reflect work already completed. Coordinate all programs regarding the Southwest Bayshore Subarea (H.B.1.a, H.B.1.g, H.B.1.h, H.B.3.e, H.B.3.i, H.B.9.b, H.D.1.b, H.D.1.c & H.E.1.c).</p>

<p>Program H.B.3.f: Encourage participation in the Human Investment Program (HIP)'s shared housing program which helps find suitable housing for the elderly, single-parent families and persons with special needs, through financial support, publicity and referrals. Time Frame: Ongoing Responsibility: City Manager's Office Funding Source: City funds</p>	<p>Objective: Provide for variety of housing Progress: Link included on City's website at www.brisbaneca.org Effectiveness: HIP has facilitates home sharing arrangements for over 300 people in San Mateo County (including Brisbane) each year Appropriateness: This program will be continued</p>
<p>Program H.B.3.g: Encourage developers to provide housing units designed and dedicated for use by large families with low- and very-low incomes and other households with special needs when they request density bonuses. Time Frame: Ongoing Responsibility: Community Development Department Funding Source: City funds</p>	<p>Objective: Provide for variety of housing Progress: Ongoing Effectiveness: No applications have been submitted to date Appropriateness: This program will be continued in coordination with H.B.5.a</p>
<p>Program H.B.3.h: Cooperate with the County of San Mateo in developing programs to provide shelter and services to the homeless by participating in the San Mateo County Continuum of Care and the Housing Endowment and Regional Trust. Time Frame: Ongoing Responsibility: City Manager's Office, City Council Funding Source: City funds</p>	<p>Objective: Supplement H.B.3.i Progress: 2009 presentation to City Council on HOPE (Housing Our People Effectively: Ending Homelessness in San Mateo County) Program Effectiveness: San Mateo County Mental Health Assessment and Referral Team, Safe Harbor Shelter, HIP (Human Investment Project) Housing and HOPE Plan adequately addressing the need in Brisbane Appropriateness: This program will be continued</p>
<p>Program H.B.3.i: Include emergency shelters as a permitted use in the Southwest Bayshore R-SWB district, not subject to discretionary action or to any development or management standards that would not apply to other allowed uses within the zone, except as provided by Government Code Section 65583(a)(4)(A). Time Frame: Within 1 year [Government Code Section 65583(a)(4)] Responsibility: Community Development Department, Planning Commission, City Council Funding Source: City funds</p>	<p>Objective: Provide zoning for at least one 12-bed emergency shelter Progress: Ordinance No. 564 adopted in 2011 Effectiveness: No applications have been submitted to date Appropriateness: This program will be updated to reflect work already completed. Coordinate all programs regarding the Southwest Bayshore Subarea (H.B.1.a, H.B.1.g, H.B.1.h, H.B.3.e, H.B.3.i, H.B.9.b, H.D.1.b, H.D.1.c & H.E.1.c).</p>
<p>Program H.B.3.j: Establish specific procedures to grant priority water and sewer service to housing with units affordable to lower-income households in accordance with</p>	<p>Objective: Give priority to affordable units Progress: Public Works Director will prioritize if shortage arises Effectiveness: No need yet to apply the program</p>

<p><i>State law.</i> Time Frame: Within 1 year Responsibility: Public Works Department Funding Source: City funds</p>	<p>Appropriateness: This program will be updated to reflect work already completed</p>
---	---

Policy H.B.4 Discourage the conversion of existing apartment buildings to condominiums or cooperatives unless it is demonstrated that such conversion would not adversely affect the rental market or that the conversion would provide unique housing opportunities for very-low-, low- and/or moderate-income households. This policy will be amended (see Program H.B.4.b).

<p>Program H.B.4.a: Refine the current Zoning Ordinance standards for condominium conversions of existing rental units to reflect current law and City policy. Time Frame: December 2013 Responsibility: Community Development Department, Planning Commission, City Council Funding Source: City funds</p>	<p>Objective: Conserve 200 rental units per Table 47 Progress: Ordinance No. 566 adopted in 2013 Effectiveness: No applications have been submitted to date Appropriateness: This program will be updated to reflect work already completed</p>
--	--

<p>Program H.B.4.b: Update the inclusionary housing ordinance so as to comply with California Civil Code Sections 1954.51-535. Time Frame: Within 1 year Responsibility: Community Development Department Funding Source: City funds</p>	<p>Objective: Comply with State law Progress: City participating in county-wide nexus study Effectiveness: No applications have been submitted to date Appropriateness: This program will be continued. Also see H.H.1.a To cover this program, should Policy H.B.4 be expanded to "...minimize constraints on construction of new multi-family rental housing."</p>
---	---

Policy H.B.5 Encourage utilization of the density bonus program to provide housing affordable to extremely-low, very-low- and/or low-income households, including supportive housing for extremely-low income families and larger households.

<p>Program H.B.5.a: Amend the Affordable Housing Ordinance (BMC Chapter 17.31) to permit the City to grant a proportionately lower density bonus and/or incentives for affordable housing projects that do not qualify under Government Code Section 65915 due to their small size or other limitations, as well as to grant a density bonus and/or other incentives greater than required for projects that meet or exceed the qualifications for a density bonus (as provided by AB 2280), such as those that include units for extremely-low-income families and larger households.</p>	<p>Objective: Provide for variety of housing Progress: Drafting changes to Municipal Code Effectiveness: Yet to be determined Appropriateness: This program will be continued in coordination with H.B.3.g</p>
---	---

<p>Time Frame: Within 1 year Responsibility: Community Development Department, Planning Commission, City Council Funding Source: City funds</p>	
--	--

Policy H.B.6 Examine ways in which housing construction costs may be reduced.	
<p>Program H.B.6.a: Study hillside development to see if housing development costs can be reduced on hillside lots through the use of innovative design and grading practices. Time Frame: On going Responsibility: Community Development Department Funding Source: City funds</p>	<p>Objective: Provide for variety of housing Progress: Coordinating with H.H.2.c & H.H.2.d Effectiveness: At least 8 units have been constructed on the hillsides of Central Brisbane and the Brisbane Acres Appropriateness: The program will be continued.</p>

Policy H.B.7 Seek private and public funding sources for affordable housing construction.	
<p>Program H.B.7.a: Through public information efforts (see Program H.A.1.b), encourage housing developers to participate in available affordable housing programs sponsored by governmental agencies, such as:</p> <ul style="list-style-type: none"> • Mortgage Credit Certificate Programs • State and Federal Homeownership Assistance Programs • State Multifamily Housing Program • Other programs as they become available <p>Time Frame: On an annual basis Responsibility: Community Development Department Funding Source: City funds</p>	<p>Objective: Zoning for 217 units per Table 47 Progress: Housing Element linked to www.brisbaneca.org Effectiveness: Yet to be determined Appropriateness: This program will be continued.</p>
<p>Program H.B.7.b: Through public information efforts (see Program H.A.1.b), encourage housing developers to work in concert with nonprofit housing development organizations and lending institutions to incorporate affordable housing units in development projects. Time Frame: On an annual basis Responsibility: Community Development Department Funding Source: City funds</p>	<p>Objective: Zoning for 217 units per Table 47 Progress: Housing Element linked to www.brisbaneca.org Effectiveness: Yet to be determined Appropriateness: This program will be continued.</p>
<p>Program H.B.7.c: Support the Human Investment Program (HIP)'s program to provide counseling to older homeowners on</p>	<p>Objective: Encourage rehabilitation of 8 units per Table 47 Progress: Housing Element linked to www.brisbaneca.org</p>

<p><i>home equity conversion opportunities.</i></p> <p>Time Frame: Ongoing</p> <p>Responsibility: City Manager’s Office, City Council</p> <p>Funding Source: City funds</p>	<p>Effectiveness: Data unavailable</p> <p>Appropriateness: This program will be continued</p>
--	---

Policy H.B.8 Encourage owners of rental housing to participate in the Section 8 rent subsidy program and other rental assistance programs as they become available.

<p>Program H.B.8.a: Remain in close communication with the County Housing Department and the County Housing Authority to be informed about the availability of rent subsidies and to inform them of the availability of units for rental assistance programs.</p> <p>Time Frame: Ongoing</p> <p>Responsibility: City Manager’s Office</p> <p>Funding Source: City funds</p>	<p>Objective: Preserve affordable units</p> <p>Progress: Coordinating with County Housing Dept & Housing Authority</p> <p>Effectiveness: There are 22 households in Brisbane holding federal rental assistance vouchers through San Mateo County Housing Authority.</p> <p>Appropriateness: This program will be continued.</p>
---	---

Policy H.B.9 Study alternatives for use of the City’s Redevelopment Low and Moderate Income Housing Fund to provide affordable housing for extremely-low-, very-low-, low- and moderate-income households, including supportive housing for extremely-low income families and larger households, and support affordable housing proposals as opportunities arise and funds become available.

<p>Program H.B.9.a: Develop an ongoing relationship with nonprofit housing development corporations in order to take advantage of opportunities to supplement Redevelopment Low and Moderate Income Housing Funds to create affordable housing.</p> <p>Time Frame: Ongoing</p> <p>Responsibility: City Manager’s Office</p> <p>Funding Source: City funds</p>	<p>Objective: Zoning for 217 units per Table 47</p> <p>Progress: On hold pending resolution of redevelopment dissolution</p> <p>Effectiveness: Past Habitat for Humanity projects have been successful models for very-low-income housing</p> <p>Appropriateness: This program will be updated</p>
---	--

<p>Program H.B.9.b: Purchase appropriate vacant sites to land bank for future affordable housing projects, as well as small underdeveloped properties in the R-SWB District in order to assemble standard building sites.</p> <p>Time Frame: Ongoing</p> <p>Responsibility: Redevelopment Agency, City Council</p> <p>Funding Source: Redevelopment Agency funds</p>	<p>Objective: Zoning for 92 units per Table 47</p> <p>Progress: Redevelopment Agency purchased property above McLain Road in 2011</p> <p>Effectiveness: Development pending resolution of redevelopment dissolution</p> <p>Appropriateness: This program will be updated to revise references to R-SWB District and Redevelopment Agency. Coordinate all programs regarding the Southwest Bayshore Subarea (H.B.1.a, H.B.1.g, H.B.1.h,</p>
--	--

	H.B.3.e, H.B.9.b, H.D.1.b, H.D.1.c & H.E.1.c).
<p>Program H.B.9.c: <i>Implement the public facilities and parks (PFP) land use designation in the General Plan so that the City has the first opportunity to consider surplus lands owned by public agencies as potential housing sites</i></p> <p>Time Frame: December 2013</p> <p>Responsibility: Community Development Department, Planning Commission, City Council</p> <p>Funding Source: City funds</p>	<p>Objective: Provide for variety of housing</p> <p>Progress: General Plan Update undergoing environmental review</p> <p>Effectiveness: Yet to be determined</p> <p>Appropriateness: This program will be continued</p>
<p>Program H.B.9.d: <i>Acquire and rehabilitate vacant/abandoned/deteriorated residences and make them available as affordable housing, supportive housing and other forms of housing to help address unmet needs in the community.</i></p> <p>Time Frame: Ongoing</p> <p>Responsibility: Redevelopment Agency, City Council</p> <p>Funding Source: Redevelopment Agency funds</p>	<p>Objective: Encourage rehabilitation of 20 units per Table 47</p> <p>Progress: On hold pending resolution of redevelopment dissolution</p> <p>Effectiveness: Yet to be determined</p> <p>Appropriateness: This program will be updated to revise reference to Redevelopment Agency</p>
<p>Program H.B.9.e: <i>Examine how Redevelopment Low and Moderate Income Housing Funds and municipal and assessment bonds could be used to subsidize development costs in privately financed residential and mixed-use projects.</i></p> <p>Time Frame: Ongoing</p> <p>Responsibility: Redevelopment Agency, City Council</p> <p>Funding Source: Redevelopment Agency funds</p>	<p>Objective: Zoning for 217 units per Table 47</p> <p>Progress: On hold pending resolution of redevelopment dissolution</p> <p>Effectiveness: Past Habitat for Humanity projects have been successful models for very-low-income housing</p> <p>Appropriateness: This program will be updated to revise references to Redevelopment Agency</p>
<p>Program H.B.9.f: <i>Continue and expand the City's first-time homebuyer program using Low- and Moderate-Income Housing funds to subsidize mortgage finance costs.</i></p> <p>Time Frame: Ongoing</p> <p>Responsibility: City Manager's Office, Redevelopment Agency, City Council</p> <p>Funding Source: Redevelopment Agency funds</p>	<p>Objective: Encourage affordable housing opportunities</p> <p>Progress: On hold pending resolution of redevelopment dissolution</p> <p>Effectiveness: Although public interest in program was high, market conditions limited success</p> <p>Appropriateness: This program will be revised to refer to the HEART (Housing Endowment and Regional Trust of San Mateo County) Opening Doors Program</p>
<p>Program H.B.9.g: <i>Collaborate with the County of San Mateo and other agencies with very-low-, low- and moderate-income rehabilitation programs to expand the scope and eligibility for assistance.</i></p> <p>Time Frame: Ongoing</p> <p>Responsibility: City Manager's Office, City Council</p>	<p>Objective: Encourage rehabilitation of 24 units per Table 47</p> <p>Progress: Coordinating with County Housing Department</p> <p>Effectiveness: Four "Rebuilding Together" projects were completed 2007-2014</p> <p>Appropriateness: This program will be continued</p>

<p>Funding Source: <i>City funds</i></p>	
<p>Program H.B.9.h: <i>Assist self-help and sweat equity construction and rehabilitation projects.</i> Time Frame: <i>Ongoing</i> Responsibility: <i>Community Development Department, Redevelopment Agency, City Council</i> Funding Source: <i>City funds, Redevelopment Agency funds</i></p>	<p>Objective: Zoning for 217 units per Table 47 Progress: On hold pending resolution of redevelopment dissolution Effectiveness: Past Habitat for Humanity projects have been successful models for very-low-income housing. Appropriateness: This program will be updated to revise references to Redevelopment Agency</p>
<p>Program H.B.9.i: <i>Use Redevelopment Low and Moderate Income Housing Funds to provide leverage for state and federal programs for affordable housing that require a local match.</i> Time Frame: <i>Ongoing</i> Responsibility: <i>Redevelopment Agency, City Council</i> Funding Source: <i>Redevelopment Agency funds</i></p>	<p>Objective: Zoning for 217 units per Table 47 Progress: On hold pending resolution of redevelopment dissolution Effectiveness: Past Habitat for Humanity projects have been successful models for very-low-income housing. Appropriateness: This program will be updated to revise references to Redevelopment Agency</p>
<p>Program H.B.9.j: <i>Provide financial assistance in the form of loans or grants to retrofit existing units for special needs households.</i> Time Frame: <i>Ongoing</i> Responsibility: <i>Redevelopment Agency, City Council</i> Funding Source: <i>Redevelopment Agency funds</i></p>	<p>Objective: Encourage rehabilitation of 8 units per Table 47 Progress: On hold pending resolution of redevelopment dissolution Effectiveness: Yet to be determined Appropriateness: This program will be updated to revise references to Redevelopment Agency</p>
<p>Program H.B.9.k: <i>Evaluate City fee schedules for processing development applications and consider providing a subsidy for projects providing affordable housing for extremely-low-, very-low- and low-income households, including supportive housing for extremely-low-income families and larger households.</i> Time Frame: <i>Ongoing</i> Responsibility: <i>Community Development Department, Finance Department, City Council</i> Funding Source: <i>City funds</i></p>	<p>Objective: Minimize constraints Progress: Resolution No 2011-38 adopted in 2011 Effectiveness: According to countywide survey, Brisbane’s fees are less than the average of those jurisdictions surveyed. Appropriateness: This program will be continued. Also see H.B.5.a & H.H.1.a</p>
<p>Program H.B.9.l: <i>Encourage the State of California and the Federal Government to restore and enhance subsidy programs for affordable housing similar to those that have proven successful in the past in assisting low- and very-low- income households and households with special needs, such as Section 202, Section 8 New Construction, Section 8 Moderate Rehabilitation and Rental Rehabilitation Programs.</i> Time Frame: <i>Ongoing</i></p>	<p>Objective: Zoning for 217 units per Table 47 Progress: Ongoing Effectiveness: Limited results given current economic climate. Appropriateness: This program will be continued.</p>

<p>Responsibility: City Manager's Office, City Council Funding Source: City funds</p>	
<p>Program H.B.9.m: Encourage the State of California to amend Housing Element and Redevelopment Law to allow cities to combine their Redevelopment Low and Moderate Income Housing Funds to fund joint projects at the most suitable locations for affordable housing. Time Frame: Ongoing Responsibility: City Manager's Office, City Council Funding Source: City funds</p>	<p>Objective: Zoning for 217 units per Table 47 Progress: On hold pending resolution of redevelopment dissolution Effectiveness: No longer applicable Appropriateness: Delete this program, as it is no longer applicable.</p>

Goal H.C Preserve Brisbane's residential character by encouraging the maintenance, improvement, and rehabilitation of existing housing.

<p>Policy H.C.1 Promote rehabilitation of substandard residential structures while maintaining their affordability to very-low-, low- and moderate- income households.</p>	
<p>Program H.C.1.a: Establish a voluntary code inspection program to identify basic safety and sanitation problems. Within this program, disseminate information about basic safety improvements, such as fire extinguishers and smoke detectors. Time Frame: Ongoing Responsibility: Community Development Department Funding Source: City funds</p>	<p>Objective: Encourage rehabilitation of 55 units per Table 47 Progress: Coordinating with North County Fire Authority Fire Department Effectiveness: City's website (with link to North County Fire Authority's website) has become effective clearinghouse of information for community Appropriateness: This program will be updated to reflect current practice</p>
<p>Program H.C.1.b: At least once a year, actively publicize and encourage the use of County, State and Federal programs for low-interest rehabilitation loans by owners of older residential units. Work with the San Mateo County Housing Rehabilitation Program to develop a promotional strategy. Seek available State and Federal funds. Time Frame: Ongoing Responsibility: City Manager's Office Funding Source: City funds</p>	<p>Objective: Encourage rehabilitation of 24 units per Table 47 Progress: Brochures posted at Community Development Dept counter Effectiveness: City's website has also become effective clearinghouse of information for community Appropriateness: This program will be updated to reflect current practice</p>
<p>Program H.C.1.c: Re-examine the zoning ordinance regulations pertaining to nonconforming residential uses and</p>	<p>Objective: Encourage rehabilitation of 55 units per Table 47 Progress: Draft parking ordinance recommended by Planning Commission</p>

<p><i>structures to determine if further amendments to the regulations could facilitate private sector maintenance and improvement of these properties.</i></p> <p>Time Frame: Ongoing</p> <p>Responsibility: Community Development Department, Planning Commission, City Council</p> <p>Funding Source: City funds</p>	<p>in 2012 undergoing review by City Council subcommittee (see H.I.1.b)</p> <p>Effectiveness: Given the number of residences rehabbed, program appears to have been effective</p> <p>Appropriateness: This program will be continued (also see H.B.3.b, H.B.3.c, H.I.1.b & H.I.1.c)</p>
<p>Program H.C.1.d: <i>Encourage maintenance of existing units in the NCRO-2 Downtown Brisbane Neighborhood Commercial District through the use of County, State and Federal rehabilitation funds.</i></p> <p>Time Frame: Ongoing</p> <p>Responsibility: Community Development Department, City Manager's Office</p> <p>Funding Source: Outside agencies, as indicated</p>	<p>Objective: Encourage rehabilitation of 20 units per Table 47</p> <p>Progress: Coordinating with County Housing Department</p> <p>Effectiveness: No projects to date</p> <p>Appropriateness: This program will be continued</p>

Goal H.D Ensure that new residential development is compatible with existing development and reflects the diversity of the community.

