



## CITY COUNCIL AGENDA REPORT

**Meeting Date:** March 16, 2023

**From:** John Swiecki, Community Development Director

**Subject:** 2022 Annual Housing Element Progress Report

### **Community Goal/Result**

Community Building - Brisbane will honor the rich diversity of our city (residents, organizations, businesses) through community engagement and participation

### **Purpose**

To comply with reporting requirements of State law.

### **Recommendation**

Direct staff to submit the 2022 Housing Element Annual Progress Report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).

### **Background/Discussion**

The City is required to prepare an annual report to the State on the City's progress in implementing the 2015-2022 Housing Element (which was adopted April 2, 2015), using the format adopted by HCD. Government Code Section 65400(a)(2)(B) requires that the City hold a public meeting on the report before submitting it to HCD and OPR by the April 1st deadline.

### **Housing Element APR**

Historically, State-mandated Housing Element annual reports have tracked the number of building permits issued for housing units in a given calendar year towards Brisbane's Regional Housing Needs Allocation (RHNA), as well as an update on the implementation status of each Housing Element program. Changes in State housing law require the City to submit additional data not required prior to last year, including Local Early Action Planning (LEAP) Reporting and a list of locally owned or controlled lands declared surplus or identified as excess pursuant to Government Code sections 54221 and 50569, respectively (see Tables G and H of Appendix A of the attached report).

As detailed in the attached report, in 2022 the City issued building permits for two very low-income units, two low-income units, two moderate-income units and four above moderate-income unit, and 96% of the Housing Element programs have been completed or are implemented on a continuous basis. There are no programs that are on hold or not started and the remaining 4% include three programs that are underway and are anticipated to be completed either this year or in 2024. This the last annual progress report for 2015- 2022 Housing Element planning period and the City has met 72% of its RHNA, with most production reported within the

moderate- or above moderate-income categories. Four building permits have been issued for low- or very low-income units during the current Housing Element planning period.

**Fiscal Impact**

None.

**Measure of Success**

Submittal of the 2022 Housing Element Annual Progress Report to HCD and OPR within the deadline prescribed by State law.

**Attachments**

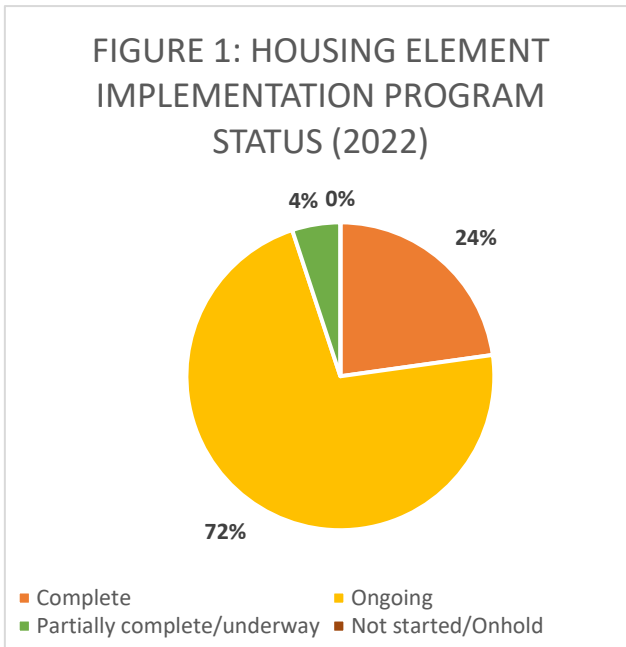
1. Housing Element Annual Progress Report
  - Housing Element Annual Progress Report Tables (Appendix A)

*John Swiecki*  
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John Swiecki, Community Development Director

*Clayton L. Holstine*  
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Clay Holstine, City Manager

### Housing Element

The 2014 Housing Element was adopted on April 2, 2015 and covers the 2015 to 2022 planning cycle. It has been certified by the State Department of Housing & Community Development (HCD) as meeting all requirements of State law. The Housing Element contains 79 programs, many of which are implemented or ongoing. Table 1 and Figure 1 below offer a snapshot of the Housing Element implementation progress while Appendix A provides the complete breakdown of the implementation progress and housing entitlement and construction approvals for the 2022 calendar year.



