

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 lowincome units, two low-income units, two moderate-income units and four above moderateincome 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 John Swiecki, Community Development Director Clayton L. Holstine Clayton L. Holstine

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.

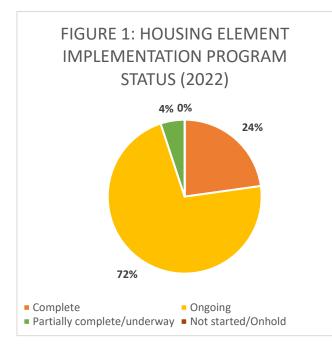


Table 1: Housing Element
Implementation Progress Snapshot 2022

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

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.

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%
Total Units	83	10	60	37	72%

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

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%
Total Units	83	60	23	72%

Attachments

Appendix A: Housing Element Annual Progress Report Tables

Brisbane Housing Element Annual Progress Report Tables 2022 Appendix A

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

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A

Housing Development Applications Submitted

		Project Identif	ier		Unit Ty	Des	Date Application Submitted		Pi	oposed Un	its - Affordal	bility by Hou	isehold Inc	omes		Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bc Applica
		1			2	3	4				5				6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low- Income Deed Restricted		Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	AFFROVED	Total <u>DISAPPROVED</u> Units by Project	Was <u>APPLICATION</u> <u>SUBMITTED</u> Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Ddi the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: St	tart Data Entry Below							0	2	0	3	0	2	5	12	0	0		
	7193050	130 Sierra Point	2021-EX-1		SFD	0	5/13/2021							1	1			No	No
	7461020	100 Lake Street	B201700121		SFD	0	4/27/2022							1	1			No	No
	7461020	100 Lake Street	B201700121		ADU	R	4/27/2022		1						1			No	No
	7243030	158 Santa Clara St	B202000346		SFD	0	4/4/2022							1	1			No	No
	7461070	25 Glen Park Way	B202100211		ADU	R	2/4/2022		1						1			No	No
	7542010	100 Harold Road	B202100329		ADU	R					1				1			No	No
	7271080	343 Mariposa St	B202100356		ADU	R					1				1			No	No
	7321150	360 Klamath St	B202100399		ADU	R							1		1			No	
	7382170	245 San Benito Rd	B202100252		SFD	R								1	1			No	No
	7382180	254 San Benito Rd	B202200096		ADU	R							1		1			No	No
	7284070	265 Monterey St	B202200136		ADU	R	7/13/2022							1	1			No	No
	7560080	3998 Bayshore Blvd	2021-UP-1/EX-2/HCP-1		SFD	0	5/26/2022							1	1			No	
	7283080	213 Visitacion	2022-DP-6		2 to 4	0	1/26/2023							4	4			No	
	7542010	100 Harold Rd	2022-ADU-1		ADU	R	2/17/2022				1				1			No	No
															0				
															0				
															0				
												L			0				
															0				
															0				