<p>Policy H.D.1 Retain the small town character of existing residential neighborhoods, while allowing for increased housing density appropriate to the multi-family residential districts.</p>	
<p>Program H.D.1.a: <i>Continue to develop master plans to maintain and upgrade public infrastructure in residential neighborhoods. Seek grants and other special funds to supplement utility and gas tax funds to implement improvement projects.</i></p> <p>Time Frame: Ongoing</p> <p>Responsibility: Public Works Department</p> <p>Funding Source: City funds</p>	<p>Objective: Maintain public services</p> <p>Progress: Coordinating with Public Works Department</p> <p>Effectiveness: Public Works Department has obtained grants to maintain and improve streets, sidewalks, traffic control devices, bike lanes and a bus stop</p> <p>Appropriateness: This program will be continued</p>
<p>Program H.D.1.b: <i>Amend the R-2 and R-3 Districts regulations to allow dwelling groups (as defined by Brisbane Municipal Code Section 17.02.240) as a permitted use (instead of a conditional use). Also allow dwelling groups in the R-SWB District.</i></p> <p>Time Frame: October 2012 (see Program H.B.1.a)</p>	<p>Objective: Provide for variety of housing</p> <p>Progress: Ordinance No. 564 adopted in 2011 for the SCRO-1 District, Ordinance No. 575 adopted in 2012 for the R-2 & R-3 Districts</p> <p>Effectiveness: 2-unit dwelling group built in R-2 District in 2009</p> <p>Appropriateness: This program will be updated to reflect work already completed, as well as to address the SCRO-1 District. Coordinate all</p>

<p>Responsibility: Community Development Department, Planning Commission, City Council Funding Source: City funds</p>	<p>programs regarding the Southwest Bayshore Subarea (H.B.1.a, H.B.1.g, H.B.1.h, H.B.3.e, H.B.3.i, H.B.9.b, H.D.1.b, H.D.1.c & H.E.1.c).</p>
<p>Program H.D.1.c: <i>Revise the SCRO-1 District setback requirements to be similar to the R-3 District standards for residential uses, while specifying appropriate setbacks for commercial uses similar to those for the TC-1 District, with exceptions possible through Use Permit approval.</i> Time Frame: October 2012 (see Program H.B.1.a) Responsibility: Community Development Department, Planning Commission, City Council Funding Source: City funds</p>	<p>Objective: Minimize constraints Progress: Ordinance No. 564 adopted in 2011 Effectiveness: Potential zoning constraints eliminated Appropriateness: This program will be deleted, since its work is complete. Coordinate all programs regarding the Southwest Bayshore Subarea (H.B.1.a, H.B.1.g, H.B.1.h, H.B.3.e, H.B.3.i, H.B.9.b, H.D.1.b, H.D.1.c & H.E.1.c).</p>
<p>Program H.D.1.d: <i>For the new zoning districts intended to accommodate affordable housing, adopt form-based codes that provide objective, quantifiable development standards including, but not limited to, building form, architecture, public space and landscaping in the applicable districts to non-subjectively address concerns that would otherwise be taken care of through discretionary design review approval (also see Program H.B.1.c).</i> Time Frame: October 2012 (see Program H.B.1.a) Responsibility: Community Development Department, Planning Commission, City Council Funding Source: City funds</p>	<p>Objective: Zoning for 217 units per Table 47 Progress: Urban Land Institute Technical Assistance Program utilized to draft NCRO-3 District form-based code; also see H.B.1.a Effectiveness: Yet to be determined Appropriateness: This program will be revised to refer to “appropriate zoning regulations consistent with Government Code Section 65583.2(i)” and to incorporate a portion of Program H.B.1.b. Also see H.B.1.c</p>

Goal H.E Encourage compact, in-fill, mixed use and transit oriented development to reduce vehicle miles traveled and greenhouse gas emissions.

<p>Policy H.E.1 Encourage housing that supports transit oriented development (TOD) and smart growth to minimize automobile trips, and reduce greenhouse gases.</p>	
<p>Program H.E.1.a: <i>Consider revisions to the Zoning regulations to include mixed-use and live-work housing where appropriate.</i> Time Frame: Ongoing Responsibility: Community Development Department,</p>	<p>Objective: Provide for variety of housing Progress: Ordinance 564 adopted in 2011 to conditionally permit live/work developments in the SCRO-1 District. Effectiveness: No applications have been submitted to date Appropriateness: This program will be continued.</p>

<p><i>Planning Commission, City Council</i> Funding Source: City funds</p>	
<p>Program H.E.1.b: Continue to allow residential uses above or behind storefront uses in the NCRO-2 Downtown Brisbane Neighborhood Commercial District and encourage residential uses in new mixed-use developments in designated zoning districts. Time Frame: Ongoing Responsibility: Community Development Department, Planning Commission, City Council Funding Source: City funds</p>	<p>Objective: Provide for variety of housing Progress: See H.B.1.a & b Effectiveness: No applications have been submitted to date Appropriateness: This program will be continued.</p>
<p>Program H.E.1.c: Replace the General Plan's Subregional/ Commercial/ Retail/ Office land use designation for the southern portion of the Southwest Bayshore subarea, including the mobilehome park, with the appropriate residential designations. Time Frame: As part of the General Plan update, but no later than October 2012 (see Program H.B.1.a) Responsibility: Community Development Department, Planning Commission, City Council Funding Source: City funds</p>	<p>Objective: Zoning for 92 units per Table 47 Progress: General Plan Update environmental review in progress Effectiveness: Yet to be determined Appropriateness: This program will be updated in coordination with all programs regarding the Southwest Bayshore Subarea (H.B.1.a, H.B.1.g, H.B.1.h, H.B.3.e, H.B.3.i, H.B.9.b, H.D.1.b, H.D.1.c & H.E.1.c)</p>
<p>Program H.E.1.d: Consider changes to the zoning ordinance for multifamily housing as part of transit oriented development (within ¼ mile of a transit stop), such as:</p> <ul style="list-style-type: none"> • Reduce parking minimums and establish parking caps • Increase building height limits to 35 ft. to allow three-story development • Provide for flexible setbacks and increased lot coverage • Promote adaptive reuse of existing buildings • Allow TOD housing that meets the requirements of the zoning ordinance without the requirement of a use permit. <p>Time Frame: Ongoing Responsibility: Community Development Department, Planning Commission, City Council Funding Source: City funds</p>	<p>Objective: Encourage smart growth Progress: See H.B.1.a & b Effectiveness: Yet to be determined Appropriateness: This program will be continued</p>

Goal H.F Encourage sustainable residential development to conserve resources and improve energy efficiency to reduce housing costs and reduce greenhouse gas emissions.

Policy H.F.1 Continue to implement the green building program.

Program H.F.1.a: Periodically review and update the green building ordinance as new information becomes available.
Time Frame: Ongoing
Responsibility: Community Development Department, City Council
Funding Source: City funds

Objective: Encourage energy conservation
Progress: Ordinance No. 556 adopted in 2011
Effectiveness: Updates underway
Appropriateness: This program will be continued.

Policy H.F.2 Assist in publicizing energy conservation programs and weatherization services that provide low or no cost energy conservation inspections and assistance.

Program H.F.2.a: Provide information about home energy conservation programs and the financial benefits of energy conservation through the City’s website, articles in the Brisbane Star, water bill inserts, flyers, bulk mailing or other local sources of public information.
Time Frame: Ongoing
Responsibility: City Manager’s Office
Funding Source: City funds

Objective: Encourage energy conservation
Progress: Housing Element linked to www.brisbaneca.org
Effectiveness: City’s website has become effective clearinghouse of information for community
Appropriateness: This program will be continued

Program H.F.2.b: Encourage energy conservation retrofitting of existing homes in conjunction with home repairs and renovation by providing accessible public information on code requirements and recommended improvements
Time Frame: Ongoing
Responsibility: Community Development Department
Funding Source: City funds

Objective: Encourage energy conservation
Progress: Housing Element linked to www.brisbaneca.org
Effectiveness: Solar panels have been installed on at least 15 residential properties
Appropriateness: This program will be continued

Program H.F.2.c: Pursue funding opportunities and provide public information on programs to increase the energy efficiency of existing homes and the production of renewable energy.
Time Frame: Ongoing
Responsibility: City Manager’s Office
Funding Source: City funds

Objective: Encourage energy conservation
Progress: Housing Element linked to www.brisbaneca.org
Effectiveness: City’s website has become effective clearinghouse of information for community
Appropriateness: This program will be continued with an added to reference to Program H.B.9.k as a potential source of local funds

Policy H.F.3 Publicize water conservation programs and develop local measures to assist very-low-, low- and moderate-income households manage their utility costs.

<p>Program H.F.3.a: Provide information about water conservation programs and the financial benefits of water conservation through the City’s website, articles in the Brisbane Star, water bill inserts, flyers, bulk mailing or other local sources of public information Time Frame: Ongoing Responsibility: City Manager’s Office, Public Works Department Funding Source: City funds</p>	<p>Objective: Encourage water conservation Progress: Housing Element linked to www.brisbaneca.org Effectiveness: City’s website has become effective clearinghouse of information for community. Appropriateness: This program will be continued</p>
<p>Program H.F.3.b: Consider opportunities to make low-flow and other conservation devices available to very-low-, low- and moderate-income households and provide available counseling on conservation measures for landscape irrigation Time Frame: Ongoing Responsibility: City Manager’s Office, Public Works Department Funding Source: City funds</p>	<p>Objective: Encourage water conservation Progress: Ordinance Nos. 543, 544 & 548 adopted in 2010 Effectiveness: Rebate programs sponsored by City and Bay Area Water Supply and Conservation Agency have been relatively successful, given the limited funds available Appropriateness: This program will be continued</p>

Policy H.F.4 Promote sustainable development that addresses affordability through the use of solar sensitive design in new housing development projects.

<p>Program H.F.4.a: Enforce Title 24 energy conservation requirements and require project design to take advantage of natural heating and cooling and the benefits of solar access to the extent possible given site constraints. Time Frame: Ongoing Responsibility: Community Development Department Funding Source: City funds</p>	<p>Objective: Encourage energy conservation Progress: Ordinance No. 566 adopted in 2013 Effectiveness: Title 24 in full force Appropriateness: This program will be continued</p>
--	--

Goal H.G Provide housing opportunities for people who work in Brisbane to reduce vehicle miles traveled and green house gas emissions.

Policy H.G.1 Require new employers generating 100 or more daily commute trips to offer relocation assistance to employees who agree to relocate to Brisbane. This policy will be revised to refer to regional smart growth planning efforts.	
<p>Program H.G.1.a: <i>Inform local employees about available housing units and housing assistance programs through the City website and their place of employment.</i></p> <p>Time Frame: Ongoing</p> <p>Responsibility: City Manager’s Office</p> <p>Funding Source: City funds</p>	<p>Objective: Encourage smart growth</p> <p>Progress: Housing Element linked to www.brisbaneca.org</p> <p>Effectiveness: City’s website has become effective clearinghouse of information for community.</p> <p>Appropriateness: This program will be revised to coordinate with regional agencies’ efforts</p>
<p>Program H.G.1.b: <i>Monitor, through periodic survey of local employers and employees, the implementation of the relocation assistance policy.</i></p> <p>Time Frame: Ongoing</p> <p>Responsibility: City Manager’s Office</p> <p>Funding Source: City funds</p>	<p>Objective: Encourage smart growth</p> <p>Progress: Awaiting new employers generating 100+ commute trips</p> <p>Effectiveness: Yet to be determined</p> <p>Appropriateness: This program will be revised to refer to county agency’s efforts.</p>

Goal H.H Ensure that housing development that is not in urbanized areas mitigates the infrastructure cost and impacts of development.

Policy H.H.1 Assure that new development absorbs the cost of mitigating the environmental, social and service impacts it brings to the community.	
<p>Program H.H.1.a: <i>For new development applications, condition approvals so that proper fees and charges are levied to cover the costs of the development to the community. Consider subsidizing fees for projects which provide a significant proportion of housing units affordable to very-low-and/or low-income households</i></p> <p>Time Frame: Ongoing</p> <p>Responsibility: Community Development Department, Public Works Department, Fire Department, Police Department, City Manager’s Office, Planning Commission, City Council</p> <p>Funding Source: Private funds, City funds</p>	<p>Objective: Minimize constraints</p> <p>Progress: City participating in county-wide nexus study</p> <p>Effectiveness: <u>Awaiting countywide survey to see how Brisbane’s fees compare</u></p> <p>Appropriateness: This program will be updated to provide for the potential adoption of housing impact fees and commercial linkage fees</p>
<p>Program H.H.1.b: <i>Require fiscal impact studies for residential projects that could have a significant effect on the City’s ability to provide services</i></p> <p>Time Frame: Ongoing</p>	<p>Objective: Maintain public services</p> <p>Progress: Awaiting new applicable residential projects</p> <p>Effectiveness: Yet to be determined</p> <p>Appropriateness: This program will be continued</p>

<p>Responsibility: Community Development Department, Finance Department, City Manager's Office</p> <p>Funding Source: Property owners and developers</p>	
--	--

<p>Policy H.H.2 Regulate the development of environmentally sensitive and hazardous lands to assure the mitigation of significant impacts.</p>	
<p>Program H.H.2.a: Work with responsible agencies to protect identified environmentally sensitive areas, including, but not limited to, wetlands, riparian habitat, critical wildlife habitat, geologically hazardous areas, areas subject to flooding, visually prominent or sensitive areas, and electric transmission line corridors.</p> <p>Time Frame: Ongoing</p> <p>Responsibility: Community Development Department, Public Works Department</p> <p>Funding Source: City funds</p>	<p>Objective: Mitigate impacts</p> <p>Progress: Ordinance No. 562 adopted in 2011</p> <p>Effectiveness: Awaiting new applicable residential projects</p> <p>Appropriateness: This program will be continued</p>
<p>Program H.H.2.b: Revise the zoning ordinance regulations to permit clustered development in the Brisbane Acres subarea, consistent with the San Bruno Mountain Area Habitat Conservation Plan, to place housing development where it can be best served by infrastructure and public safety services.</p> <p>Time Frame: December 2011</p> <p>Responsibility: Community Development Department, Planning Commission, City Council</p> <p>Funding Source: City funds</p>	<p>Objective: Mitigate impacts</p> <p>Progress: Ordinance No. 562 adopted in 2011</p> <p>Effectiveness: Awaiting new applicable residential projects</p> <p>Appropriateness: This program will be updated to reflect work already completed</p>
<p>Program H.H.2.c: Clarify the R-BA District's density transfer provisions so that if multiple properties are acquired for dedication as open space through density transfer, the combined area would be used to calculate the number of transfer units, not each property individually (BMC Section 17.12.050.A.1).</p> <p>Time Frame: December 2011, concurrent with Program H.H.2.b</p> <p>Responsibility: Community Development Department, Planning Commission, City Council</p> <p>Funding Source: City funds</p>	<p>Objective: Mitigate impacts</p> <p>Progress: Ordinance No. 562 adopted in 2011</p> <p>Effectiveness: Potential zoning constraint eliminated</p> <p>Appropriateness: This program will be deleted</p>

<p>Program H.H.2.d: Clarify the R-BA District's density transfer provisions to recognize the density transfer value of undeveloped "paper streets" in the upper Brisbane Acres, once it can be established that they are not subject to claims of access rights by necessity from any remaining private property owners in the upper Brisbane Acres, even though the Open Space Plan did not specifically designate them as having open space value (BMC Section 17.12.050.A.2).</p> <p>Time Frame: December 2011, concurrent with Program H.H.2.b</p> <p>Responsibility: Community Development Department, Planning Commission, City Council</p> <p>Funding Source: City funds</p>	<p>Objective: Mitigate impacts</p> <p>Progress: Ordinance No. 562 adopted in 2011</p> <p>Effectiveness: Potential zoning constraint eliminated</p> <p>Appropriateness: This program will be deleted</p>
<p>Program H.H.2.e: Amend the Safety and Conservation Elements of the General Plan to include analysis and policies regarding flood hazard and management information per Government Code Section 65302.</p> <p>Time Frame: Concurrent with pending adoption of updated General Plan</p> <p>Responsibility: Community Development Department, Planning Commission, City Council</p> <p>Funding Source: City funds</p>	<p>Objective: Mitigate impacts</p> <p>Progress: General Plan Update environmental review in progress</p> <p>Effectiveness: Yet to be determined</p> <p>Appropriateness: This program will be continued as Program H.H.2.c.</p>

Goal H.I Avoid unreasonable government constraints to the provision of housing.