**Table 1: Housing Element Implementation Progress Snapshot 2022**

Program Status	Total Number	% of Total
Complete	19	24%
Ongoing	57	72%
Partially Complete/Underway	3	4%
Not Started/On Hold	0	0%
<b>Total</b>	<b>79</b>	<b>100%</b>

### Regional Housing Need

The City is required to report certain housing information in accordance with State Housing Element Law (Government Code Sections 65583 and 65584) and the State HCD's guidelines for reporting the City's progress toward meeting its regional housing needs. The Association of Bay Area Governments has adopted a Regional Housing Needs Allocation (RHNA), pursuant to Government Code Section 65584, for all jurisdictions within San Mateo County to provide housing for the projected population growth within the region. Brisbane's share of the regional housing need was allocated at 83 new housing units for the 8-year period between 2015 and 2022, including 15 units affordable to moderate-income households, 13 units affordable to low-income households, and 25 affordable to very-low-income households.

At the end of the eight-year, 2015 - 2022 Housing Element planning period, Brisbane has met 72% of its RHNA. Brisbane's progress in meeting RHNA and its unmet RHNA need at the end of 2022 is shown in Table 2. Table B of Appendix A indicates the number of building permits issued by income level from 2015 - 2022.

**Table 2: 2022 Progress in Meeting Regional Housing Needs 2015-2022**

Income Group	Regional Housing Need 2015-22	Permits Issued 2022	Need Met thru 12/31/22	Remaining Need at end of 2022	% of 2015-22 Regional Housing Need Met
Very Low	25	2	2	23	1%
Low	13	2	2	11	15%
Moderate	15	2	29	0	193%
Above Moderate	30	4	27	3	90%
<b>Total Units</b>	<b>83</b>	<b>10</b>	<b>60</b>	<b>37</b>	<b>72%</b>

### Accessory Dwelling Unit Affordability

A study conducted by the Association of Bay Area Governments (ABAG) from September 2021 found that ADUs are rented at a variety of rates and often meet lower income affordability requirements based on the incomes of the occupants and/or their rental rates. The study found that a Bay Area jurisdiction can, conservatively, use 30% very low, 30% low, 30% moderate and 10% above moderate for ADUs. While the State has not officially approved the conclusions of this study, it has agreed that jurisdictions can allocate ADUs towards a range of income levels. Table 3 shows Brisbane's progress in meeting RHNA and its unmet RHNA need at the end of 2022 utilizing the study's recommended affordability level for all ADUs permitted during the 2015-2022 planning cycle. Notably, the City is much closer towards meeting its very low- and low-income housing needs when utilizing the study's recommended affordability levels and it also results in a lower remaining need at the end of the planning cycle.

**Table 3: 2022 Progress in Meeting Regional Housing Needs 2015-2022 utilizing 2021 ABAG Study on ADU affordability**

Income Group	Regional Housing Need 2015-22	Need Met thru 12/31/22	Remaining Need at end of 2022	% of 2015-22 Regional Housing Need Met
Very Low	25	10	15	40%
Low	13	10	3	77%
Moderate	15	10	5	67%
Above Moderate	30	30	0	100%
<b>Total Units</b>	<b>83</b>	<b>60</b>	<b>23</b>	<b>72%</b>

### Attachments

Appendix A: Housing Element Annual Progress Report Tables













## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

<b>Jurisdiction</b>	Brisbane	
<b>Reporting Year</b>	2022	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	01/31/2015 - 01/31/2023

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	25	-	-	-	-	-	-	-	-	-	2	23	
	Non-Deed Restricted		-	-	-	-	-	-	-	2	-			
Low	Deed Restricted	13	-	-	-	-	-	-	-	-	-	2	11	
	Non-Deed Restricted		-	-	-	-	-	-	-	2	-			
Moderate	Deed Restricted	15	-	-	-	-	-	-	-	-	-	29	-	
	Non-Deed Restricted		1	3	3	5	6	2	7	2	-			
Above Moderate		30	-	2	4	4	1	6	1	5	4	-	27	3
<b>Total RHNA</b>		<b>83</b>												
<b>Total Units</b>			-	3	7	7	6	12	3	12	10	-	60	37
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5	6										7	
Extremely low-Income Need		Extremely low-Income Need	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		13	-	-	-	-	-	-	-	-	-	-	13	

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).



## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Jurisdiction		Brisbane	
Reporting Year		2022	(Jan. 1 - Dec. 31)
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b>			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program H.I.1.g: Inform water/sewer provider	Deliver Housing Element to water and sewer providers	Upon adoption	Completed April 2015.
Program H.I.1.h: Annual Report	Prepare annual progress report	Annually	Annual Report for 2021 calendar year delivered to California Department of Housing and Community Development and Governor's Office of Planning and Research prior to April 1, 2022 deadline.
Program H.I.2.a: Housing constraints	Advise outside agencies regarding unnecessary constraints	Ongoing	Ongoing as development projects are submitted for consideration.
Program H.I.2.b: League of Cities	Work with League of Cities to identify and address housing constraints due to preemption of outside agencies	Ongoing	Ongoing advocacy through membership in League of Cities.
Program H.A.1.a: Fair housing information	Inform public through website and other means	Ongoing	Fair housing information and resources available on dedicated webpage. Housing Element available on City website, <a href="http://www.brisbaneca.org">www.brisbaneca.org</a> .
Program H.A.1.b: Other housing information	Inform public on housing policies and opportunities	Ongoing	Housing opportunities and resources in the City and County and Housing Element containing City housing policies are posted on dedicated webpages on City website, <a href="http://www.brisbaneca.org">www.brisbaneca.org</a> .
Program H.B.1.a: Rezoning	Accommodate RHNA shortfall	1/31/2016	Required overlay zoning incorporated into Parkside Precise Plan adopted 10/30/2017. Implementing zoning adopted via Ordinance 624 2/1/2018.
Program H.B.1.b: Zoning for current RHNA	Accommodate RHNA	5/31/2018	Existing zoning regulations will accommodate remainder of 2015-2023 RHNA. Overlay zoning for shortfall accommodated in implementation of H.B.1.a (above)
Program H.B.1.c: General Plan revisions	Land Use Element consistency	1/31/2016	General Plan amendments to implement rezoning pursuant to H.B.1.a adopted via Ordinance 624 2/1/18

Program H.B.1.d: Second Units	Monitor ADU affordability	Annually	ADU rent survey conducted in January 2022. Survey respondents reported occupied units rented at BMR rent or no rent at all.
Program H.B.1.e: Second Units	Encourage ADUs	5/31/2018	City Council adopted zoning text amendments to streamline ADU regulations via Ordinance 626 on 5/17/18. City Council adopted Ordinance 653 on 10/15/2020 to allow ADUs in all residential zoning districts.
H.B.1.f: Definitions	Update definition of single-family dwelling to comply with CHSC Sec. 17021.5	1/1/2016	Ordinance 606 adopted by City Council on 4/21/2016
Program H.B.1.g: SRO's	Amend SCRO-1 District to permit Single Room Occupancy units as conditional use.	12/1/2018	Ordinance 622 adopted by City Council on 11/2/2017
Program H.B.1.h: Encourage development	Outreach to encourage private redevelopment in new affordable housing overlays and SCRO-1 district.	As new zoning regulations are adopted.	City engaged with property owners consistently throughout Parkside Precise Plan process. City maintains informational webpages and handouts on PAOZ overlay districts and SCRO-1 district.
Program H.B.1.i: Mobilehomes	Rezone mobilehome park to R-MHP District for mobilehome use only.	12/31/2018	City Council adopted zoning map and text amendments to rezone mobile home park R-MHP via Ordinance 630 adopted 12/6/18.
Program H.B.2.a; "At risk" affordable units	Preserve affordable units.	Ongoing	None at risk within planning period.
Program H.B.3.a: Special needs housing	Identify suitable sites	Ongoing	Opportunities considered on a case-by-case basis but constrained by limited funding opportunities and limited land/site availability. City continues to hold exploratory discussions with school district and regional housing trust regarding potential teacher/district employee housing on city-owned sites.
Program H.B.3.b: Parking for senior housing	Reduce parking requirement	12/1/2015	Ordinance 576 adopted May 19, 2016.
Program H.B.3.c: Parking for accessible units	Reduce parking requirement	12/1/2015	Ordinance 576 adopted May 19, 2016.
Program H.B.3.d: Reasonable accommodation	Minimize constraints	Ongoing	Ordinance 558 adopted April 2011.
Program H.B.3.e: Convalescent homes	Permit as conditional use in SCRO-1 district	12/31/2018	Convalescent homes are conditionally permitted in SCRO-1 district.
Program H.B.3.f: HIP Housing	Support Human Investment Program (HIP) shared housing program.	Ongoing	Updated information and rental listings posted regularly on City website <a href="http://www.brisbaneca.org">www.brisbaneca.org</a> .
Program H.B.3.g: Density bonus	Encourage special needs housing	Ongoing	Coordinating with H.B.5.a. No density bonuses requested during reporting period.