<p>Policy H.I.1 Seek to reduce regulatory constraints on the development of new housing, especially infill housing and housing that adds to the mix of types, size, tenure and affordability.</p>	
<p>Program H.I.1.a: Continue to evaluate and implement changes to the zoning ordinance and permitting process to simplify and streamline approval of projects that meet the City's housing goals.</p> <p>Time Frame: Ongoing</p> <p>Responsibility: Community Development Department, Public Works Department, Fire Department, Planning Commission, City Council</p>	<p>Objective: Minimize constraints</p> <p>Progress: See H.B.1.b, H.B.3.d, H.H.2.b, H.H.2.c & H.H.2.d</p> <p>Effectiveness: Some potential zoning constraints eliminated</p> <p>Appropriateness: This program will be continued</p>

<p>Funding Source: City funds</p>	
<p>Program H.I.1.b: Revise the residential parking requirements so as to be based upon floor area and/or number of bedrooms, consistent for single-family dwellings, secondary dwelling units, duplexes and multi-family dwelling units. Time Frame: December 2011, concurrent with Program H.B.3.b Responsibility: Community Development Department, Planning Commission, City Council Funding Source: City funds</p>	<p>Objective: Minimize constraints Progress: Draft ordinance recommended by Planning Commission in 2012 undergoing review by City Council subcommittee Effectiveness: Yet to be determined Appropriateness: This program will be continued (also see H.B.3.b, H.B.3.c, H.C.1.c & H.I.1.c)</p>
<p>Program H.I.1.c: Consider revising the parking requirements for secondary dwelling units to encourage smaller, more affordable units. Time Frame: December 2011, concurrent with Program H.B.3.b Responsibility: Community Development Department, Planning Commission, City Council Funding Source: City funds</p>	<p>Objective: Minimize constraints Progress: Draft ordinance recommended by Planning Commission in 2012 undergoing review by City Council subcommittee Effectiveness: Yet to be determined Appropriateness: This program will be expanded to promote the parking requirement changes once adopted (also see H.B.3.b, H.B.3.c, H.C.1.c & H.I.1.b)</p>
<p>Program H.I.1.d: Amend the Zoning Ordinance to provide a permit process parallel to the modification permitted in the Subdivision Ordinance (Brisbane Municipal Code Section 16.36.040) to allow property to be split into sites that meet the minimum lot area standard even if they do not meet the minimum lot dimension standards. Time Frame: December 2013 Responsibility: Community Development Department, Planning Commission, City Council Funding Source: City funds</p>	<p>Objective: Minimize constraints Progress: Ordinance No. 575 adopted in 2012 Effectiveness: Yet to be determined Appropriateness: This program will be revised (see Program H.B.1.c)</p>
<p>Program H.I.1.e: Clarify the “substandard lot” provisions of the Zoning Ordinance, and update the merger ordinance. Time Frame: December 2013 Responsibility: Community Development Department, Planning Commission, City Council Funding Source: City funds</p>	<p>Objective: Minimize constraints Progress: Ordinances Nos. 574 & 575 adopted in 2012 Effectiveness: Yet to be determined Appropriateness: This program will be revised to reinforce Program H.C.1.c.</p>
<p>Program H.I.1.f: Evaluate City staffing requirements with regard to improving procedures for processing development applications.</p>	<p>Objective: Minimize constraints Progress: Council considers staffing each year before budget is adopted. Effectiveness: Current staffing levels under review</p>

<p>Time Frame: Annually, as part of the budget process Responsibility: Community Development Department, City Manager's Office, City Council Funding Source: City funds</p>	<p>Appropriateness: This program will be continued</p>
<p>Program H.I.1.g: Deliver the Housing Element, with a cover letter noting the City's share of the regional housing need, to the San Francisco Public Utilities Commission, the City of Brisbane's water and sewer provider, immediately upon adoption. Send any future Housing Element updates or amendments within 1 month of adoption. Time Frame: Upon adoption Responsibility: Community Development Department, Public Works Department Funding Source: City funds</p>	<p>Objective: Maintain public services Progress: Adopted Housing Element sent to SFPUC in 2011 Effectiveness: Complied with State law Appropriateness: This program will be continued</p>
<p>Program H.I.1.h: Prepare an annual report to the City Council and California Department of Housing and Community Development on progress made in implementing the General Plan and Housing Element policies and programs per Government Code Section 65400. Include a review for internal consistency and compliance with Government Code Sections 65302(d)(3) and 65302(g)(2) as amended by Chapter 369, Statutes 207 [AB 162]. Time Frame: Annually Responsibility: Community Development Department Funding Source: City funds</p>	<p>Objective: Track implementation of Housing Element Progress: Following adoption of Housing Element in 2011, annual reports prepared for 2011, 2012 & 2013 Effectiveness: Annual reports prepared as required Appropriateness: This program will be continued (also see H.H.2.e)</p>

<p>Policy H.I.2 Identify and seek to remove unnecessary constraints on the provision of housing resulting from the authority of County, Regional, State and Federal agencies.</p>	
<p>Program H.I.2.a: As issues arise regarding constraints on affordable housing posed by the authority of other agencies, act to make the agencies aware of the constraints and encourage them take appropriate action. Time Frame: Ongoing Responsibility: Community Development Department, City Manager's Office, City Council Funding Source: City funds</p>	<p>Objective: Minimize constraints Progress: Awaiting any issues to address Effectiveness: Yet to be determined Appropriateness: This program will be continued (also see H.B.9.m)</p>

<p>Program H.I.2.b: <i>Work with the League of California Cities to identify and address constraints on housing due to the preemption of other agencies.</i></p> <p>Time Frame: <i>Ongoing</i></p> <p>Responsibility: <i>Community Development Department, City Manager's Office</i></p> <p>Funding Source: <i>City funds</i></p>	<p>Objective: Minimize constraints</p> <p>Progress: Awaiting any issues to address</p> <p>Effectiveness: Yet to be determined</p> <p>Appropriateness: This program will be continued (also see H.B.9.m)</p>
---	---

APPENDIX C.
**The 2007-2014 Housing Element's Compliance with
Government Code Section 65584.09 [AB 1233 (Jones)]**

APPENDIX C.

**THE 2007-2014 HOUSING ELEMENT'S COMPLIANCE WITH
GOVERNMENT CODE SECTION 65584.09 [AB 1233 (JONES)]**

According to Table 34 of the 2007-2014 Housing Element (see the following revised version), the City had the realistic development capacity, adjusted for actual as-built or proposed densities and significant infrastructure/environmental constraints, under the current zoning for 231 units. Not included in this total were the south end of the Southwest Bayshore subarea, which was proposed for rezoning to residential use at a minimum density of 20 units per acre, and three properties in Crocker Park, which were proposed for rezoning to mixed use at a minimum density of 24 units per acre. Rezoning of these properties would have increased the City's realistic development capacity to a total of 449, but because the new zoning districts were not adopted, the City failed to meet its total RHNA requirement of 401 units for the 2007-2014 planning period. Even considering the development capacity of the south end of the Southwest Bayshore subarea under its current zoning, the 5 vacant sites in the subarea, totaling 118,597 sq. ft.,* could realistically be expected to produce only 25 units at 10 units per acre.** Thus, the City has a shortfall in meeting its 2007-2014 RHNA requirement, sorted by income level, as follows:

Very Low Income	Low Income	Moderate Income
89	54	67

According to Government Code Section 65584.09:

- (a) For housing elements due pursuant to Section 65588 on or after January 1, 2006, if a city or county in the prior planning period failed to identify or make available adequate sites to accommodate that portion of the regional housing need allocated pursuant to Section 65584, then the city or county shall, within the first year of the planning period of the new housing element, zone or rezone adequate sites to accommodate the unaccommodated portion of the regional housing need allocation from the prior planning period.
- (b) The requirements under subdivision (a) shall be in addition to any zoning or rezoning required to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584 for the new planning period.
- (c) Nothing in this section shall be construed to diminish the requirement of a city or county to accommodate its share of the regional housing need for each income level during the planning period set forth in Section 65588, including the obligations to (1) implement programs included pursuant to Section 65583 to achieve the goals and objectives, including programs to zone or rezone land, and (2) timely adopt a housing element with an inventory described in paragraph (3) of subdivision (a) of Section 65583 and a program to make sites available pursuant to paragraph (1) of subdivision (c) of Section 65583, which can accommodate the jurisdiction's share of the regional housing need.

Thus, the 2014-2022 Housing Element must identify sites that are appropriately zoned or adopt and complete a program to rezone sites by January 31, 2016, to meet the unaccommodated housing 2007-2014 RHNA need. This is in addition to the RHNA need allocated for the 2015-2022 planning period.

*See 2007-2014 Housing Element Figure HE.5.

**See 2007-2014 Housing Element Section III.1.3, third paragraph: The 30-unit condominium project on the 127,070 sq. ft. site at 3750-3780 Bayshore Boulevard was approved at a density of 10 units per acre.

2007-2014 RHNA SHORTFALL UNDER CURRENT ZONING

Subarea (Current Zoning District)	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units	Notes
Central Brisbane (NCRO-2)	2	2		13	17	4 lower-income units planned at Redevelopment Agency site****
Southwest Bayshore: North (SCRO-1)		2	3	45	50	5 inclusionary units required at 3750-80 Bayshore
Southwest Bayshore: South (SCRO-1)				25	25	5 vacant sites totaling 2.72 acres @ 10 units/ac.
Northeast Ridge (PD)				77	77	
Central Brisbane (R-1, R-2 & R-3)	8*		7	68	83	15 secondary dwelling units
Brisbane Acres (R-BA)				4	4	
INVENTORY TOTALS	2	12*	10	232	256	
Units Constructed	0	0	6**	81	81	See Appendix A
Remaining Capacity	2	12	4	151	175	
RHNA REQUIREMENTS	91	66	77	167	401	
REMAINING NEED	[89]	[54]	[67]	***	[145]	

*8 very-low/low income affordable second units categorized as low income affordable in the Inventory Totals

**Secondary dwelling units assumed here to be affordable to moderate income households

***Surplus capacity of 65 units

****Now held by the Brisbane Housing Authority

APPENDIX D.
Completeness Checklist

Completeness Checklist

Public Participation (Section 65583(c)(8))		
(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/GS_publicparticipation.php)		
	Page(s)	Comments
Description of diligent effort to include all economic segments of the community and/or their representatives in the development and update of the housing element (e.g., types of outreach, meetings, appropriate languages, list of invitees and general comments and how they were incorporated)	I-6	

Review and Revise (Section 65588)		
(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/GS_reviewandrevise.php)		
	Page(s)	Comments
Progress in implementation – A description of the actual results or outcomes of the prior element’s goals (i.e., what happened), objectives, policies, and programs. Include quantification of results where possible (e.g., number of units rehabilitated) and may be qualitative where necessary (e.g., mitigation of governmental constraints)	I-2 – I-6, Appendix B	See Tables 1 & 2 in Chapter I.
Effectiveness of the element – For each program, include an analysis comparing significant differences between what was projected or planned in the earlier element and what was achieved. Analyze the differences to determine where the previous housing element met, exceeded, or fell short of what was anticipated	I-2 – I-6, Appendices A, B & C	See Tables 1 & 2 in Chapter I.
Appropriateness of goals, objectives, policies and programs – A description of what has been learned based on the analysis of progress and effectiveness of the previous element. A description of how the goals, objectives, policies, and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element	I-6 – I-7, III-1, Appendix B	

Housing Needs Assessment (Section 65583(a)(1 and 2))

(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/HN_home.php)

	Page(s)	Data Source (if not identified in the housing element)	Comments
Quantification and analysis * of existing and projected housing needs		II-1 – II-24	For “inventory of resources,” see Chapter V.
Populations and employment trends, including documentation of projections		II-1 – II-14	
Housing and Household characteristics, including: <ul style="list-style-type: none"> • Level of payment compared with ability to pay (overpaying households) • Housing stock conditions • Overcrowded households 		II-18 – II-23 II-24 II-3 – II-4	
Existing and projected needs for all income levels, including: <ul style="list-style-type: none"> • Regional Housing Need Allocation (RHNA) • Existing housing need for extremely low income households • Projected housing need for extremely low income households based on RHNA or Census (see Section 65583(a)(1)) 		III-1, III-17 – III-18 II-12 - II-13 II-13	See Table 40 in Chapter III

* Analysis is defined as a description and evaluation of specific needs, characteristics and resources available to address identified needs

Persons with Special Needs (Section 65583(a)(7))			
(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/HN_SHN_home.php)			
	Page(s)	Data Source (if not identified in the element)	Comments
Identification and analysis of any special housing needs including:*			
• Elderly	II-6 – II-7		
• Persons with disabilities, including developmental disabilities (See Memo at http://www.hcd.ca.gov/hpd/NoticeCoverLtrSB812.pdf)	II-7 – II-8		Also see Section IV.1.1.6
• Large households	II-3 – II-4		Includes overcrowded households.
• Farmworkers (seasonal and permanent)	II-11		
• Female headed households	II-3		Includes single-parent households.
• Homeless (annual and seasonal) **	II-4 – II-5		
• Other	II-4		Group quarters.
* Analysis is defined as a description and evaluation of specific needs, characteristics and resources available to address identified needs			
** See Section 65583(a)(7) for additional information regarding this requirement			

At-risk Units (Section 65583(a)(9))		
(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/EHN_atrisk.php)		
	Page(s)	Comments
Inventory of at-risk units (10 years from the housing element due date) (Section 65583(a)(9)(A))	II-23 – II-24, V-13 – 14	
Estimate of replacement versus preservation costs (Section 65583(a)(9)(B))		Not applicable.
Identification of qualified entities Section 65583(a)(9)(C)		Not applicable.
Identification of potential funding Section 65583(a)(9)(D)		Not applicable.
Note: Section 65583(a)(9) has many detailed requirements. Agencies with at-risk units should review the specific statutory requirements to ensure a complete analysis.		

Potential Governmental and Non-governmental Constraints (Section 65583(a)(5 and 6))

(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/CON_home.php)

	Page(s)	Comments
<u>Potential Governmental Constraints</u>		
Include an analysis of actual and potential governmental constraints for each of the following:		
Land use controls [e.g., parking, lot coverage, heights, unit sizes, open space requirements, floor area ratios, growth controls (e.g., caps on units or population or voter approval requirements)]	IV-1 – IV-3	Also see Section III.1.3 and Tables 37 & 38 in Chapter III.
Building codes and their enforcement (e.g., current CBC, any local amendments and local code enforcement programs)	IV-4	
Site improvement requirements (e.g., street widths, etc.)	IV-5 – IV-7	
Fees and other exactions (e.g., analyze all planning and impact fees and impact on total development costs)	IV-7 – IV-10	See page IV-3 for inclusionary housing requirements.
Local processing and permit procedures (e.g., typical processing times, permit types by housing type, decision-making criteria and bodies)	IV-10 – IV-13	
Housing for persons with disabilities (e.g., definition of family, concentration requirements, reasonable accommodation procedures)	IV-13 – IV-14	
Potential and actual constraints on the development of a variety of housing types for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters and transitional housing	III-18 – III-19, IV-2	For manufactured housing and mobilehomes, see Program H.B.1.f in Chapter VI & Appendix B.
Local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need	III-1 – III-10, III-17 – III-18, IV-2	See Tables 35 & 38 in Chapter III and Programs H.B.1.a & H.B.1.b in Chapter VI.
Local efforts to remove governmental constraints that hinder meeting the need for housing for persons with disabilities, supportive housing, transitional housing and emergency shelters	III-18 – III-19, IV-13 – IV-14	
Transitional housing and supportive housing as a residential use of property	III-18 – III-19, IV-2,	See Program H.B.1.f in Chapter

and subject only to those restrictions that apply to other residential dwellings of the same type in the same zone	IV-13 – IV-14	VI.
--	---------------	-----

	Page(s)	Comments
<u>Potential Non-governmental Constraints</u> Include an analysis of actual and potential non-governmental constraints for each of the following:		
Availability of financing	IV-15 – IV-17	
Price of land	IV-14 – IV-15	
Cost of construction	IV-15	

Sites Inventory and Analysis (Section 65583(a)(3) and 65583.2))

(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/SIA_home.php)

	Page(s)	Comments
<p>Listing of properties by parcel number or other unique, reference showing for each parcel (Section 65583.2(b)(1) – (3):</p> <ul style="list-style-type: none"> • Size • General plan designation • Zoning category • For non-vacant sites, description of existing uses • Number of units that can be accommodated on each site 	Appendix E	
* Sites available for Above Moderate income households and not served by public sewer need not be identified on a site specific basis (Section 65583.2(b)(6))		
General description of environmental constraints to the development of housing (Section 65583.2(b)(4))	III-10 – III-16, IV-3 – IV-4, Appendix F	See Table 39 in Chapter III.
General description of infrastructure (planned/available) including water, sewer and other dry utilities, including availability and access to distribution facilities (Section 65583.2(b)(5))	III-10 – III-16, IV-5 – IV-7, Appendix F	See Table 39 in Chapter III. Also see Program H.I.1.g in Chapter VI.
<p>In determining the number of units on each site, indicate how the number of units was determined.</p> <ul style="list-style-type: none"> • If development is required at minimum density, indicate the number of units at the minimum density. No further analysis is required. • If development is not required at minimum density, demonstrate how the number of units were determined and adjust, if necessary, for local land use controls. 	III-3 – III-10	See Tables 37, 38 & 39.

	Page(s)	Comments
For Non-vacant sites, specify the additional development potential for each site within the planning period and provide an explanation of the methodology to determine development potential considering factors, including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market conditions and regulatory or other incentives to encourage additional residential development (Section 65583.2(b)(7))	III-3, III-11 – III-16, Appendix E	See Table 39 in Chapter III.
<p>Demonstration of zoning to accommodate the housing need for lower income households (Section 65583.2(c)(3)) and (d) – (f))</p> <ul style="list-style-type: none"> • Indicate those sites that can accommodate lower income households • Indicate those sites where the density allowed is at the “deemed appropriate” [default] density (65583.2(c)(3)(B)) • For sites that can accommodate lower income households, but with allowed densities less than the “deemed appropriate” density, provide analysis demonstrating how the adopted densities accommodate the need for lower income housing. The analysis must include: <ul style="list-style-type: none"> ○ Market demand ○ Financial feasibility ○ Project experience within a zone providing housing for lower income households (65583.2(c)(3)(A)) 	III-2 – III-4, III-, III-10, III-17 – III-18, IV-2	See Tables 35 & 38 in Chapter III.
Map of Sites included in the inventory (Section 65583.2(b)(7))	III- 7 & III-8	See Figures HE.1 & HE.2 in Chapter III.
Number of units built between the start of the projection period and the deadline for adoption of the housing element (Government Code Section 65583.1(d))		Not applicable.
Number of units proposed using alternative provisions such as rehabilitation, conversion, preservation or second units (Section 65583.1). See checklist at http://www.hcd.ca.gov/hpd/housing_element2/examples/655831Checklist.pdf		Not applicable.

	Page(s)	Comments
Identification of zoning for a variety of types:		
Multifamily rental housing	III-8, III-10, III-17 – III-19	See Tables 37 & 38 in Chapter III.
Factory-built housing	III-10, III-18	See Table 38 in Chapter III.
Mobilehomes	III-10, III-18	See Table 38 in Chapter III.
Housing for agricultural employees	III-19	Also see page II-11
Emergency shelters (See Section 65583(a)(4) and the Department’s memo at http://www.hcd.ca.gov/hpd/sb2_memo050708.pdf)	I-3, II-5, III-8, III-17, III-18, IV-11 & IV-13	See Table 37 in Chapter III.
Transitional and supportive housing (See Section 65583(a)(5) and the Department’s memo at http://www.hcd.ca.gov/hpd/sb2_memo050708.pdf)	I-3, II-5, III-17, III-18 – III-19, IV-11 & IV-13	
Carryover obligation (AB 1233: Section 65584.09 – See memo at http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_1233_final_dt.pdf)	I-3, III-1, III-4, Appendix C	See Table 35 in Chapter III.

Quantified Objectives and Housing Programs (Section 65583(b) and (c)(1 through 6))

(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/PRO_home.php)

	Page(s)	Comments
Provide statement of quantified objectives (Section 65583(b)):		
Maximum number of units, by income group, including extremely low-income of: <ul style="list-style-type: none"> • new construction; • rehabilitation; and • conservation. 	III-4, VI-3 – VI-4	See Table 35 in Chapter III and Table 47 in Chapter VI.
Include programs (Section 65583(c) and (c)(7)) with:		
<ul style="list-style-type: none"> • Schedule of specific actions; • Timeline for implementation with a beneficial impact in the planning period; and • Identification of agencies and officials responsible for implementing each program. 	VI-5 – VI-21	
Program(s) providing adequate sites (Section 65583(c)(1)):		
Programs to rezone and any other programs needed to address a shortfall of sites to accommodate the regional housing need, if applicable, and any programs included pursuant to Section 65583.2(h) and (i) or carryover obligation pursuant to Section 65584.09	VI-5 – VI-6	See Programs H.B.1.a & H.B.1.b. Also see Table 35 in Chapter III.
Programs to rezone and any other programs needed to address a shortfall of capacity for housing for farmworkers that could not be accommodated on sites identified in the inventory, if applicable.		Not applicable.
If applicable, programs to facilitate a variety of housing types, including multifamily rental, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single room occupancy, emergency shelters and transitional and supportive housing	VI-6, VI-8, VI-9	See Programs H.B.1.f, H.B.1.g, H.B.1.i, H.B.3.e & H.B.3.i in Chapter VI.

	Page(s)	Comments
Programs to assist in the development of housing for extremely low, very low, low and moderate income households (Section 65583(c)(2))	VI-5 – VI-16, VI-18	See Programs H.B.1.a, H.B.1.b, H.B.1.d, H.B.1.e, H.B.1.f, H.B.1.g, H.B.1.h, H.B.1.i, H.B.3.a, H.B.3.b, H.B.3.c, H.B.3.d, H.B.3.g, H.B.3.i, H.B.3.j, H.B.4.b, H.B.5.a, H.B.7.a, H.B.7.b, H.B.9.a, H.B.9.b, H.B.9.e, H.B.9.h, H.B.9.i, H.B.9.k, H.D.1.c, H.E.1.c & H.H.1.a.
Program(s) to address governmental constraints (Section 65583(c)(3)):		
Programs to address governmental constraints and where appropriate and legally possible, to remove constraints to the maintenance, improvement and development of housing	VI-19 – VI-21	See Programs H.I.1.a through H.I.2.b.
Program to remove constraints on housing for persons with disabilities and provide reasonable accommodation for housing for persons with disabilities	VI-8, VI-12 – VI-13	See Programs H.B.3.b, H.B.3.c, H.B.3.d & H.B.9.j.
Program(s) to conserve and improve the condition of the existing affordable housing stock (Section 65583(c)(4))	VI-12 – VI-14	See Programs H.B.9.d, H.B.9.g, H.B.9.h, H.B.9.j, H.B.9.l, H.C.1.a, H.C.1.b, H.C.1.c & H.C.1.d.
Program(s) to promote housing opportunities for all persons (Section 65583(c)(5))	VI-5	See Programs H.A.1.a & H.A.1.b.
Program(s) to preserve at-risk units (Section 65583(c)(6))	VI-7	See Program H.B.2.a.

Other Requirements

(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/OR_home.php) and http://www.hcd.ca.gov/hpd/housing_element2/SIA_conservation.php)

	Page(s)	Comments
Description of general plan consistency (Section 65583(c)(7))	Table 39 in Chapter III, IV-2	Also see Programs H.B.1.c & H.E.1.c in Chapter VI.
Analysis of construction, demolition and conversion of housing for lower income households in the Coastal Zone (Section 65588)		Not applicable.
Description of opportunities for energy conservation in residential development (Section 65583(a)(8))	IV-7	Also see Programs H.F.1.a, H.F.2.a, H.F.2.b, H.F.2.c & H.F.4.a in Chapter VI.
Water and Sewer Priority (Section 65589.7) See the HCD Memo at http://www.hcd.ca.gov/hpd/memo_sb1087.pdf . *	IV-6 – IV-7 & VI-9	See Program H.B.3.j in Chapter VI.
SB 5 and AB 162 (Flood Hazard Land Management) See the HCD Memo at http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_162_stat07.pdf *	VI-19	See Program H.H.2.c in Chapter VI.
SB 244 (Disadvantaged Communities) See Governor's Office of Planning and Research for technical assistance at http://opr.ca.gov/ *		Not applicable.

* These are not required for a complete housing element and are not required to be part of the housing element and have been include as an information item to assist local governments in meeting requirements triggered by the housing element update schedule.

APPENDIX E.
Housing Element Sites Inventory:
Opportunity Sites for Residential Development

Appendix E

Tables

Proposed Rezoning Sites:

- E.1: Crocker Park (TC-1) Re-Zoning to a Mixed Use Affordable Housing Overlay
- E.2: Crocker Park (TC-1) Re-Zoning to a Residential Affordable Housing Overlay

Currently Zoned for Housing:

- E.3: Currently Zoned NCRO-2 Mixed Use in Central Brisbane, Vacant & Partially Developed
- E. 4: Currently Zoned Mixed Use SCRO-1 in Southwest Bayshore, North of the Mobilehome Park, Vacant Sites
- E.5: Currently Zoned Mixed Use SCRO-1 in Southwest Bayshore, South of the Mobilehome Park, Vacant Sites
- E.6: Currently Zoned R-3 Residential in Central Brisbane, Vacant Sites
- E.7: Currently Zoned R-2 Residential in Central Brisbane, Vacant Sites
- E.8: Currently Zoned R-1 Residential in Central Brisbane, Vacant Sites and Potential Lot Splits (Partially Vacant)
- E.9: Currently Zoned R-1 Residential in Central Brisbane, Partially Developed Sites with Secondary Dwelling Unit Capacity Only
- E.10: Currently Zoned R-BA Residential Brisbane Acres, Vacant & “Infill” Density Transfer Receiving Sites
- E.11: Currently Zoned R-BA Residential Brisbane Acres, Density Transfer Sending Sites

Table E.1
Crocker Park (TC-1) Re-Zoning to a Mixed Use Affordable Housing Overlay
Housing Element Sites Inventory: Opportunity Sites for Residential Development

Subarea: Crocker Park												
Current General Plan Land Use Designation: Trade Commercial, 2.0 FAR												
General Notes on Infrastructure, Capacity & Site Constraints: These properties are infill with City services. Bus lines and bus stops are on the same block on both Bayshore Boulevard and Old County Road and the sites are approximately 1/8 mile from the Park and Ride lot, located at the intersection of Old County Road and Bayshore Boulevard. The sites are located at the City center, between City Hall and the Community Park and largely connect the two existing neighborhood commercial (NCRO-1 and NCRO-2) districts. Both sites are flat, have good street access from two or more sides on each property. The proposed zoning as mixed use, at the density indicated, will also allow for substantial retail/restaurant/office space and will further encourage redevelopment by allowing the option of the office component of the existing uses to be re-established on these sites or to turn over this space over to other uses, further adding to the profitability. Two of the existing buildings are over 30 years old and 40 years old. Recent trends in Crocker Park have shown that such structures are at the end, or nearing the end, of their useful life and are being demolished and replaced (ie: 425 Valley Drive (built) and 325 Valley Drive (recent proposal). Rezoning to this higher use is expected to accelerate the redevelopment process for these sites. Also, see Chapter III for further discussion.												
Address		APN	Land Area		Existing Use (Year Built)	Current Zoning/ Proposed Zoning	Proposed General Plan Density (units/acre)		Capacity (Net Potential New Units)			Site Specific Notes
			Sq. Ft.	Acres			Min.	Max.	Min. (At 20 units/acre)	Max. (At 29 units/acre)	Realistic Potential 2007-2014 ^A	
25	Park Place	005212100	54,546	1.25	10,576 sq ft Warehouse-Office (1981)	TC-1/ TC-1 Mixed-use Overlay	20	29	25	36	25	The property owners met with the City in 2009 and expressed agreement to rezoning to mixed use, as a higher use. The existing building is primarily warehouse space and is single story, tilt-up construction. The site has frontage along both Park Place and Valley Drive.
43	Park Place	005202160	48,500	1.11	19,256 sq ft Warehouse-Office (1969)	TC-1/ TC-1 Mixed-use Overlay	20	29	23	33	23	The 45 year old, building is primarily warehouse space and is single story, tilt-up construction. The site has frontage along both Park Place and Old County Road. The proposed rezoning has met no opposition from the property owner.
Totals									48	69	48	

Table E.2
Crocker Park (TC-1) Re-Zoning to a Residential Affordable Housing Overlay
Housing Element Sites Inventory: Opportunity Sites for Residential Development

Subarea: Crocker Park												
Current General Plan Land Use Designation: Trade Commercial, 2.0 FAR												
General Notes on Infrastructure, Capacity & Site Constraints: These properties are infill with City services. Bus lines and bus stops are within 1 block on both Bayshore Boulevard and Old County Road and the sites are approximately 1/4 mile from the Park and Ride lot, located at the intersection of Old County Road and Bayshore Boulevard. The sites are located near and would become part of the City center, behind the Post Office and within approximately 1/8 mile from Silverspot pre-school, Lipman Middle School City Hall, the neighborhood shopping districts (NCRO-1 and NCRO-2 districts). All three sites are flat, have good street access, but are separated from the higher traffic area of Valley Drive. The proposed zoning is as a residential overlay, at the density indicated. The existing warehouse buildings range in age from 1961 to 1966 and so are approximately 50 years old. Recent trends in Crocker Park have shown that such structures are at the end, or nearing the end, of their useful life and are being demolished and replaced (ie: 425 Valley Drive (built) and 325 Valley Drive (recent proposal). Rezoning to this higher use is expected to accelerate the redevelopment process for these sites. Also, see Chapter III for further discussion.												
Address		APN	Land Area		Existing Use (Year Built)	Current Zoning/ Proposed Zoning	Proposed General Plan Density (units/acre)		Capacity (Net Potential New Units)			Site Specific Notes
			Sq. Ft.	Acres			Min.	Max.	Min. (At 26 units/acre)	Max. (At 29 units/acre)	Realistic Potential 2007-2014 ^A	
91-99	Park Lane	005202200	80,804	1.85	36,806 sq ft Warehouse-Office (1966)	TC-1/ TC-1 Residential Overlay	26	29	49	53	49	Properties are in single ownership and have potential for redevelopment as a group or individually. The existing tilt-up single story, warehouse buildings are approximately 50 years old and given the central location, close to shops and services, have significant potential for redevelopment to residential as a higher use.
105-115	Park Lane	005202160	92,749	2.13	43,500 sq ft Warehouse-Office (1966)	TC-1/ TC-1 Residential Overlay	26	29	56	61	56	
145	Park Lane	005190100	125,278	2.87	57,394 sq ft Warehouse-Office (1961)	TC-1/ TC-1 Residential Overlay	26	29	75	83	75	
Totals									180	197	180	

Table E.3
Currently Zoned NCRO-2 Mixed Use in Central Brisbane
Vacant & Partially Developed
Housing Element Sites Inventory: Opportunity Sites for Residential Development

Subarea: Central Brisbane													
General Plan Land Use Designation: Neighborhood Commercial/ Retail/ Office (NCRO), 2.4 Floor Area Ratio													
General Notes on Infrastructure, Capacity & Site Constraints: All Sites are infill and have existing infrastructure for City services. This district is mixed use with housing permitted above and behind neighborhood commercial uses. Minimum and maximum densities are not specified. The realistic potential is based on trends, or applications where noted. Recent trends demonstrate a development density of 1 unit per 1,458 sq ft (29.9 units per acre) based on projects recently built at 1 San Bruno Avenue, the senior housing complex at 2 Visitacion Avenue and 418-420 Monterey Street (31 units total for these properties). Also, see Chapter III for further discussion.													
Address		APN	Land Area		Existing Use (Year Built)	Current Zoning	General Plan Density (units/acre)		Capacity (Net Potential New Units)			Site Specific Notes	
			Sq. Ft.	Acres			Min.	Max.	Min.	Max	Realistic Potential 2015-2022		
36	San Bruno Ave	007222030	4,219	0.096	Vacant	NCRO-2	NA	NA	NA	NA	2	Realistic potential is based on trends.	
50	San Bruno Ave	007222020	5,278	0.121	Vacant	NCRO-2	NA	NA	NA	NA	3	Realistic potential is based on trends.	
163	Visitacion Ave	007281070	4,987	0.114	Vacant	NCRO-2	NA	NA	NA	NA	3	Split zoned (NCRO-2/R-2) Redevelopment Agency Site. This portion to include at least 2 units for low income and 2 for very low income households. Property has frontage on two streets, see also 348 Monterey St. (R-2 district, Table F.6) for the third parcel.	
		007281080	2,302	0.053	Inactive Structure	NCRO-2	NA	NA	NA	NA	1		
185	Visitacion Ave	007281090	4,620	0.106	Social Club (1941)	NCRO-2	NA	NA	NA	NA	3	Approximately 2,531 sq ft, single story social club is located at the front of the property. There is a potential of 3 units above and behind. Redevelopment may include retaining the existing structure or complete redevelopment of the site. Realistic potential is based on trends for single story structures in this district.	
248	Visitacion Ave	007272030	5,000	0.114	SFR (pre-1961)	NCRO-2	NA	NA	NA	NA	2	Approximately 1,139 sq ft single story, single family home. Redevelopment may include retaining the existing structure at the front of the lot for commercial uses and constructing a net of 2 additional units above and behind. Realistic potential is based on trends for single story structures in this district.	
Totals									NA	NA	14		

Table E.4
Currently Zoned Mixed Use SCRO-1 in Southwest Bayshore, North of the Mobilehome Park, Vacant Sites
Housing Element Sites Inventory: Opportunity Sites for Residential Development

Subarea: Southwest Bayshore												
General Plan Land Use Designation: Subregional Commercial/ Retail/ Office (SCRO), 2.8 Floor Area Ratio												
General Notes on Infrastructure, Capacity & Site Constraints: All sites are infill and have existing infrastructure for City services and are adjacent to bus lines, which run on Bayshore Boulevard and already has bus stops within approximately 1/4 mile of the sites listed. A constraint applicable to all of these sites is that they are within the Habitat Conservation Plan (HCP) area. Although this area of the HCP has generally been found to be of lower habitat value than the upper slopes of San Bruno Mountain Also, see Chapter III for further discussion.												
Address		APN	Land Area		Existing Use	Current Zoning	Zoning Density (units/acre)		Capacity (Net Potential New Units)			Site Specific Notes
			Sq. Ft.	Acres			Min.	Max.	Min.	Max @ 29 units/acre	Realistic Potential 2015-2022	
3700	Bayshore Blvd	007350120	22,600	0.519	Vacant	SCRO-1	NA	29	NA	15	5	Three parcels are in common ownership. A preliminary proposal has been submitted for 36 units. This proposal represents more units than shown in the realistic potential capacity, which is based on the trend established by 3750-3780 Bayshore Boulevard (see below). Aggregation is assumed in the overall unit count, but units are shown as whole units per parcel; so rounding differences may occur.
		007350130	23,086	0.530	Vacant	SCRO-1	NA	29	NA	16	5	
		007350140	871	0.02	Vacant	SCRO-1	NA	29	NA	0	0	
Aggregated Site Totals			46,557	1.069					NA	31	10	
3750 - 3780	Bayshore Blvd	007350040	22,810	0.524	Vacant	SCRO-1	NA	29	NA	14	5	Six parcels are in common ownership and 30 units have been approved by City Council for planning permits. Building permit applications have been submitted. The project is to include 2 units affordable to low income and 3 units affordable to moderate income households. Aggregation is assumed in the overall unit count, but units are shown as whole units per parcel; so rounding differences may occur.
		007350050	20,852	0.479	Vacant	SCRO-1	NA	29	NA	14	5	
		007350060	20,852	0.479	Vacant	SCRO-1	NA	29	NA	14	5	
		007350070	20,852	0.479	Vacant	SCRO-1	NA	29	NA	14	5	
		007350080	20,852	0.479	Vacant	SCRO-1	NA	29	NA	14	5	
		007350090	20,852	0.479	Vacant	SCRO-1	NA	29	NA	14	5	
Aggregated Site Totals			127,070	2.919					NA	84	30	
			Totals						NA	115	40	

Table E.5
Currently Zoned Mixed Use SCRO-1 in Southwest Bayshore, South of the Mobilehome Park, Vacant Sites
Housing Element Sites Inventory: Opportunity Sites for Residential Development

Subarea: Southwest Bayshore												
Current General Plan Land Use Designation: Subregional Commercial/ Retail/ Office (SC/R/O), 2.8 Floor Area Ratio												
General Notes on Infrastructure, Capacity & Site Constraints: All sites are infill and have existing infrastructure for City services and are close to bus lines, which run on Bayshore Boulevard already with stops within approximately 1/4 mile of the sites listed. A constraint applicable to all of these sites is that they are within the Habitat Conservation Plan (HCP) area. Although this area of the HCP has generally been found to be of lower habitat value than the upper slopes of San Bruno Mountain, if dedications of land area are necessary for habitat preservation, that would reduce the potential number of units below the state's RHNA requirement, the losses will be required to be made up through increased density on that portion remaining. The few, current commercial uses struggle with the small size and resulting lack of easy access from Bayshore Boulevard. Aggregation of lots north of San Bruno Avenue would allow for frontage along Bayshore Boulevard and San Bruno Avenue and potentially provide for access from San Bruno Avenue and thereby reduce the need for driveways onto Bayshore Boulevard. Also, see Chapter III for further discussion.												
Address	APN	Land Area		Existing Use (Year Built)	Current Zoning/ Proposed Zoning	Zoning Density (units/acre)		Capacity (Potential Units)			Site Specific Notes	
		Sq. Ft.	Acres			Min	Max	Min.	Max. (At 29 units/acre)	Realistic Potential 2015-2022 (10 un/ac, based on approved project at 3710-3760 Bayshore example, with similar site constraints, see Table E.4)		
3852	Bayshore Blvd.	007553060	9,349	0.214	Vacant	SCRO-1/ R-SWB	NA	29	NA	6	2	This site is used as a contractor's yard only and there are no existing structures. It has frontage along Bayshore Boulevard and San Bruno Avenue.
3900	Bayshore Blvd.	007560210	11,935	0.273	Vacant	SCRO-1/ R-SWB	NA	29	NA	7	2	A preliminary proposal has been presented for 6 units on this site (21.9 units per acre)
3998	Bayshore Blvd.	007560080	9,040	0.207	Vacant	SCRO-1/ R-SWB	NA	29	NA	6	2	
4010 -30	Bayshore Blvd.	007560060	11,300	0.259	Vacant	SCRO-1/ R-SWB	NA	29	NA	7	2	Steep site. Three parcels are in common ownership. The property is currently advertised For Sale.
		007560240	11,300	0.259	Vacant	SCRO-1/ R-SWB	NA	29	NA	7	2	
		007560250	22,600	0.519	Vacant	SCRO-1/ R-SWB	NA	29	NA	15	5	
4070	Bayshore Blvd	007560020	20,473	0.47	Vacant	SCRO-1/ R-SWB	NA	29	NA	13	4	Steep site. Two parcels are in common ownership with Bayshore Boulevard frontage.
		007560030	22,600	0.519					NA	15	5	
4090	Bayshore Blvd	007560010	7,840	0.179	Vacant	SCRO-1/ R-SWB	NA	29	NA	5	1	Steep site with no direct street access. Aggregation with 4070 Bayshore Boulevard is required for development for both access and size requirements.
Totals									NA	81	25	