<b>Program H.B.3.h: Continuum of Care/HEART</b>	<b>Shelter and serve the homeless</b>	<b>Ongoing</b>	<b>City is member agency of HEART and information is linked on <a href="http://www.brisbaneca.org">www.brisbaneca.org</a>.</b>
<b>Program H.B.3.i: Emergency Shelters</b>	<b>Allow in SCRO-1 district</b>	<b>Ongoing</b>	<b>Ordinance 443 adopted in 2000 allows emergency shelters as permitted use in the SCRO-1 district.</b>
<b>Program H.B.3.j: Water and sewer service</b>	<b>Adopt policies to prioritize affordable units</b>	<b>12/1/2017</b>	<b>Department of Public Works adopted administrative policies consistent with Program requirements 12/28/2017</b>
<b>Program H.B.4.a: Condominium conversions</b>	<b>Maintain affordable rental units</b>	<b>Ongoing</b>	<b>Ordinance 566 adopted October 2013 requires Use Permit for condominium conversions.</b>
<b>Program H.B.4.b: Inclusionary Housing</b>	<b>Update Inclusionary Housing Ordinance</b>	<b>12/31/2016</b>	<b>Planning Commission public hearing on 4/25/2019 recommended City Council approval of revisions to inclusionary housing and density bonus ordinance (file RZ-5-18). City engaged consultant in December 2019 to update feasibility study for inclusionary in-lieu fee. City engaged consultant in August 2021 to complete Affordable Housing Strategic Plan, including evaluation of draft inclusionary housing ordinance. Revised ordinance will be considered by City Council in fall 2023. Combined with H.B.5.a below</b>
<b>Program H.B.5.a: Density bonus</b>	<b>Expand program per AB 2280</b>	<b>12/31/2016</b>	<b>See program H.B.4.b above</b>
<b>Program H.B.6.a: Hillside development</b>	<b>Reduce development costs</b>	<b>Ongoing</b>	<b>City received SB 2 Planning Grants Program approval to conduct district-wide biological assessment for hillside lots in SCRO-1 zoning district to streamline housing development application processing. Biological assessment completed in spring 2021 and adoption of operating program is anticipated first quarter of 2024 pending consultation with San Mateo County Parks and US Fish and Wildlife.</b>
<b>Program H.B.7.a: Affordable housing information</b>	<b>Encourage affordable housing</b>	<b>Ongoing</b>	<b>Housing Element available on <a href="http://www.brisbaneca.org">www.brisbaneca.org</a>. Housing Element progress webpage contains opportunity site information and handouts</b>
<b>Program H.B.7.b: Private/non profit partnerships</b>	<b>Encourage affordable housing</b>	<b>Ongoing</b>	<b>Housing Element available on <a href="http://www.brisbaneca.org">www.brisbaneca.org</a>. City held exploratory discussions with HEART and school district in 2018 regarding potential teacher/district employee housing on city-owned site.</b>
<b>Program H.B.7.c: Project Sentinel</b>	<b>Housing counseling and budget training for seniors and low/mod income households</b>	<b>Ongoing</b>	<b>Information on Project Sentinel's programs is available on <a href="http://www.brisbaneca.org">www.brisbaneca.org</a></b>
<b>Program H.B.8.a: Section 8 rent subsidies</b>	<b>Keep informed of opportunities from County</b>	<b>Ongoing</b>	<b>Ongoing coordination with County Housing Department and Housing Authority as opportunities arise</b>
<b>Program H.B.9.a: City/non profit partnerships</b>	<b>Develop relationships with nonprofit housing organizations</b>	<b>Annually</b>	<b>Housing Element available on <a href="http://www.brisbaneca.org">www.brisbaneca.org</a>. City held exploratory discussions with HEART and school district in 2018 regarding potential teacher/district employee housing on city-owned site.</b>