Table E.6
Currently Zoned R-3 Residential in Central Brisbane, Vacant Sites
Housing Element Sites Inventory: Opportunity Sites for Residential Development

Subarea: Central Brisbane General Plan Land Use Designation: Residential, 15 – 30 units/acre General Notes on Infrastructure, Capacity & Site Constraints: Infill with City services. In addition to the sites listed here, there is potential for development of 3 additional above moderate income units on “partially developed” sites, in the R-3 District, based on trends. A list of the sites that may be redeveloped to higher density are shown on Table F.5. Also, see Chapter III for further discussion.												
Address		APN	Land Area		Existing Use	Current Zoning	General Plan Density (units/acre)		Capacity (Net Potential New Units)			Site Specific Notes
			Sq. Ft.	Acres			Min.	Max.	Min.	Max. (At 29 units/acre)	Realistic Potential 2015-2022	
597	San Bruno Ave..	007363030	4,547	0.104	Vacant	R-3	NA	29	NA	1	1	Although the lot is under 5,000 sq ft it is considered conforming for a single family residence.
219	Tulare St.	007361210	2,640	0.060	Vacant	R-3	NA	29	NA	1	1	Although the lot is under 5,000 sq ft it is considered conforming for a single family residence.
Totals									NA	2	2	

Table E.7
Currently Zoned R-2 Residential in Central Brisbane, Vacant Sites
Housing Element Sites Inventory: Opportunity Sites for Residential Development

Subarea: Central Brisbane												
General Plan Land Use Designation: Residential, 2.5 – 14 units/acre												
General Notes on Infrastructure, Capacity & Site Constraints: Infill with City services. In addition to the sites listed here, there is potential for development of 2 additional above moderate income units on “partially developed” sites, in the R-2 District, based on trends. A list of the sites that may be redeveloped to higher density are shown on Table F.7. Also, see Chapter III for further discussion.												
Address		APN	Land Area		Existing Use	Current Zoning	General Plan Density (units/acre)		Capacity (Net Potential New Units)			Site Specific Notes
			Sq. Ft.	Acres			Min.	Max.	Min.	Max. (At 17.4 units/acre)	Realistic Potential 2015-2022	
335	Mariposa St.	007271060	2,500	0.057	Parking	R-2	NA	17.4	NA	1	1	Realistic potential is based on trends. The two parcels are in common ownership and are recognized as a single site by the City and conforming for 2 units.
		007271070	2,500	0.057	Parking	R-2	NA	17.4	NA	1	1	
Aggregated Site Total			5,000	0.114						2	2	
348	Monterey St	007281100	4,587	0.105	Vacant	R-2	NA	17.4	NA	1	1	Split zoned Redevelopment Agency owned site, to be for 1 Moderate Income Household (See also NCRO-2 district, 163 Visitacion)
Totals									NA	3	3	

Table E.8
Currently Zoned R-1 Residential in Central Brisbane,
Vacant Sites and Potential Lot Splits (Partially Vacant)
Housing Element Sites Inventory: Opportunity Sites for Residential Development

Subarea: Central Brisbane												
General Plan Land Use Designation: Residential, 2.5 – 14 units/acre												
Infrastructure Capacity & Site Constraints: Infill with City services. Potential in the R-1 Zoning District Includes Vacant Lots, Potential Lot Splits and associated Secondary Dwelling Units (SDU's). SDU only sites are shown on Table F.14, at the end of this appendix. The potential for development of secondary dwelling units is 10 units (8 lower income and 2 moderate income), based on trends. Site specific SDU potentials are shown here (under Maximum Capacity) where they are associated with addition of other potential units, via lot splits or on vacant lots. However, SDU's are not individually shown under "Realistic Potential 2007-2014" on this table, but are included on Table F.9. Also, see Chapter III for further discussion.												
Address	APN	Land Area		Existing Use	Current Zoning	General Plan Density (units/acre)		Capacity (Net Potential New Units)			Site Specific Notes	
		Sq. Ft.	Acres			Min.	Max.	Min.	Max. (inc. SDUs)	Realistic Potential 2015-2022		
258	Humboldt Rd	007202020	5,957	0.136	Vacant	R-1	NA	8.7 ^B	NA	2	1	
316	Humboldt Rd	007301160	4,616	0.106	Vacant	R-1	NA	8.7 ^B	NA	2	1	Lot line adjustment recorded in 2007 to make two lots for a potential of 2 SFR's.
326	Humboldt Rd	007301150	5,000	0.115	Vacant	R-1	NA	8.7 ^B	NA	2	1	
600	Humboldt Rd	007402040	2,717	0.062	Vacant	R-1	NA	8.7 ^B	NA	0	0	Combined parcels recognized by the City as a single property, conforming for 1 SFR
		007402050	4,714	0.108	Vacant	R-1	NA	8.7 ^B	NA	2	1	
625	Humboldt Rd	007401070	4,444	0.102	Vacant	R-1	NA	8.7 ^B	NA	1	1	Conforming for SFR
728	Humboldt Rd	007432100	5,417	0.124	Vacant	R-1	NA	8.7 ^B	NA	2	1	
730	Humboldt Rd	007432090	5,123	0.117	Vacant	R-1	NA	8.7 ^B	NA	2	1	
779	Humboldt Rd	007431230	3,464	0.079	Vacant	R-1	NA	8.7 ^B	NA	1	1	Conforming for SFR
783	Humboldt Rd	007431250	6,115	0.140	Vacant	R-1	NA	8.7 ^B	NA	2	1	
875	Humboldt Rd	007441250	7,300	0.167	Vacant	R-1	NA	8.7 ^B	NA	2	1	
24	Kings Rd	007303070	15,500	0.355	SFR	R-1	NA	8.7 ^B	NA	3	1	Potential for lot split to 2 parcels
50	Kings Rd	007303060	12,700	0.291	SFR	R-1	NA	8.7 ^B	NA	3	1	Potential for lot split to 2 parcels
90	Kings Rd	007303120	7,879	0.180	Vacant	R-1	NA	8.7 ^B	NA	2	1	
150	Kings Rd	007410110	14,432	0.331	SFR	R-1	NA	8.7 ^B	NA	3	1	Potential for lot split to 2 parcels

Subarea: Central Brisbane

General Plan Land Use Designation: Residential, 2.5 – 14 units/acre

Infrastructure Capacity & Site Constraints: Infill with City services. Potential in the R-1 Zoning District Includes Vacant Lots, Potential Lot Splits and associated Secondary Dwelling Units (SDU's). SDU only sites are shown on Table F.14, at the end of this appendix. The potential for development of secondary dwelling units is 10 units (8 lower income and 2 moderate income), based on trends. Site specific SDU potentials are shown here (under Maximum Capacity) where they are associated with addition of other potential units, via lot splits or on vacant lots. However, SDU's are not individually shown under "Realistic Potential 2007-2014" on this table, but are included on Table F.9. Also, see Chapter III for further discussion.

Address		APN	Land Area		Existing Use	Current Zoning	General Plan Density (units/acre)		Capacity (Net Potential New Units)			Site Specific Notes
			Sq. Ft.	Acres			Min.	Max.	Min.	Max. (inc. SDUs)	Realistic Potential 2015-2022	
160	Kings Rd	007410100	9,332	0.214	Vacant	R-1	NA	8.7 ^B	NA	2	1	
180	Kings Rd	007410090	5,195	0.119	Vacant	R-1	NA	8.7 ^B	NA	2	1	
262	Kings Rd	007423050	5,082	0.116	Vacant	R-1	NA	8.7 ^B	NA	2	1	
280	Kings Rd	007423030	12,340	0.283	SFR	R-1	NA	8.7 ^B	NA	3	1	Potential for lot split to 2 parcels
298	Kings Rd	007423010	5,079	0.116	Vacant	R-1	NA	8.7 ^B	NA	2	1	
303	Kings Rd	007432140	12,512	0.287	SFR	R-1	NA	8.7 ^B	NA	3	1	Potential for lot split to 2 parcels
372	Kings Rd	007471020	11,500	0.264	SFR	R-1	NA	8.7 ^B	NA	3	1	Potential for lot split to 2 parcels
462	Kings Rd	007443110	5,581	0.128	Vacant	R-1	NA	8.7 ^B	NA	2	1	
466	Kings Rd	007443120	5,606	0.128	Vacant	R-1	NA	8.7 ^B	NA	2	1	
460	Klamath St	007262190	10,000	0.229	SFR	R-1	NA	8.7 ^B	NA	3	1	Potential for lot split to 2 parcels
100	Lake St	007461020	5,993	0.137	Vacant	R-1	NA	8.7 ^B	NA	2	1	
150	Lake St	007461010	3,160	0.072	Vacant	R-1	NA	8.7 ^B	NA	1	1	Parcel is conforming for SFR
11	Margaret Ave	007423120	5,271	0.121	Vacant	R-1	NA	8.7 ^B	NA	2	1	
20	Margaret Ave	007410010	4,068	0.093	Vacant	R-1	NA	8.7 ^B	NA	1	1	Parcel is conforming for SFR
221	Mendocino St	007332080	2638	0.060	Vacant	R-1	NA	8.7 ^B	NA	1	1	Parcel is conforming for SFR
50	Paul Ave	007410300	4,932	0.113	Vacant	R-1	NA	8.7 ^B	NA	1	1	Parcel is conforming for SFR
92	Paul Ave	007410210	4,431	0.102	Vacant	R-1	NA	8.7 ^B	NA	2	1	Parcel Map required for subdivision of these sites (in common ownership), which total 18,946 for a total potential of 3 single family homes , plus secondary dwelling units.
94	Paul Ave	007410200	7,959	0.183	Vacant	R-1	NA	8.7 ^B	NA	2	1	
96	Paul Ave	007410270	2,968	0.068	Vacant	R-1	NA	8.7 ^B	NA	0	0	
	Paul Ave	007410280	3,588	0.082	Vacant	R-1	NA	8.7 ^B	NA	2	1	

Subarea: Central Brisbane

General Plan Land Use Designation: Residential, 2.5 – 14 units/acre

Infrastructure Capacity & Site Constraints: Infill with City services. Potential in the R-1 Zoning District Includes Vacant Lots, Potential Lot Splits and associated Secondary Dwelling Units (SDU's). SDU only sites are shown on Table F.14, at the end of this appendix. The potential for development of secondary dwelling units is 10 units (8 lower income and 2 moderate income), based on trends. Site specific SDU potentials are shown here (under Maximum Capacity) where they are associated with addition of other potential units, via lot splits or on vacant lots. However, SDU's are not individually shown under "Realistic Potential 2007-2014" on this table, but are included on Table F.9. Also, see Chapter III for further discussion.

Address	APN	Land Area		Existing Use	Current Zoning	General Plan Density (units/acre)		Capacity (Net Potential New Units)			Site Specific Notes	
		Sq. Ft.	Acres			Min.	Max.	Min.	Max. (inc. SDUs)	Realistic Potential 2015-2022		
850	San Bruno Ave	007551030	19,048	0.437	Vacant	R-1	NA	8.7 ^B	NA	4	2	Potential for lot split to three parcels
100	Santa Clara St	007233210	5,307	0.121	Vacant	R-1	NA	8.7 ^B	NA	2	1	
114	Santa Clara St	007233200	5,705	0.130	Vacant	R-1	NA	8.7 ^B	NA	2	1	
212	Santa Clara St	007341080	6,194	0.142	Vacant	R-1	NA	8.7 ^B	NA	2	1	
231	Santa Clara St	007342170	2,484	0.057	Vacant	R-1	NA	8.7 ^B	NA	1	1	Conforming for SFR
250	Sierra Point Rd	007313040	7,258	0.166	Vacant	R-1	NA	8.7 ^B	NA	2	1	
800	Sierra Point Rd	007521020	5,160	0.118	Vacant	R-1	NA	8.7 ^B	NA	2	1	
807	Sierra Point Rd	007522180	15,120	0.347	SFR	R-1	NA	8.7 ^B	NA	3	1	Potential for lot split to 2 parcels
855	Sierra Point Rd	007522140	6,751	0.154	Vacant	R-1	NA	8.7 ^B	NA	2	1	
865	Sierra Point Rd	007522150	6,751	0.154	Vacant	R-1	NA	8.7 ^B	NA	2	1	
120	Trinity Rd	007301090	3,894	0.089	Vacant	R-1	NA	8.7 ^B	NA	1	1	Conforming for SFR
240	Trinity Rd	007202060	12,800	0.293	SFR	R-1	NA	8.7 ^B	NA	3	1	Potential for lot split to 2 parcels
20	Tulare St	007242090	5,000	0.114	Vacant	R-1	NA	8.7 ^B	NA	2	1	
Totals									NA	95	47	

Table E.9
Currently Zoned R-1 Residential in Central Brisbane
Partially Developed Sites with Secondary Dwelling Unit Capacity Only
Housing Element Sites Inventory: Opportunity Sites for Residential Development

Subarea: Central Brisbane												
General Plan Land Use Designation: Residential, 2.5 – 14 units/acre												
Infrastructure Capacity & Site Constraints: Infill with City services. Potential shown on this table are for SDU only sites. Vacant sites and sites with lot split potential and associated SDU potentials are shown on Table F.8. The potential for development of secondary dwelling units is 10 units (8 lower income and 2 moderate income), based on trends. The Realistic Potential 2007-2014 for SDU's are not individually shown, except where an SDU permit has been granted. Also, see Chapter III for further discussion.												
Address	APN	Land Area		Existing Use	Current Zoning	General Plan Density (units/acre)		Capacity (Net Potential New Units)			Site Specific Notes	
		Sq. Ft.	Acres			Min.	Max.	Min.	Max.	Realistic Potential 2015-2022		
63	Alvarado St	007233080,	2,500	0.057	SFR	R-1	NA	8.7 ^c	NA	1	See Below	Two parcels comprise a single property
		007233090	2,500	0.057		R-1	NA	8.7 ^c	NA	0	See Below	
110	Alvarado St.	007291040	6,030	0.138	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
113	Alvarado St.	007233100	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
155	Alvarado St.	007243080	7,500	0.172	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
205	Alvarado St.	007243090	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
251	Alvarado St.	007341140	7,500	0.172	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
255	Alvarado St.	007341210	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
350	Alvarado St.	007334290	7,200	0.165	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
361	Alvarado St.	007382030	5,200	0.119	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
385	Alvarado St.	007382090	5,200	0.119	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
404	Alvarado St.	007333050	5,700	0.130	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
416	Alvarado St.	007333040	6,000	0.137	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
431	Alvarado St.	007381060	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
455	Alvarado St.	007381080	5,400	0.123	SFR	R-1	NA	8.7 ^c	NA	1	1	Planning permit obtained for SDU
573	Alvarado St	007391100	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	

Subarea: Central Brisbane

General Plan Land Use Designation: Residential, 2.5 – 14 units/acre

Infrastructure Capacity & Site Constraints: Infill with City services. Potential shown on this table are for SDU only sites. Vacant sites and sites with lot split potential and associated SDU potentials are shown on Table F.8. The potential for development of secondary dwelling units is 10 units (8 lower income and 2 moderate income), based on trends. The Realistic Potential 2007-2014 for SDU's are not individually shown, except where an SDU permit has been granted. Also, see Chapter III for further discussion.

Address	APN	Land Area		Existing Use	Current Zoning	General Plan Density (units/acre)		Capacity (Net Potential New Units)			Site Specific Notes	
		Sq. Ft.	Acres			Min.	Max.	Min.	Max.	Realistic Potential 2015-2022		
575	Alvarado St	007391110	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
583	Alvarado St.	007391140	5,225	0.119	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
55	Glen Park Way	007461100	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
69	Glen Park Way	007461130	5,100	0.117	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
202	Glen Park Way	007451040	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
220	Glen Park Way	007452030	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
226	Glen Park Way	007452020	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
238	Glen Park Way	007452010	7,600	0.174	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
17	Humboldt Rd	007214100	5,040	0.115	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
124	Humboldt Rd	007201010	7,000	0.160	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
139	Humboldt Rd	007203220	8,515	0.195	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
140	Humboldt Rd	007201030	6,700	0.153	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
145	Humboldt Rd	007203180	6,655	0.152	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
150	Humboldt Rd	007201040	7,175	0.164	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
160	Humboldt Rd	007201050	5,885	0.135	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
167	Humboldt Rd	007203170	9,000	0.206	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
180	Humboldt Rd	007201060	8,375	0.192	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
204	Humboldt Rd	007202120	8,625	0.198	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
236	Humboldt Rd	007202040	5,310	0.121	SFR	R-1	NA	8.7 ^c	NA	1	See Below	

Subarea: Central Brisbane

General Plan Land Use Designation: Residential, 2.5 – 14 units/acre

Infrastructure Capacity & Site Constraints: Infill with City services. Potential shown on this table are for SDU only sites. Vacant sites and sites with lot split potential and associated SDU potentials are shown on Table F.8. The potential for development of secondary dwelling units is 10 units (8 lower income and 2 moderate income), based on trends. The Realistic Potential 2007-2014 for SDU's are not individually shown, except where an SDU permit has been granted. Also, see Chapter III for further discussion.

Address	APN	Land Area		Existing Use	Current Zoning	General Plan Density (units/acre)		Capacity (Net Potential New Units)			Site Specific Notes	
		Sq. Ft.	Acres			Min.	Max.	Min.	Max.	Realistic Potential 2015-2022		
250	Humboldt Rd	007202030	8,325	0.191	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
253	Humboldt Rd	007203150	10,230	0.234	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
261	Humboldt Rd	007203140	7,080	0.162	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
263	Humboldt Rd	007203130	6,844	0.157	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
266	Humboldt Rd	007202010	7,992	0.183	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
269	Humboldt Rd	007203120	7,380	0.169	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
270	Humboldt Rd	007192190	5,050	0.115	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
271	Humboldt Rd	007193180	5,830	0.133	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
276	Humboldt Rd	007192200	6,364	0.146	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
281	Humboldt Rd	007193150	6,200	0.142	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
285	Humboldt Rd	007193140	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
301	Humboldt Rd	007313130	7,100	0.162	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
325	Humboldt Rd	007313160	7,736	0.177	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
406	Humboldt Rd	007302050	9,700	0.222	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
501	Humboldt Rd	007404020	6,300	0.144	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
525	Humboldt Rd	007404010	5,200	0.119	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
611	Humboldt Rd	007401060	6,900	0.158	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
648	Humboldt Rd	007424050	5,130	0.117	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
660	Humboldt Rd	007424040	5,225	0.119	SFR	R-1	NA	8.7 ^c	NA	1	See Below	

Subarea: Central Brisbane

General Plan Land Use Designation: Residential, 2.5 – 14 units/acre

Infrastructure Capacity & Site Constraints: Infill with City services. Potential shown on this table are for SDU only sites. Vacant sites and sites with lot split potential and associated SDU potentials are shown on Table F.8. The potential for development of secondary dwelling units is 10 units (8 lower income and 2 moderate income), based on trends. The Realistic Potential 2007-2014 for SDU's are not individually shown, except where an SDU permit has been granted. Also, see Chapter III for further discussion.

Address	APN	Land Area		Existing Use	Current Zoning	General Plan Density (units/acre)		Capacity (Net Potential New Units)			Site Specific Notes	
		Sq. Ft.	Acres			Min.	Max.	Min.	Max.	Realistic Potential 2015-2022		
678	Humboldt Rd	007424010	6,900	0.158	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
708	Humboldt Rd	007432130	9,548	0.219	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
714	Humboldt Rd	007432120	7,250	0.166	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
728	Humboldt Rd	007432110	6,700	0.153	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
770	Humboldt Rd	007432040	5,194	0.119	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
784	Humboldt Rd	007432250	6,000	0.137	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
787	Humboldt Rd	007431210	5,170	0.118	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
790	Humboldt Rd	007432020	5,928	0.136	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
799	Humboldt Rd	007431160	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
800	Humboldt Rd	007442210	7,500	0.172	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
811	Humboldt Rd	007441160	5,600	0.128	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
815	Humboldt Rd	007441170	5,600	0.128	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
820	Humboldt Rd	007442100	5,160	0.118	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
822	Humboldt Rd	007442230	5,063	0.116	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
825	Humboldt Rd	007441180	5,600	0.128	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
833	Humboldt Rd	007441190	5,600	0.128	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
834	Humboldt Rd	007442070	8,250	0.189	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
837	Humboldt Rd	007441200	8,080	0.185	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
852	Humboldt Rd	007442170	5,300	0.121	SFR	R-1	NA	8.7 ^c	NA	1	See Below	

Subarea: Central Brisbane

General Plan Land Use Designation: Residential, 2.5 – 14 units/acre

Infrastructure Capacity & Site Constraints: Infill with City services. Potential shown on this table are for SDU only sites. Vacant sites and sites with lot split potential and associated SDU potentials are shown on Table F.8. The potential for development of secondary dwelling units is 10 units (8 lower income and 2 moderate income), based on trends. The Realistic Potential 2007-2014 for SDU's are not individually shown, except where an SDU permit has been granted. Also, see Chapter III for further discussion.

Address	APN	Land Area		Existing Use	Current Zoning	General Plan Density (units/acre)		Capacity (Net Potential New Units)			Site Specific Notes	
		Sq. Ft.	Acres			Min.	Max.	Min.	Max.	Realistic Potential 2015-2022		
853	Humboldt Rd	007441210	7,050	0.161	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
879	Humboldt Rd	007511210	9,530	0.218	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
1030	Humboldt Rd	007523110	6,300	0.144	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
1035	Humboldt Rd	007521040	6,000	0.137	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
1060	Humboldt Rd	007523030	6,000	0.137	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
1068	Humboldt Rd	007523040	6,000	0.137	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
1088	Humboldt Rd	007523160	5,600	0.128	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
1098	Humboldt Rd	007523150	5,009	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
1105	Humboldt Rd	007462160	8,802	0.202	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
1111	Humboldt Rd	007462170	8,265	0.189	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
1117	Humboldt Rd	007462180	6,440	0.147	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
1122	Humboldt Rd	007463040	6,500	0.149	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
1125	Humboldt Rd	007462190	5,184	0.119	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
1135	Humboldt Rd	007462200	5,429	0.124	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
1145	Humboldt Rd	007551020	11,325	0.259	SFR	R-1	NA	8.7 ^c	NA	2	See Below	
1154	Humboldt Rd	007463010	5,600	0.128	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
10	Kings Rd	007303080	10,033	0.230	SFR	R-1	NA	8.7 ^c	NA	2	See Below	
70	Kings Rd	007303130	7,210	0.165	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
80	Kings Rd	007303110	5,460	0.125	SFR	R-1	NA	8.7 ^c	NA	1	See Below	

Subarea: Central Brisbane

General Plan Land Use Designation: Residential, 2.5 – 14 units/acre

Infrastructure Capacity & Site Constraints: Infill with City services. Potential shown on this table are for SDU only sites. Vacant sites and sites with lot split potential and associated SDU potentials are shown on Table F.8. The potential for development of secondary dwelling units is 10 units (8 lower income and 2 moderate income), based on trends. The Realistic Potential 2007-2014 for SDU's are not individually shown, except where an SDU permit has been granted. Also, see Chapter III for further discussion.

Address		APN	Land Area		Existing Use	Current Zoning	General Plan Density (units/acre)		Capacity (Net Potential New Units)			Site Specific Notes
			Sq. Ft.	Acres			Min.	Max.	Min.	Max.	Realistic Potential 2015-2022	
95	Kings Rd	007302010	5,725	0.131	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
200	Kings Rd	007410080	5,250	0.120	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
202	Kings Rd	007410330	8,209	0.188	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
221	Kings Rd	007402020	7,100	0.162	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
250	Kings Rd	007423060	6,575	0.150	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
253	Kings Rd	007424070	5,211	0.119	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
262	Kings Rd	007423040	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
269	Kings Rd	007424090	7,920	0.181	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
292	Kings Rd	007423020	7,000	0.160	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
306	Kings Rd	007471140	6,000	0.137	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
310	Kings Rd	007471150	6,000	0.137	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
314	Kings Rd	007471120	6,000	0.137	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
315	Kings Rd	007432150	11,397	0.261	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
317	Kings Rd	007432330	6,400	0.146	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
333	Kings Rd	007432180	5,320	0.122	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
334	Kings Rd	007471160	6,000	0.137	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
338	Kings Rd	007471060	4,000	0.092	SFR	R-1	NA	8.7 ^c	NA	1	See Below	Two parcels comprise a single property
		007471070	2,123	0.049		R-1	NA	8.7 ^c	NA	0	See Below	
339	Kings Rd	007432190	5,525	0.126	SFR	R-1	NA	8.7 ^c	NA	1	See Below	

Subarea: Central Brisbane

General Plan Land Use Designation: Residential, 2.5 – 14 units/acre

Infrastructure Capacity & Site Constraints: Infill with City services. Potential shown on this table are for SDU only sites. Vacant sites and sites with lot split potential and associated SDU potentials are shown on Table F.8. The potential for development of secondary dwelling units is 10 units (8 lower income and 2 moderate income), based on trends. The Realistic Potential 2007-2014 for SDU's are not individually shown, except where an SDU permit has been granted. Also, see Chapter III for further discussion.

Address	APN	Land Area		Existing Use	Current Zoning	General Plan Density (units/acre)		Capacity (Net Potential New Units)			Site Specific Notes	
		Sq. Ft.	Acres			Min.	Max.	Min.	Max.	Realistic Potential 2015-2022		
340	Kings Rd	007471050	6,000	0.137	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
350	Kings Rd	007471040	5,700	0.130	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
353	Kings Rd	007432210	5,100	0.117	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
360	Kings Rd	007471030	5,700	0.130	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
382	Kings Rd	007471010	9,000	0.206	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
405	Kings Rd	007442130	8,000	0.186	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
434	Kings Rd	007443070	7,000	0.160	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
468	Kings Rd	007443080	7,400	0.169	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
478	Kings Rd	007443010	8,500	0.195	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
484	Kings Rd	007502030	7,400	0.169	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
212	Klamath St	007332270	5,800	0.133	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
233	Klamath St	007334110	5,200	0.119	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
253	Klamath St	007334350	5,200	0.119	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
260	Klamath St	007332200	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
333	Klamath St	007323020	7,800	0.179	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
359	Klamath St	007323040	5,100	0.117	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
371	Klamath St	007323050	5,050	0.115	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
405	Klamath St	007322180	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
423	Klamath St	007322150	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	

Subarea: Central Brisbane

General Plan Land Use Designation: Residential, 2.5 – 14 units/acre

Infrastructure Capacity & Site Constraints: Infill with City services. Potential shown on this table are for SDU only sites. Vacant sites and sites with lot split potential and associated SDU potentials are shown on Table F.8. The potential for development of secondary dwelling units is 10 units (8 lower income and 2 moderate income), based on trends. The Realistic Potential 2007-2014 for SDU's are not individually shown, except where an SDU permit has been granted. Also, see Chapter III for further discussion.

Address	APN	Land Area		Existing Use	Current Zoning	General Plan Density (units/acre)		Capacity (Net Potential New Units)			Site Specific Notes	
		Sq. Ft.	Acres			Min.	Max.	Min.	Max.	Realistic Potential 2015-2022		
480	Klamath St	007262180	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
500	Klamath St	007262170	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
524	Klamath St	007262160	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
526	Klamath St	007262150	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
550	Klamath St	007262140	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
100	Lake St	007461020	6,065	0.139	Vacant	R-1	NA	8.7 ^c	NA	1	See Below	
141	Lake St	007462070	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
147	Lake St	007462080	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
165	Lake St	007462110	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
177	Lake St	007522040	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
1	Lehning Way	007407090	5,207	0.119	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
4	Lehning Way	007407060	8,800	0.202	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
6	Lehning Way	007407050	5,500	0.126	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
10	Lehning Way	007407030	9,100	0.208	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
8	Margaret Ave	007410260	9,856	0.226	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
10	Margaret Ave	007410290	6,270	0.143	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
51	Mariposa St	007232050	7,500	0.172	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
55	Mariposa St	007232060	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
125	Mariposa St	007232110	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	

Subarea: Central Brisbane**General Plan Land Use Designation:** Residential, 2.5 – 14 units/acre**Infrastructure Capacity & Site Constraints:** Infill with City services. Potential shown on this table are for SDU only sites. Vacant sites and sites with lot split potential and associated SDU potentials are shown on Table F.8. The potential for development of secondary dwelling units is 10 units (8 lower income and 2 moderate income), based on trends. The Realistic Potential 2007-2014 for SDU's are not individually shown, except where an SDU permit has been granted. Also, see Chapter III for further discussion.

Address	APN	Land Area		Existing Use	Current Zoning	General Plan Density (units/acre)		Capacity (Net Potential New Units)			Site Specific Notes	
		Sq. Ft.	Acres			Min.	Max.	Min.	Max.	Realistic Potential 2015-2022		
227	Mendocino St	007332100	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
240	Mendocino St	007284190	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
255	Mendocino St	007332290	5,229	0.120	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
345	Mendocino St	007321020	5,200	0.119	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
357	Mendocino St	007321040	5,200	0.119	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
427	Mendocino St	007262050	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
443	Mendocino St	007262060	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
455	Mendocino St	007262070	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
465	Mendocino St	007262080	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
466	Mendocino St	007272180	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
481	Mendocino St	007262110	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
30	Mono St	007311050	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
35	Mono St	007322130	8,000	0.183	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
50	Mono St	007311030	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
77	Ross Way	007451300	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
72	San Benito Rd	007393140	5,166	0.118	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
120	San Benito Rd	007393090	7,125	0.163	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
144	San Benito Rd	007393060	7,650	0.175	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
167	San Benito Rd	007392100	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	

Subarea: Central Brisbane

General Plan Land Use Designation: Residential, 2.5 – 14 units/acre

Infrastructure Capacity & Site Constraints: Infill with City services. Potential shown on this table are for SDU only sites. Vacant sites and sites with lot split potential and associated SDU potentials are shown on Table F.8. The potential for development of secondary dwelling units is 10 units (8 lower income and 2 moderate income), based on trends. The Realistic Potential 2007-2014 for SDU's are not individually shown, except where an SDU permit has been granted. Also, see Chapter III for further discussion.

Address	APN	Land Area		Existing Use	Current Zoning	General Plan Density (units/acre)		Capacity (Net Potential New Units)			Site Specific Notes	
		Sq. Ft.	Acres			Min.	Max.	Min.	Max.	Realistic Potential 2015-2022		
179	San Benito Rd	007381110	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
203	San Benito Rd	007381140	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
215	San Benito Rd	007382110	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
219	San Benito Rd	007382120	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
222	San Benito Rd	007383020	6,470	0.148	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
225	San Benito Rd	007382130	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
231	San Benito Rd	007382140	7,600	0.174	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
235	San Benito Rd	007382150	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
243	San Benito Rd	007382160	7,140	0.163	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
246	San Benito Rd	007383010	6,200	0.142	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
252	San Benito Rd	007451180	5,408	0.124	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
255	San Benito Rd	007382180	7,110	0.163	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
260	San Benito Rd	007451160	5,775	0.132	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
267	San Benito Rd	007370060	5,500	0.126	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
286	San Benito Rd	007451080	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
740	San Bruno Ave	007461050	6,300	0.144	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
31	San Francisco Ave	007241020	6,004	0.137	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
55	San Francisco Ave	007233010	5,880	0.134	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
75	Santa Clara St	007242100	7,264	0.166	SFR	R-1	NA	8.7 ^c	NA	1	See Below	

Subarea: Central Brisbane

General Plan Land Use Designation: Residential, 2.5 – 14 units/acre

Infrastructure Capacity & Site Constraints: Infill with City services. Potential shown on this table are for SDU only sites. Vacant sites and sites with lot split potential and associated SDU potentials are shown on Table F.8. The potential for development of secondary dwelling units is 10 units (8 lower income and 2 moderate income), based on trends. The Realistic Potential 2007-2014 for SDU's are not individually shown, except where an SDU permit has been granted. Also, see Chapter III for further discussion.

Address	APN	Land Area		Existing Use	Current Zoning	General Plan Density (units/acre)		Capacity (Net Potential New Units)			Site Specific Notes	
		Sq. Ft.	Acres			Min.	Max.	Min.	Max.	Realistic Potential 2015-2022		
90	Santa Clara St	007233220	5,100	0.117	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
115	Santa Clara St	007242110	9,600	0.220	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
116	Santa Clara St	007233190	6,000	0.137	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
118	Santa Clara St	007233180	6,200	0.142	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
124	Santa Clara St	007233160	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
132	Santa Clara St	007233150	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
141	Santa Clara St	007242160	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
165	Santa Clara St	007242230	5,117	0.117	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
205	Santa Clara St	007342100	5,350	0.122	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
225	Santa Clara St	007342160	5,150	0.118	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
240	Santa Clara St	007341050	6,800	0.156	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
30	Sierra Point Rd	007203040	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
51	Sierra Point Rd	007214040	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
63	Sierra Point Rd	007214050	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
70	Sierra Point Rd	007203090	8,250	0.189	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
75	Sierra Point Rd	007214060	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
94	Sierra Point Rd	007203100	6,600	0.151	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
98	Sierra Point Rd	007203110	5,200	0.119	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
123	Sierra Point Rd	007261090	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	

Subarea: Central Brisbane

General Plan Land Use Designation: Residential, 2.5 – 14 units/acre

Infrastructure Capacity & Site Constraints: Infill with City services. Potential shown on this table are for SDU only sites. Vacant sites and sites with lot split potential and associated SDU potentials are shown on Table F.8. The potential for development of secondary dwelling units is 10 units (8 lower income and 2 moderate income), based on trends. The Realistic Potential 2007-2014 for SDU's are not individually shown, except where an SDU permit has been granted. Also, see Chapter III for further discussion.

Address	APN	Land Area		Existing Use	Current Zoning	General Plan Density (units/acre)		Capacity (Net Potential New Units)			Site Specific Notes	
		Sq. Ft.	Acres			Min.	Max.	Min.	Max.	Realistic Potential 2015-2022		
126	Sierra Point Rd	007193040	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
130	Sierra Point Rd	007193050	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
131	Sierra Point Rd	007261110	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
150	Sierra Point Rd	007193070	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
178	Sierra Point Rd	007193090	5,300	0.121	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
200	Sierra Point Rd	007313100	8,800	0.202	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
220	Sierra Point Rd	007313090	7,350	0.168	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
239	Sierra Point Rd	007311140	5,250	0.120	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
245	Sierra Point Rd	007311150	5,500	0.126	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
253	Sierra Point Rd	007311160	6,000	0.137	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
259	Sierra Point Rd	007311170	6,350	0.145	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
265	Sierra Point Rd	007311170	8,000	0.183	SFR	R-1	NA	8.7 ^c	NA	1	1	Planning permit obtained for SDU
276	Sierra Point Rd	007313020	6,570	0.150	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
280	Sierra Point Rd	007313010	5,733	0.131	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
286	Sierra Point Rd	007404030	7,480	0.171	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
326	Sierra Point Rd	007425110	5,250	0.120	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
411	Sierra Point Rd	007393330	7,290	0.167	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
448	Sierra Point Rd	007431030	5,600	0.128	SFR	R-1	NA	8.7 ^c	NA	1	See Below	

Subarea: Central Brisbane

General Plan Land Use Designation: Residential, 2.5 – 14 units/acre

Infrastructure Capacity & Site Constraints: Infill with City services. Potential shown on this table are for SDU only sites. Vacant sites and sites with lot split potential and associated SDU potentials are shown on Table F.8. The potential for development of secondary dwelling units is 10 units (8 lower income and 2 moderate income), based on trends. The Realistic Potential 2007-2014 for SDU's are not individually shown, except where an SDU permit has been granted. Also, see Chapter III for further discussion.

Address	APN	Land Area		Existing Use	Current Zoning	General Plan Density (units/acre)		Capacity (Net Potential New Units)			Site Specific Notes
		Sq. Ft.	Acres			Min.	Max.	Min.	Max.	Realistic Potential 2015-2022	
466 Sierra Point Rd	007431070	4,189	0.096	SFR	R-1	NA	8.7 ^c	NA	0	See Below	Two parcels comprise a single property
	007431080	4,340	0.100	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
500 Sierra Point Rd	007431140	5,500	0.126	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
538 Sierra Point Rd	007441280	8,000	0.183	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
670 Sierra Point Rd	007441020	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
680 Sierra Point Rd	007511010	5,050	0.115	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
684 Sierra Point Rd	007511270	5,184	0.119	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
710 Sierra Point Rd	007511060	5,340	0.122	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
720 Sierra Point Rd	007511070	5,270	0.120	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
796 Sierra Point Rd	007511110	6,650	0.152	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
844 Sierra Point Rd	007521050	6,000	0.137	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
110 Solano St	007261060	5,500	0.124	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
120 Solano St	007261040	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
124 Solano St	007261030	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
14 Trinity Rd	007301140	7,495	0.172	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
24 Trinity Rd	007301130	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
44 Trinity Rd	007301120	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
100 Trinity Rd	007301110	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
111 Trinity Rd	007303090	7,125	0.163	SFR	R-1	NA	8.7 ^c	NA	1	See Below	

Subarea: Central Brisbane

General Plan Land Use Designation: Residential, 2.5 – 14 units/acre

Infrastructure Capacity & Site Constraints: Infill with City services. Potential shown on this table are for SDU only sites. Vacant sites and sites with lot split potential and associated SDU potentials are shown on Table F.8. The potential for development of secondary dwelling units is 10 units (8 lower income and 2 moderate income), based on trends. The Realistic Potential 2007-2014 for SDU's are not individually shown, except where an SDU permit has been granted. Also, see Chapter III for further discussion.