<b>Program H.B.9.b: Land banking</b>	<b>Acquire sites for affordable housing</b>	<b>Ongoing</b>	<b>On hold pending establishment of ongoing funding source.</b>
<b>Program H.B.9.c: Public parks and facilities</b>	<b>Reserve surplus lands for housing development</b>	<b>12/1/2017</b>	<b>Incorporate into General Plan Update, 2024.</b>
<b>Program H.B.9.d: Rehab housing</b>	<b>Preserve/provide affordable units</b>	<b>Ongoing</b>	<b>Opportunities considered on a case-by-case basis but constrained by limited funding.</b>
<b>Program H.B.9.e: Affordable housing subsidies</b>	<b>Investigate subsidies for mixed use or residential projects</b>	<b>Annually, as part of the budget process</b>	<b>None identified in 2022. City Council considering affordable housing master plan (started in 2021) in 2023 to program affordable housing funds. Adoption of the plan expected in second quarter of 2023.</b>
<b>Program H.B.9.f: HEART</b>	<b>Subsidize mortgage costs for first-time homebuyers</b>	<b>Ongoing</b>	<b>City is a current member of HEART.</b>
<b>Program H.B.9.g: County rehab programs</b>	<b>Preserve affordable housing</b>	<b>Annually</b>	<b>Ongoing coordination with County Housing Department as opportunities arise.</b>
<b>Program H.B.9.h: Self-help/sweat equity programs</b>	<b>Preserve and provide affordable units</b>	<b>Ongoing</b>	<b>Opportunities considered on a case-by-case basis but constrained by limited funding.</b>
<b>Program H.B.9.i: Leveraging low/mod funds</b>	<b>Match state/federal programs</b>	<b>Ongoing</b>	<b>Opportunities considered on a case-by-case basis but constrained by limited funding.</b>
<b>Program H.B.9.j: Special needs loans/grants</b>	<b>Retrofit existing units</b>	<b>Ongoing</b>	<b>Opportunities considered on a case-by-case basis but constrained by limited funding.</b>
<b>Program H.B.9.k: Fee schedule</b>	<b>Subsidize affordable housing</b>	<b>Annually, as part of the budget process</b>	<b>Development fee waiver requests are considered as projects are submitted. No fee waiver requests were received in 2022.</b>
<b>Program H.B.9.l: State and Federal programs</b>	<b>Encourage affordable housing</b>	<b>Ongoing</b>	<b>City evaluates projects for eligibility for State/Federal funding programs and potential matches as projects arise. No such projects were eligible in 2022.</b>
<b>Program H.C.1.a: Voluntary code inspection program</b>	<b>Identify basic life safety problems</b>	<b>Ongoing</b>	<b>Ongoing coordination with North County Fire Authority.</b>
<b>Program H.C.1.b: Low-interest rehab loan program</b>	<b>Publicize and encourage use.</b>	<b>Ongoing</b>	<b>Brochures available at Building and Planning Counter and information available on <a href="http://www.brisbaneca.org">www.brisbaneca.org</a></b>
<b>Program H.C.1.c: Nonconforming provisions</b>	<b>Encourage maintenance of nonconforming units</b>	<b>Ongoing</b>	<b>Ordinance 576 adopted May 19, 2016.</b>