Address	APN	Land Area		Existing Use	Current Zoning	General Plan Density (units/acre)		Capacity (Net Potential New Units)			Site Specific Notes	
		Sq. Ft.	Acres			Min.	Max.	Min.	Max.	Realistic Potential 2015-2022		
136	Trinity Rd	007301080	5,300	0.121	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
140	Trinity Rd	007192090	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
152	Trinity Rd	007192110	5,000	0.114	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
180	Trinity Rd	007192120	5,200	0.119	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
201	Trinity Rd	007191040	7,000	0.160	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
206	Trinity Rd	007192150	5,146	0.118	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
207	Trinity Rd	007191030	5,100	0.117	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
209	Trinity Rd	007191020	5,650	0.129	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
230	Trinity Rd	007192180	7,725	0.177	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
241	Trinity Rd	007204010	9,894	0.227	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
260	Trinity Rd	007202070	7,752	0.177	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
288	Trinity Rd	007202110	5,550	0.127	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
51	Tulare St	007250100	5,680	0.130	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
77	Tulare St	007250060	5,800	0.133	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
87	Tulare St	007250070	8,352	0.191	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
102	Tulare St	007342090	5,100	0.117	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
119	Tulare St	007250080	10,560	0.242	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
120	Tulare St	007342210	5,775	0.132	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
125	Tulare St	007343010	5,300	0.121	SFR	R-1	NA	8.7 ^c	NA	1	See Below	

Subarea: Central Brisbane

General Plan Land Use Designation: Residential, 2.5 – 14 units/acre

Infrastructure Capacity & Site Constraints: Infill with City services. Potential shown on this table are for SDU only sites. Vacant sites and sites with lot split potential and associated SDU potentials are shown on Table F.8. The potential for development of secondary dwelling units is 10 units (8 lower income and 2 moderate income), based on trends. The Realistic Potential 2007-2014 for SDU's are not individually shown, except where an SDU permit has been granted. Also, see Chapter III for further discussion.

Address	APN	Land Area		Existing Use	Current Zoning	General Plan Density (units/acre)		Capacity (Net Potential New Units)			Site Specific Notes	
		Sq. Ft.	Acres			Min.	Max.	Min.	Max.	Realistic Potential 2015-2022		
131	Tulare St	007343110	5,445	0.125	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
161	Tulare St	007343120	8,100	0.185	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
162	Tulare St	007342020	6,550	0.150	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
164	Tulare St	007342010	5,460	0.125	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
169	Tulare St	007343030	8,200	0.188	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
171	Tulare St	007343100	5,200	0.119	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
173	Tulare St	007343090	5,200	0.119	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
175	Tulare St	007343080	5,200	0.119	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
177	Tulare St	007343070	5,200	0.119	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
201	Tulare St	007361190	6,300	0.144	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
215	Tulare St	007361200	6,300	0.144	SFR	R-1	NA	8.7 ^c	NA	1	See Below	
Totals									NA	272 + 50 from Table F.6	7 units	Based on trends. Includes 7 units affordable to to moderate income households.

Table E.10
Currently Zoned R-BA Residential Brisbane Acres
Vacant & “Infill” Density Transfer Receiving Sites
Housing Element Sites Inventory: Opportunity Sites for Residential Development

Subarea: Brisbane Acres General Plan Land Use Designation: Residential, 0-2 units/acre Infrastructure Capacity & Site Constraints: All properties listed are within the lower portion of the Brisbane Acres; so they are relatively close to infrastructure. Steep topography and butterfly habitat pose constraints. The maximum General Plan density is either 0.5 units per acre or 8.7 units per acre by density transfers (allowing for up to 1 unit per 5,000 sq ft). Therefore the Maximum Capacity for each site is shown as a range. The bottom end of the range is based on current zoning of 1 unit per 20,000 sq ft, plus potential secondary dwelling units. The upper end of the range is based on current zoning allowing for density transfer to a maximum density of 1 unit per 5,000 sq ft, plus the site’s original potential secondary dwelling units (SDU’s). The Realistic Potential 2007-2014 is based on the past trends, yielding 4 units total. Also, see Chapter III for further discussion. *The total theoretical Maximum Capacity range may be reduced by dedications to open space from potential sending sites.												
Address or Lot No.	APN	Land Area		Existing Use	Current Zoning	General Plan Density (units/acre)		Capacity (Net Potential New Units)				Site Specific Notes
		Sq. Ft.	Acres			Min.	Max.	Min.	Max. @ 2.18 units/ acre (inc. SDUs)	Max. @ 8.7 units/ acre (inc. SDUs)	Realistic Potential 2015-2022	
(Lot 2) Colletti	007350170	47,889	1.099	Vacant	R-BA	NA	0.5 – 8.7 ^(A)	NA	4	11	See Below	
(Lots 3 & 4) Sabharwal	007350190	102,218	2.347	Vacant	R-BA	NA	0.5 – 8.7 ^(A)	NA	10	25	See Below	
(Lots 6 & 7) Sabharwal	007350220	95,930	2.202	Vacant	R-BA	NA	0.5 – 8.7 ^(A)	NA	8	23	See Below	
(Lot 9) Wong	007553170	52,272	1.200	Vacant	R-BA	NA	0.5 – 8.7 ^(A)	NA	4	12	See Below	
(Lot 10) Dharma	007552030	38,645	0.887	Vacant	R-BA	NA	0.5 – 8.7 ^(A)	NA	2	8	See Below	
(Lot 12) Lau	007350230	46,537	1.068	Vacant	R-BA	NA	0.5 – 8.7 ^(A)	NA	4	11	See Below	
(Lot 15 ptn) Kelly	007555160	20,077	0.461	Vacant	R-BA	NA	0.5 – 8.7 ^(A)	NA	2	5	See Below	
(Lot 16 ptn) Gonzales	007555060	23,522	0.540	Vacant	R-BA	NA	0.5 – 8.7 ^(A)	NA	2	5	See Below	
(Lot 19) Cheung	007560160	19,335	0.444	Vacant	R-BA	NA	0.5 – 8.7 ^(A)	NA	1	3	See Below	
(Lot 20) Cheung	007560170	52,759	1.211	Vacant	R-BA	NA	0.5 – 8.7 ^(A)	NA	4	12	See Below	
(Lot 21) Jurkota	007560190	47,916	1.100	Vacant	R-BA	NA	0.5 – 8.7 ^(A)	NA	4	11	See Below	

Subarea: Brisbane Acres

General Plan Land Use Designation: Residential, 0-2 units/acre

Infrastructure Capacity & Site Constraints: All properties listed are within the lower portion of the Brisbane Acres; so they are relatively close to infrastructure. Steep topography and butterfly habitat pose constraints. The maximum General Plan density is either 0.5 units per acre or 8.7 units per acre by density transfers (allowing for up to 1 unit per 5,000 sq ft). Therefore the Maximum Capacity for each site is shown as a range. The bottom end of the range is based on current zoning of 1 unit per 20,000 sq ft, plus potential secondary dwelling units. The upper end of the range is based on current zoning allowing for density transfer to a maximum density of 1 unit per 5,000 sq ft, plus the site's original potential secondary dwelling units (SDU's). The Realistic Potential 2007-2014 is based on the past trends, yielding 4 units total. Also, see Chapter III for further discussion.

*The total theoretical Maximum Capacity range may be reduced by dedications to open space from potential sending sites.

Address or Lot No.	APN	Land Area		Existing Use	Current Zoning	General Plan Density (units/acre)		Capacity (Net Potential New Units)				Site Specific Notes
		Sq. Ft.	Acres			Min.	Max.	Min.	Max. @ 2.18 units/ acre (inc. SDUs)	Max. @ 8.7 units/ acre (inc. SDUs)	Realistic Potential 2015-2022	
(Lot 18) Brisbane Housing Authority	007556010	52,818	1.212	Vacant	R-BA	NA	0.5 – 8.7 ^(A)	NA	4	12	21	Brisbane Acres Lots 18, 23 and 24 are owned by the Brisbane Housing Authority, for the purpose of development of affordable housing. The unit estimate for these contiguous lots is based on staff analysis of constraints and opportunities. The purpose is to be affordable to lower income, but these are conservatively counted towards moderate income for the purposes of this Housing Element.
(Lot 23) Brisbane Housing Authority	007560130	62,055	1.425	Vacant	R-BA	NA	0.5 – 8.7 ^(A)	NA	6	15		
(Lot 24) Brisbane Housing Authority	007560140	58,044	1.332	Vacant	R-BA	NA	0.5 – 8.7 ^(A)	NA	4	13		
(Lot 22) Lau	007560150	46,065	1.057	Vacant	R-BA	NA	0.5 – 8.7 ^(A)	NA	4	11	See Below	
(Lot 35) Trinh	007541010	45,309	1.040	Vacant	R-BA	NA	0.5 – 8.7 ^(A)	NA	4	11	See Below	
(Lot 84A) Lavasani	007482070	17,186	0.394	Vacant	R-BA	NA	0.5 – 8.7 ^(A)	NA	1	3	See Below	
(Lot 87) Kelly	007482080	52,518	1.206	Vacant	R-BA	NA	0.5 – 8.7 ^(A)	NA	4	12	See Below	
(Lot 89) Bednar	007502010	45,812	1.052	Vacant	R-BA	NA	0.5 – 8.7 ^(A)	NA	4	11	See Below	
(Lot 90) Ibrahim	007502020	47,738	1.096	Vacant	R-BA	NA	0.5 – 8.7 ^(A)	NA	4	11	See Below	
(Lot 91) Li	007502050	47,473	1.090	Vacant	R-BA	NA	0.5 – 8.7 ^(A)	NA	4	11	See Below	
Nijem	007250010	102,540	2.354	Vacant	R-BA	NA	0.5 – 8.7 ^(A)	NA	10	25	See Below	
Nijem	007250020	40,075	0.920	Vacant	R-BA	NA	0.5 – 8.7 ^(A)	NA	4	10	See Below	
(Lot 106) Nijem	007350160	49,101	1.127	Vacant	R-BA	NA	0.5 – 8.7 ^(A)	NA	4	11	See Below	
(Lot 107) Peters	007350150	33,572	0.771	Vacant	R-BA	NA	0.5 – 8.7 ^(A)	NA	2	7	See Below	

Subarea: Brisbane Acres

General Plan Land Use Designation: Residential, 0-2 units/acre

Infrastructure Capacity & Site Constraints: All properties listed are within the lower portion of the Brisbane Acres; so they are relatively close to infrastructure. Steep topography and butterfly habitat pose constraints. The maximum General Plan density is either 0.5 units per acre or 8.7 units per acre by density transfers (allowing for up to 1 unit per 5,000 sq ft). Therefore the Maximum Capacity for each site is shown as a range. The bottom end of the range is based on current zoning of 1 unit per 20,000 sq ft, plus potential secondary dwelling units. The upper end of the range is based on current zoning allowing for density transfer to a maximum density of 1 unit per 5,000 sq ft, plus the site's original potential secondary dwelling units (SDU's). The Realistic Potential 2007-2014 is based on the past trends, yielding 4 units total. Also, see Chapter III for further discussion.

*The total theoretical Maximum Capacity range may be reduced by dedications to open space from potential sending sites.

Address or Lot No.		APN	Land Area		Existing Use	Current Zoning	General Plan Density (units/acre)		Capacity (Net Potential New Units)				Site Specific Notes
			Sq. Ft.	Acres			Min.	Max.	Min.	Max. @ 2.18 units/ acre (inc. SDUs)	Max. @ 8.7 units/ acre (inc. SDUs)	Realistic Potential 2015-2022	
260	Annis Rd	007555170	22782	0.523	SFR	R-BA	NA	0.5 – 8.7 ^(A)	NA	1	4	See Below	
88	Beatrice Rd	007501010	55,099	1.265	SFR	R-BA	NA	0.5 – 8.7 ^(A)	NA	3	12	See Below	
45	Gladys Ave	007555080	23801	0.546	SFR	R-BA	NA	0.5 – 8.7 ^(A)	NA	1	4	See Below	
100	Harold Rd	007542010	55,264	1.269	SFR	R-BA	NA	0.5 – 8.7 ^(A)	NA	3	12	See Below	
200	Harold Rd	007555070	23668	0.543	SFR	R-BA	NA	0.5 – 8.7 ^(A)	NA	1	4	See Below	
301	Harold Rd	007542020	46,690	1.072	SFR	R-BA	NA	0.5 – 8.7 ^(A)	NA	3	10	See Below	
401	Harold Rd	007542030	47,694	1.095	SFR	R-BA	NA	0.5 – 8.7 ^(A)	NA	3	10	See Below	
930	Humboldt Rd	007502150	38311	0.879	SFR	R-BA	NA	0.5 – 8.7 ^(A)	NA	1	7	See Below	
950	Humboldt Rd	007502130	35285	0.810	SFR	R-BA	NA	0.5 – 8.7 ^(A)	NA	1	7	See Below	
1020	Humboldt Rd	007502120	49,796	1.143	SFR	R-BA	NA	0.5 – 8.7 ^(A)	NA	3	10	See Below	
8	Joy Ave	007350240	50,908	1.169	SFR	R-BA	NA	0.5 – 8.7 ^(A)	NA	3	11	See Below	
490	Kings Rd	007502040	31743	0.729	SFR	R-BA	NA	0.5 – 8.7 ^(A)	NA	1	6	See Below	
41	Margaret Ave	007482010	20097	0.461	SFR	R-BA	NA	0.5 – 8.7 ^(A)	NA	1	4	See Below	
81	Paul Ave	007481090	45,954	1.055	SFR	R-BA	NA	0.5 – 8.7 ^(A)	NA	3	10	See Below	
88	Thomas Ave	007350310	21453	0.492	SFR	R-BA	NA	0.5 – 8.7 ^(A)	NA	1	4	See Below	
Totals									NA	133 to 404*		2*	Private Sites based on Trends Housing Authority Sites (see above Lots 18, 23 & 24)
												21	

Table F.11
Currently Zoned R-BA Residential Brisbane Acres
Density Transfer Sending Sites
Housing Element Sites Inventory: Opportunity Sites for Residential Development

Subarea: Brisbane Acres General Plan Land Use Designation: Residential, 0-2 units/acre Infrastructure Capacity & Site Constraints: All properties listed are vacant and are within the <u>upper portion of the Brisbane Acres</u> , with value as open space and potential butterfly habitat; steep topography and distance to infrastructure pose constraints. See R-BA (Vacant & “Infill” Receiving Sites). Per Program H.H.2.c, the combined area of multiple properties would be used to calculate the number of transfer units, so that depending upon how the properties are combined, their combined fractional units may total an additional whole unit. Per Program H.H.2.d, the density transfer value of undeveloped “paper streets” (PS) may be recognized, if it can be established that they are not subject to claims of access rights by necessity. No transfer of secondary dwelling unit potential permitted per Brisbane Municipal Code Section 17.12.050.A.4.												
	Address or Lot No.	APN	Land Area		Existing Use	Current Zoning	General Plan Density (units/acre)		Capacity (Net Potential New Units)			Site Specific Notes
			Sq. Ft.	Acres			Min.	Max.	Min.	Max. @ 0.5 units/acre (fractions show sending site potential)	Realistic Potential 2015-2022	
	Lot 26 (SFPUC)	007-254-010	53,143	1.22	Vacant	R-BA	NA	0.5	NA	2.66	0	
	Lot 79 (Wang)	007-481-040	44,866	1.03	Vacant	R-BA	NA	0.5	NA	2.24	0	
	Lot 86 (Kelly)	007-482-100	44,431	1.02	Vacant	R-BA	NA	0.5	NA	2.22	0	
	Beatrice Rd. PS (Nijem)	007-483-080	9,888	0.227	Vacant	R-BA	NA	0.5	NA	0.49	0	“Paper street”
	Beatrice Rd. PS (Nijem)	007-483-090	14,853	0.341	Vacant	R-BA	NA	0.5	NA	0.74	0	“Paper street”
	Lot 70 (Kiser)	007-490-030	79,714	1.83	Vacant	R-BA	NA	0.5	NA	3.99	0	
	Lot 96 (Dayal)	007-502-090	43,995	1.01	Vacant	R-BA	NA	0.5	NA	2.20	0	
	Lot 98 (Tostanoski)	007-502-110	43,995	1.01	Vacant	R-BA	NA	0.5	NA	2.20	0	
	Alpine Terr. PS (Nijem)	007-502-170	48,046	1.103	Vacant	R-BA	NA	0.5	NA	2.40	0	“Paper street”
	Lot 58 (Ouano)	007-530-040	44,431	1.02	Vacant	R-BA	NA	0.5	NA	2.22	0	
	Lot 59 (Ouano)	007-503-050	47,044	1.08	Vacant	R-BA	NA	0.5	NA	2.35	0	
	Lot 36 (Shehadeh)	007-541-020	44,866	1.03	Vacant	R-BA	NA	0.5	NA	2.24	0	
	Alpine Terr. PS (Nijem)	007-542-070	22,999	0.528	Vacant	R-BA	NA	0.5	NA	1.15	0	“Paper street”

Subarea: Brisbane Acres

General Plan Land Use Designation: Residential, 0-2 units/acre

Infrastructure Capacity & Site Constraints: All properties listed are vacant and are within the upper portion of the Brisbane Acres, with value as open space and potential butterfly habitat; steep topography and distance to infrastructure pose constraints.

See R-BA (Vacant & "Infill" Receiving Sites). Per Program H.H.2.c, the combined area of multiple properties would be used to calculate the number of transfer units, so that depending upon how the properties are combined, their combined fractional units may total an additional whole unit.

Per Program H.H.2.d, the density transfer value of undeveloped "paper streets" (PS) may be recognized, if it can be established that they are not subject to claims of access rights by necessity.
No transfer of secondary dwelling unit potential permitted per Brisbane Municipal Code Section 17.12.050.A.4.

Address or Lot No.	APN	Land Area		Existing Use	Current Zoning	General Plan Density (units/acre)		Min.	Max.	Capacity (Net Potential New Units)			Site Specific Notes
		Sq. Ft.	Acres			Min.	Max.			Min.	Max. @ 0.5 units/ acre (fractions show sending site potential)	Realistic Potential 2015-2022	
Lot 25 (Lau)	007-560-200	54,450	1.25	Vacant	R-BA	NA	0.5	NA		2.72	0		
Lot 105 (Fung)	007-570-010	46,609	1.07	Vacant	R-BA	NA	0.5	NA		2.33	0		
Lot 104 (Fung)	007-570-020	41,382	0.95	Vacant	R-BA	NA	0.5	NA		2.07	0		
Lot 103 ptn. (Fung)	007-570-030	21,344	0.49	Vacant	R-BA	NA	0.5	NA		1.07	0		
Lot 103 ptn. (Fung)	007-570-040	22,651	0.52	Vacant	R-BA	NA	0.5	NA		0.52	0		
Lot 102 (Fung)	007-570-050	47,480	1.09	Vacant	R-BA	NA	0.5	NA		2.37	0		
Lot 101 (Fung)	007-570-060	54,014	1.24	Vacant	R-BA	NA	0.5	NA		2.70	0		
Lot 27 (Vu)	007-570-070	49,658	1.14	Vacant	R-BA	NA	0.5	NA		2.48	0		
Lot 41 (Fung)	007-570-120	40,946	0.94	Vacant	R-BA	NA	0.5	NA		2.05	0		
Lot 42 (Fisher)	007-570-130	43,995	1.01	Vacant	R-BA	NA	0.5	NA		2.20	0		
Lot 48 (Fung)	007-570-200	47,480	1.09	Vacant	R-BA	NA	0.5	NA		2.37	0		
Lot 47 (Eng)	007-570-210	43,995	1.01	Vacant	R-BA	NA	0.5	NA		2.20	0		
Lot 29 ptn (Cooper Pugged)	007-570-220	25,264	0.58	Vacant	R-BA	NA	0.5	NA		1.26	0		
Lot 28 ptn. (Leung)	007-570-240	23,958	0.55	Vacant	R-BA	NA	0.5	NA		1.20	0		
Annis Rd. PS (Nijem)	007-570-280	13,982	0.321	Vacant	R-BA	NA	0.5	NA		0.70	0	"Paper street"	
Totals									NA	55.34	0		

APPENDIX F.
Environmental Assessment

**TABLE F.1
Housing Element Environmental Assessment
By Subarea and Zoning District**

(NI = No Impact, LTS = Less than Significant Impact)

Subarea	Zoning District	Environmental Issue																			
		Aesthetics	Agri-culture	Air Quality	Biological Resources	Cultural Resources	Geology & Soils	Green-house Gas Emissions	Hazards & Hazardous Materials	Hydrology & Water Quality	Land Use & Planning	Mineral Resources	Noise	Population & Housing	Public Services	Recreation	Transportation & Traffic	Utilities & Service Systems	Mandatory Findings		
Central Brisbane	R-1	LTS	NI	LTS	LTS	LTS	LTS: BMC & CBC	LTS	LTS	LTS	LTS	NI	LTS	LTS	LTS	LTS	LTS: H.H.1.a	LTS	LTS		
	R-2	LTS		LTS	LTS	LTS	LTS	LTS	LTS	LTS		LTS	LTS	LTS	LTS	LTS	LTS			LTS: H.H.1.a	
	R-3	LTS		LTS	LTS	LTS	LTS	LTS	LTS	LTS		LTS	LTS	LTS	LTS	LTS	LTS			LTS	LTS: H.H.1.a
Southwest Bayshore	R-MHP (new)	LTS		LTS	LTS: HCP	LTS	LTS: BMC & CBC	LTS	LTS	LTS		LTS	LTS	LTS	LTS	LTS	LTS			LTS	LTS: H.H.1.a
	SCRO-1	LTS		LTS	LTS: HCP	LTS	LTS: BMC & CBC	LTS	LTS	LTS		LTS	LTS	LTS	LTS	LTS	LTS			LTS	LTS: H.H.1.a
Northeast Ridge	PD	LTS		LTS	LTS: HCP	LTS	LTS: BMC & CBC	LTS	LTS	LTS		LTS	LTS	LTS	LTS	LTS	LTS			LTS	LTS: H.H.1.a
Brisbane Acres	R-BA	LTS		LTS	LTS: HCP	LTS	LTS: BMC & CBC	LTS	LTS	LTS		LTS	LTS	LTS	LTS	LTS	LTS			LTS	LTS: H.H.1.a
Crocker Park	Park Lane & Park Place AHOs (new)	LTS: H.D.1.c		LTS: CAP	LTS	LTS	LTS: BMC & CBC	LTS: BAAQMD	LTS	LTS: BMC		LTS	LTS	LTS	LTS	LTS	LTS			LTS	LTS: H.H.1.a

BAAQMD = Greenhouse gas emissions would be mitigated by proposed Housing Element Programs H.B.1.a, H.B.1.b, H.B.3.b, H.B.3.c & H.B.3.g, Policy H.B.5, Program H.B.5.a, Policy H.B.9, Programs H.B.9.e, H.B.9.j, H.B.9.k & H.D.1.c, Policy H.E.1, Program H.E.1.d, Policy H.F.1, Programs H.F.1.a, H.F.2.a, H.F.2.c & H.F.4.a, Policy H.H.1; Program H.H.1.a, Policy H.I.1 and Programs H.I.1.b & H.I.1.c, per the Bay Area Air Quality Management District's 2012 CEQA Air Quality Guidelines and the California Air Pollution Control Officers Association's 2009 Model Policies for Greenhouse Gases in General Plans

BMC = Although the proposed R-4 and NCRO-3 Districts are within a 100-year flood zone, recent development projects have demonstrated that construction is feasible above calculated base flood elevations in compliance with Brisbane Municipal Code Chapter 15.56.
BMC & CBC = Brisbane Municipal Code Chapter 15.01 requires geotechnical/engineering studies for grading in areas of potential landsliding, liquefaction and expansive soils. California Building Code Chapter 16 and Sections 1803.5.3 & 1803.6 require soils investigations for construction in areas of potential landsliding, liquefaction and expansive soils.

CAP = Air quality impacts would be mitigated by proposed Housing Element Programs H.B.1.a, H.B.1.b & H.B.3.g & Policy H.B.5, Program H.B.5.a, Policy H.B.9, Programs H.B.9.k, H.D.1.c & H.D.2.a, Policy H.E.1 and Programs H.E.1.d, H.F.1.a, H.F.2.a, H.F.2.c & H.F.4.a, per the 2010 Bay Area Clean Air Plan, the Bay Area Air Quality Management District's 2012 CEQA Air Quality Guidelines & the Air Resources Board's 2005 Air Quality and Land Use Handbook.

CBC = California Building Code Section 1207 and 2013 California Residential Code Appendix K require that attached residential units have walls and floor/ceiling assemblies with a sound transmission class of not less than 50 for airborne noise.

HCP = Compliance with the San Bruno Mountain Area Habitat Conservation Plan will mitigate impacts upon endangered species habitat, if any.

H.D.1.c = District regulations adopted per proposed Housing Element Program H.D.1.c will address scenic vistas, respect for natural topography, vegetation screening/buffers, light pollution, air filtration systems, and fire-resistant landscaping

H.H.1.a = Housing Element Program H.H.1.a would require projects generating traffic that would impact the Bayshore Boulevard/San Bruno Avenue intersection to contribute their fair share toward the cost of reconfiguration and signalization of this intersection.

TABLE F.2
Housing Element Environmental Assessment
By Proposed Program
(NI = No Impact, LTS = Less than Significant Impact)

Program	Description	Net New Unit Potential*	Environmental Impacts																	
			Aesthetics	Agriculture	Air Quality	Biological Resources	Cultural Resources	Geology & Soils	Greenhouse Gas Emissions	Hazards & Hazardous Materials	Hydrology & Water Quality	Land Use & Planning	Mineral Resources	Noise	Population & Housing	Public Services	Recreation	Transportation & Traffic	Utilities & Service Systems	Mandatory Findings
H.A.1.a	Non-discrimination	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.A.1.b	Public information	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.1.a & H.B.1.b	New Park Place Mixed Use Affordable Housing Overlay	48-70	LTS with H.D.1.c	NI	Pre-mitigation **	LTS	LTS	LTS: BMC & CBC	Pre-mitigation **	LTS	LTS: BMC	LTS with H.B.1.c	NI	LTS: CBC	LTS with H.B.1.c	LTS	LTS	LTS	LTS	LTS
	New Park Lane Residential Affordable Housing Overlay	180-250	LTS with H.D.1.c	NI	Pre-mitigation **	LTS	LTS	LTS: BMC & CBC	Pre-mitigation **	LTS	LTS: BMC	LTS with H.B.1.c	NI	LTS	LTS with H.B.1.c	LTS	LTS	LTS	LTS	LTS
H.B.1.c	General Plan land use amendments	See H.B.1.a & H.B.1.b	LTS with H.D.1.c	NI	LTS with H.B.1.a & H.B.1.b	LTS	LTS	LTS: BMC & CBC	LTS with H.B.1.a & H.B.1.b	LTS	LTS: BMC	Pre-Mitigation **	NI	LTS	LTS	LTS	LTS	LTS	LTS	LTS
H.B.1.d	Second Unit affordability	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.1.e	Encourage Second Units	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.1.f	Transitional, supportive & manufactured housing	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.1.g	SRO Units in SCRO-1 District	No change: see BMC Section 17.16.030. A.11	LTS	NI	LTS	LTS: HCP	LTS	LTS: BMC & CBC	LTS	LTS	LTS	LTS	NI	LTS: CBC	LTS	LTS	LTS	LTS	LTS	LTS
H.B.1.h	Outreach program	N/A	LTS	NI	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	NI	LTS	LTS	LTS	LTS	LTS	LTS	LTS
H.B.1.i	Rezoning: R-MHP District	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.2.a	Preserve affordable units	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation **	NI	NI	NI	NI	NI
H.B.3.a	Housing sites for seniors & persons with disabilities	N/A	LTS	NI	LTS	LTS	LTS	LTS: BMC & CBC	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.3.b	Parking for senior housing	N/A	NI	NI	NI	NI	NI	NI	Pre-mitigation **	NI	NI	NI	NI	NI	NI	NI	NI	LTS	NI	NI
H.B.3.c	Parking for units for persons with disabilities	N/A	NI	NI	NI	NI	NI	NI	Pre-mitigation **	NI	NI	NI	NI	NI	NI	NI	NI	LTS	NI	NI
H.B.3.d	Accessibility exceptions	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.3.e	Convalescent homes in R-SWB District	N/A	LTS	NI	LTS	LTS: HCP	LTS	LTS: BMC & CBC	LTS	LTS	LTS	LTS	NI	LTS: CBC	LTS	LTS	LTS	LTS	LTS	LTS
H.B.3.f	Shared housing	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.3.g	Special needs housing	N/A	NI	NI	Pre-mitigation **	NI	NI	NI	Pre-mitigation **	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.3.h	County homeless Programs	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.3.i	Emergency shelters in R-SWB District	N/A	LTS	NI	LTS	LTS: HCP	LTS	LTS: BMC &	LTS	LTS with H.B.1.b &	LTS	LTS	NI	LTS: CBC	LTS	LTS	LTS	LTS	LTS	LTS

Table F2: Housing Element Environmental Assessment by Proposed Program
(NI = No Impact, LTS = Less than Significant Impact)

Program	Description	Net New Unit Potential*	Environmental Impacts																		
			Aesthetics	Agriculture	Air Quality	Biological Resources	Cultural Resources	Geology & Soils	Greenhouse Gas Emissions	Hazards & Hazardous Materials	Hydrology & Water Quality	Land Use & Planning	Mineral Resources	Noise	Population & Housing	Public Services	Recreation	Transportation & Traffic	Utilities & Service Systems	Mandatory Findings	
									CBC	H.D.1.d											
H.B.3.j	Priority water & sewer service	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation **	NI
H.B.4.a	Condo conversions	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation **	NI
H.B.4.b	Inclusionary housing	N/A	NI	NI	NI	NI	NI	NI	Pre-mitigation **	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.5.a	Density bonus	Undetermined	LTS	NI	Pre-mitigation **	LTS	LTS	LTS	Pre-mitigation **	LTS	LTS	LTS	NI	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS
H.B.6.a	Study hillside development	N/A	NI	NI	NI	NI	NI	Pre-mitigation**	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.7.a	Affordable housing programs	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.7.b	Non-profit housing	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.7.c	Home equity program	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.8.a	County rental assistance programs	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.9.a	Non-profit housing	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.9.b	Land bank	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.9.c	PFP District	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.9.d	Rehabilitation	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.9.e	Subsidize development	N/A	NI	NI	NI	NI	NI	NI	Pre-mitigation **	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.9.f	First-time homebuyer program	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.9.g	County rehabilitation programs	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.9.h	Self-help projects	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.9.i	Leverage	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.9.j	Retrofit loans & grants for special needs	N/A	NI	NI	NI	NI	NI	NI	Pre-mitigation **	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.9.k	Fee subsidies	N/A	NI	Pre-mitigation **	NI	NI	NI	NI	Pre-mitigation **	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.9.l	State and Federal programs	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.C.1.a	Safety program	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.C.1.b	Publicize rehab loan programs	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI

Table F2: Housing Element Environmental Assessment by Proposed Program
(NI = No Impact, LTS = Less than Significant Impact)

Program	Description	Net New Unit Potential*	Environmental Impacts																	
			Aesthetics	Agriculture	Air Quality	Biological Resources	Cultural Resources	Geology & Soils	Greenhouse Gas Emissions	Hazards & Hazardous Materials	Hydrology & Water Quality	Land Use & Planning	Mineral Resources	Noise	Population & Housing	Public Services	Recreation	Transportation & Traffic	Utilities & Service Systems	Mandatory Findings
H.C.1.c	Nonconforming uses & structures	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.C.1.d	NCRO-2 District rehab programs	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.D.1.a	Infrastructure master plans	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation**	NI
H.D.1.b	Dwelling groups	N/A	LTS	NI	LTS	LTS	NI	LTS	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.D.1.c	Regulations for new zoning districts	N/A	Pre-mitigation**	NI	Pre-mitigation**	LTS: HCP	LTS	LTS: BMC & CBC	Pre-mitigation**	NI	NI	Pre-mitigation**	NI	LTS: CBC	LTS	LTS	LTS	Pre-mitigation**	Pre-mitigation**	LTS
H.D.2.a	Zoning regulation amendments	N/A	NI	NI	Pre-mitigation**	NI	NI	NI	Pre-mitigation**	Pre-mitigation**	NI	NI	NI	Pre-mitigation**	NI	NI	NI	Pre-mitigation**	NI	NI
H.E.1.a	Mixed-use and live-work housing	Undetermined	LTS	NI	Pre-mitigation**	LTS	LTS	LTS	LTS	NI	LTS	LTS	NI	LTS	LTS	LTS	LTS	Pre-mitigation**	LTS	LTS
H.E.1.b	Residential uses in mixed-use districts	Undetermined	NI	NI	Pre-mitigation**	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation**	NI	NI
H.E.1.c	General Plan/Southwest Bayshore	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.E.1.d	Transit oriented development zoning	See H.B.1.a	LTS	NI	Pre-mitigation**	LTS	LTS	LTS	Pre-mitigation**	NI	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation**	NI	NI
H.F.1.a	Green building ordinance	N/A	NI	NI	Pre-mitigation**	NI	NI	NI	Pre-mitigation**	NI	NI	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation**	NI
H.F.2.a	Energy conservation	N/A	NI	NI	Pre-Mitigation**	NI	NI	NI	Pre-mitigation**	NI	NI	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation**	NI
H.F.2.b	Encourage retrofitting	N/A	NI	NI	NI	NI	NI	NI	Pre-mitigation**	NI	NI	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation**	NI
H.F.2.c	Energy efficiency	N/A	NI	NI	Pre-Mitigation**	NI	NI	NI	Pre-mitigation**	NI	NI	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation**	NI
H.F.3.a	Water conservation	N/A	NI	NI	NI	NI	NI	NI	Pre-mitigation**	NI	NI	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation*	NI
H.F.3.b	Water conserving retrofits	N/A	NI	NI	NI	NI	NI	NI	Pre-mitigation**	NI	NI	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation**	NI
H.F.3.c	Water conserving measures for new units	N/A	NI	NI	NI	NI	NI	NI	Pre-mitigation**	NI	NI	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation**	NI
H.F.4.a	Natural heating & cooling, solar access	N/A	NI	NI	Pre-mitigation**	NI	NI	NI	Pre-mitigation**	NI	NI	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation**	NI
H.G.1.a	Cooperate with MTC & ABAG	N/A	NI	NI	NI	NI	NI	NI	Pre-mitigation**	NI	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation**	NI	NI
H.G.1.b	Cooperate with C/CAG	N/A	NI	NI	NI	NI	NI	NI	Pre-	NI	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation	NI	NI

Table F2: Housing Element Environmental Assessment by Proposed Program
(NI = No Impact, LTS = Less than Significant Impact)

Program	Description	Net New Unit Potential*	Environmental Impacts																		
			Aesthetics	Agriculture	Air Quality	Biological Resources	Cultural Resources	Geology & Soils	Greenhouse Gas Emissions	Hazards & Hazardous Materials	Hydrology & Water Quality	Land Use & Planning	Mineral Resources	Noise	Population & Housing	Public Services	Recreation	Transportation & Traffic	Utilities & Service Systems	Mandatory Findings	
										mitigation **								**			
H.H.1.a	Mitigation costs	N/A	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation **	NI	NI	NI	NI	NI	Pre-mitigation **	Pre-mitigation **	NI	Pre-mitigation **	Pre-mitigation **	NI
H.H.1.b	Fiscal impact studies	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation **	Pre-mitigation **	NI	NI	Pre-mitigation **	NI
H.H.2.a	Environmental protection	N/A	Pre-mitigation **	NI	NI	Pre-mitigation **	Pre-mitigation **	Pre-mitigation **	NI	Pre-mitigation **	Pre-mitigation **	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.H.2.b	Clustered development	N/A	LTS	NI	LTS: HCP	Pre-mitigation **	LTS	LTS: BMC & CBC	LTS	LTS	LTS	LTS	NI	LTS: CBC	LTS	LTS	LTS	LTS	LTS	LTS	LTS
H.H.2.c	Safety & Conservation Elements	N/A	NI	NI	NI	NI	NI	NI	NI	NI	Pre-Mitigation **	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.I.1.a	Permit processing	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.I.1.b	Parking requirements	N/A	NI	NI	Pre-mitigation **	NI	NI	NI	NI	Pre-mitigation **	NI	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation **	NI	NI
H.I.1.c	Second unit parking	N/A*	NI	NI	Pre-mitigation **	NI	NI	NI	NI	Pre-mitigation **	NI	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation **	NI	NI
H.I.1.d	Design Permit findings	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.I.1.e	Nonconforming structures	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.I.1.f	Staffing	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.I.1.g	Notify City's water & sewer provider	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation **	NI
H.I.1.h	Annual report	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation **	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.I.2.a	Intra-agency constraints	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.I.2.b	Work with League of California Cities	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI

NOTES:
 *This is not applicable (N/A) to programs that would not result in additional units not already possible under existing zoning. The potential impacts of units already possible under existing zoning are not addressed in this review, but will be subject to project-specific environmental review.
 **Programs integral to the Housing Element (as opposed to those incorporated subsequently) that act to mitigate potential impacts are described here as premitigation.
 HCP = Compliance with the San Bruno Mountain Area Habitat Conservation Plan will mitigate impacts upon endangered species habitat, if any.
 BMC & CBC = Brisbane Municipal Code Chapter 15.01 requires geotechnical/engineering studies for grading in areas of potential landsliding, liquefaction and expansive soils. California Building Code Section 1802 requires soils investigations for construction in areas of potential landsliding, liquefaction and expansive soils.
 BMC = Although the proposed overlays are within a 100-year flood zone, recent development projects have demonstrated that construction is feasible above calculated base flood elevations in compliance with Brisbane Municipal Code Chapter 15.56.
 CBC = California Building Code Section 1207 and 2013 California Residential Code Appendix K require that attached residential units have walls and floor/ceiling assemblies with a sound transmission class of not less than 50 for airborne noise.
 TBD = To be determined at a later time, not covered by the Housing Element