<b>Program H.C.1.d: NCRO-2 district rehab</b>	<b>Encourage maintenance of units</b>	<b>Ongoing</b>	<b>Ongoing coordination with County Housing Department. No opportunities identified in 2022.</b>
<b>Program H.D.1.a: Infrastructure Master Plans</b>	<b>Update residential infrastructure</b>	<b>Ongoing</b>	<b>Ongoing coordination with Public Works Department.</b>
<b>Program H.D.1.b: Dwelling Groups</b>	<b>Allow in R-2, R-3, SCRO-1, and new affordable housing overlays</b>	<b>12/31/2018</b>	<b>Parkside Plan adopted 10/30/2017. Implementing housing overlay zones allow dwelling groups, Ordinance 624 adopted 2/1/2018. R-2, R-3, and SCRO-1 currently allow dwelling groups.</b>
<b>Program H.D.1.c: Affordable Housing Overlays</b>	<b>Guidelines for affordable housing overlay zoning</b>	<b>1/31/2016</b>	<b>Parkside Plan adopted 10/30/2017, contains housing overlay development regulations and design guidelines. Implementing zoning Ordinance 624 adopted 2/1/2018.</b>
<b>Program H.D.2.a: Affordable Housing Overlays</b>	<b>Consider amendments to non-residential zoning districts adjacent to affordable housing overlays.</b>	<b>12/31/2018</b>	<b>No revisions to adjacent districts to PAOZ-1 and PAOZ-2 housing overlays identified in 2022.</b>
<b>Program H.E.1.a: Mixed-use and live/work housing</b>	<b>Encourage mixed use</b>	<b>Ongoing</b>	<b>See H.B.1.a &amp; b. Mixed-use and live-work permitted in most commercial districts. City successfully applied for SB 2 Planning Grants Program funds to create and adopt zoning amendments in the NCRO-2 and SCRO-1 districts to adopt objective design guidelines and development standards and allow residential and mixed-use development by-right. Work completed for SCRO-1 district in 2022 and will continue for NCRO-2 district in 2023.</b>
<b>Program H.E.1.b: Mixed-use development</b>	<b>Encourage mixed use</b>	<b>Ongoing</b>	<b>Mixed use is permitted in NCRO-2 district. See program H.E.1.a above.</b>
<b>Program H.E.1.c: General Plan revisions</b>	<b>Land Use Element consistency for mobilehome park zoning</b>	<b>12/31/2018</b>	<b>See H.B.1.i. No General Plan amendments identified; zoning amendments consistent with existing general plan land use designation.</b>
<b>Program H.E.1.d: Transit-oriented development</b>	<b>Encourage smart growth</b>	<b>General Plan Update</b>	<b>City Council amended General Plan to allow up to 2,200 residential units within 1/2 mile of Bayshore Caltrain Station (GPA-1-18), approximately 26 times the City's current RHNA of 83 units. Factual and consistency updates to multiple GP elements in order to implement GP amendment GP-1-18 was completed in 2020 (GP-1-19). Also see program H.E.1.a above.</b>
<b>Program H.F.1.a: Green building ordinance</b>	<b>Update as needed</b>	<b>Ongoing</b>	<b>City Council adopted Ordinance 643 12/12/2019 to adopt 2019 CBC with local reach provisions including limitations on natural gas in new development. City Council adopted Ordinance 644 on 12/12/2019 to adopt building energy efficiency benchmarking ordinance applicable to commercial and multi-family structures meeting certain size thresholds. Staff annually evaluates CBC and best practices in green building as applicable to local ordinances.</b>
<b>Program H.F.2.a: Energy conservation</b>	<b>Inform public via various means</b>	<b>Ongoing</b>	<b>Resources regularly published on City website, City STAR newsletter, social media pages, and Housing Element is published on <a href="http://www.brisbaneca.org">www.brisbaneca.org</a></b>



<b>Program H.F.2.b: Energy conservation retrofitting</b>	<b>Inform public via various means</b>	<b>Ongoing</b>	<b>Information and Housing Element linked to <a href="http://www.brisbaneca.org">www.brisbaneca.org</a>.</b>
<b>Program H.F.2.c: Renewable energy</b>	<b>Inform public via various means</b>	<b>Ongoing</b>	<b>City joined Peninsula Clean Energy in 2016. Information available on <a href="http://www.brisbaneca.org">www.brisbaneca.org</a></b>
<b>Program H.F.3.a: Water conservation</b>	<b>Inform the public via various means</b>	<b>Ongoing</b>	<b>Ordinance 607 adopted by the City Council on April 7, 2016 updating the City's water conservation in landscaping ordinance. Water conservation information provided on the City's website and advertised in City newsletters and social media accounts.</b>
<b>Program H.F.3.c: Water conservation in multi-family development</b>	<b>Encourage water conservation in landscaping and appliances in multifamily and mixed-use housing</b>	<b>In coordination with program H.F.1.a</b>	<b>Ordinance 607 adopted April 7, 2016 updating City's water conservation in landscaping ordinance. Planning staff advises all applicants of conservation opportunities and requirements in new and re-landscaping projects.</b>
<b>Program H.F.4.a: Natural heating/cooling</b>	<b>Encourage energy conservation</b>	<b>Ongoing</b>	<b>Ordinances 643 and 644 adopted 12/12/2019. See Program H.F.1.a above. Title 24 compliance is enforced and required for all eligible building permit applications.</b>
<b>Program H.G.1.a: Regional Planning</b>	<b>Cooperate in Plan Bay Area process</b>	<b>Ongoing</b>	<b>City actively participated in Plan Bay Area 2050 update in 2020 and 2021.</b>
<b>Program H.G.1.b: Congestion management</b>	<b>Cooperate in implementation of C/CAG Congestion Management Program</b>	<b>Ongoing</b>	<b>Ongoing as development projects are considered.</b>
<b>Program H.H.1.a: Development costs</b>	<b>Minimize costs of development</b>	<b>Ongoing</b>	<b>Ongoing as development projects are considered. City Council to consider study and potential adoption of impact fees in 2023.</b>
<b>Program H.H.1.b: Fiscal impact studies</b>	<b>Study impact of large residential projects on city services</b>	<b>Ongoing</b>	<b>Implemented as new residential projects with potential significant impacts are considered.</b>
<b>Program H.H.2.a: Sensitive/hazardous lands</b>	<b>Identify/mitigate impacts</b>	<b>Ongoing</b>	<b>Ordinance 562 adopted October 2011.</b>
<b>Program H.H.2.b: Clustered development</b>	<b>Promote clustered development in areas near sensitive habitat</b>	<b>Ongoing</b>	<b>Ordinance 562 adopted October 2011 to relax certain development standards if clustered development is pursued.</b>
<b>Program H.H.2.c: Flood hazard management</b>	<b>Comply with CGC Sec. 65302</b>	<b>General Plan update</b>	<b>Incorporated into the Local Hazard Mitigation Plan (LHMP) and General Plan by reference in 2018. LHMP was updated again in 2021.</b>



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Note: ... indicates an optional field  
Cells in grey contain auto-calculation formulas

Jurisdiction	Brisbane	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

**NOTE: SB 9 PROJECTS ONLY.** This table only needs to be completed if there were lot splits applied for pursuant to Government Code 66411.7 OR units constructed pursuant to 65852.21.  
**Units entitled/permitted/constructed must also be reported in Table A2. Applications for these units must be reported in Table A.**

Table I

### Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9)

Project Identifier				Project Type	Date	Unit Constructed				
1				2	3	4				
APN	Street Address	Project Name <sup>†</sup>	Local Jurisdiction Tracking ID <sup>†</sup>	Activity	Date	Very Low Income	Low Income	Moderate Income	Above Moderate Income	
Summary Row: Start Data Entry Below										
7431030	448 Sierra Point Rd	2022-LLA-2		Application for Parcel Map for Lot Split	11/8/2022					

<b>Jurisdiction</b>	Brisbane	
<b>Reporting Year</b>	2022	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	01/31/2015 - 01/31/2023

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	2
Low	Deed Restricted	0
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		4
<b>Total Units</b>		<b>10</b>

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

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
SFA	0	0	0
SFD	1	3	1
2 to 4	0	0	4
5+	0	0	0
ADU	1	7	2
MH	0	0	0
<b>Total</b>	<b>2</b>	<b>10</b>	<b>7</b>

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	12
Number of Proposed Units in All Applications Received:	12
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Cells in grey contain auto-calculation formulas




Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	1
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		1
<b>Total Units</b>		<b>2</b>

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	2
Low	Deed Restricted	0
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		4
<b>Total Units</b>		<b>10</b>

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		5
<b>Total Units</b>		<b>7</b>

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Notes: \* indicates an optional field  
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<b>Jurisdiction</b>	Brisbane	
<b>Reporting Period</b>	2022	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	01/31/2015 - 01/31/2023

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**Table I**

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1				2	3	4			
APN	Street Address	Project Name <sup>†</sup>	Local Jurisdiction Tracking ID <sup>†</sup>	Activity	Date	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Summary Row: Start Data Entry Below									
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<b>Jurisdiction</b>	Brisbane	
<b>Reporting Year</b>	2022	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	01/31/2015 - 01/31/2023

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	2
Low	Deed Restricted	0
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		4
<b>Total Units</b>		<b>10</b>

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

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
SFA	0	0	0
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MH	0	0	0
<b>Total</b>	<b>2</b>	<b>10</b>	<b>7</b>

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<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Cells in grey contain auto-calculation formulas






Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

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Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	1
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		1
<b>Total Units</b>		<b>2</b>

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	2
Low	Deed Restricted	0
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		4
<b>Total Units</b>		<b>10</b>

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		5
<b>Total Units</b>		<b>7</b>