					A	nnual Buildiı	ng Activity Rep	oort Summary -	Table A2 New Construc	ction, Entitled,	Permits and (Completed Unit
		Project Identifi	er		Unit Ty							bleted Entitleme
		1			2	3				4		
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted
Summary Row: Sta	art Data Entry Be	low					0) 0	0	1	0	0
	7350310	88 Thomas Ave	18-0702-02		SFD	0						
	7350310	88 Thomas Ave	18-0702-02		ADU	R						ļ
	7362090	661 San Bruno Ave	B201800199		2 to 4	0						
	7281130	300 Monterey	B202000254		ADU	R						
	7193050	130 Sierra Point	2021-EX-1		SFD	0						
	7461020	100 Lake Street	B201700121		SFD	0						l
	7461020 7243030	100 Lake Street 158 Santa Clara St	B201700121 B202000346		ADU SFD	R O						
	7461070	25 Glen Park Way	B202100211		ADU	R						
	7542010	100 Harold Road	B202100329		ADU	R						
	7271080	343 Mariposa St	B202100356		ADU	R						
	7321150	360 Klamath St	B202100399		ADU	R						
	7382170	245 San Benito Rd	B202100252		SFD	R						
	7382180	254 San Benito Rd	B202200096		ADU	R						
	7284070	265 Monterey St	B202200136		ADU	R					1	
	7283080	213 Visitacion	2022-DP-6		2 to 4	0						
	7542010	100 Harold Rd	2022-ADU-1		ADU	R				1		
	7560080	3998 Bayshore Blvd	2021-UP-1/EX-2/HCP- 1		SFD	0						
												├ ────┤
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					Table A2						
		Annual Building	Activity Repo	ort Summary -	New Construc	ction, Entitled	, Permits and	Completed Uni	ts		
	Project Identifie	er		Afford	ability by Hou	sehold Incom	nes - Building	Permits			
						7				8	9
Current APN	Street Address	Project Name ⁺	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
	I		0	2	0	2	0	2	4		10
7350310	88 Thomas Ave	18-0702-02								7/2/2018	0
7350310	88 Thomas Ave	18-0702-02								7/2/2018	
7362090	661 San Bruno Ave	B201800199								12/4/2019	0
7281130	300 Monterey	B202000254							4	5/14/2021	0
7193050	130 Sierra Point	2021-EX-1							1	5/13/2021	1
7461020	100 Lake Street	B201700121		4					1	4/27/2022	1
7461020	100 Lake Street	B201700121		1					4	4/27/2022	1
7243030	158 Santa Clara St	B202000346							1	4/4/2022	1
7461070	25 Glen Park Way	B202100211		1						2/4/2022	1
7542010	100 Harold Road	B202100329				1				4/20/2022	1
7271080	343 Mariposa St	B202100356				1				6/29/2022	1
7321150	360 Klamath St	B202100399						1		3/10/2022	1
7382170	245 San Benito Rd	B202100252							1	1/31/2022	1
7382180	254 San Benito Rd	B202200096						1		12/21/2022	1
7284070	265 Monterey St	B202200136							1	7/13/2022	1
7283080	213 Visitacion	2022-DP-6									0
7542010	100 Harold Rd	2022-ADU-1									0
	3998 Bayshore Blvd										0
	-	 									0
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		Annual Building A	Activity Repor	t Summary - N	New Constru	ction, Entitle	d, Permits a	nd Completed l	Jnits		
	Project Identifi	er			Afford	ability by Ho	usehold Inco	omes - Certifica	tes of Occupa	ncy	
						10				11	12
Current APN	Street Address	Project Name ⁺	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Non Deed Restricted	Moderate- Income Deed Restricted	Deed Restricted	Above Moderate- Income	Occupancy or other forms of readiness (see instructions) <u>Date</u> <u>Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
7050040		40.0700.00	0	0	0	0	0	2	5		7
7350310 7350310	88 Thomas Ave 88 Thomas Ave	18-0702-02 18-0702-02						1	1	7/16/2022 7/16/2022	1
7362090	661 San Bruno Ave								4	8/3/2022	4
7281130	300 Monterey	B202000254						1		9/27/2022	1
7193050	130 Sierra Point	2021-EX-1									0
7461020	100 Lake Street	B201700121									0
7461020	100 Lake Street	B201700121									0
7243030	158 Santa Clara St	B202000346									0
7461070	25 Glen Park Way	B202100211								12/29/2022	0
7542010	100 Harold Road	B202100329									0
7271080	343 Mariposa St	B202100356									0
7321150	360 Klamath St	B202100399									0
7382170	245 San Benito Rd	B202100252									0
7382180	254 San Benito Rd	B202200096									0
7284070	265 Monterey St	B202200136									0
7283080	213 Visitacion	2022-DP-6									0
7542010	100 Harold Rd	2022-ADU-1									0
7560080	3998 Bayshore Blvd	2021-UP-1/EX-2/HCP- 1									0
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		A			Table A2	tion Entitled Domaits		- 14-								
	Project Identifi			Streamlining	Infill	tion, Entitled, Permits Housing with Fina and/or Deed F	ncial Assistance	Housing without Financial Assistance or Deed	lerm of Affordability	Demol	ished/Destroye	d Units		Density Bo	onus	
			40		45		1	Restrictions	or Deed Restriction							
			13	14	15	16	17	18	19		20		21	22	23	24
Current APN	Street Address	Project Name ⁺	How many of the units were Extremely Low Income? ⁺	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Dest royed Units	Demolished or Destroyed Units	Demolished/Des troyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
7350310	88 Thomas Ave	18-0702-02	0	0 N	Y	I						C				
7350310	88 Thomas Ave	18-0702-02	0	N	Y			ADU affordability determined by annual rental rate survey data from owners of permitted ADUs	1							
7362090	661 San Bruno Ave	B201800199	0	N	Y											
7281130	300 Monterey	B202000254	0	N	Y			ADU affordability determined by annual rental rate survey data from owners of permitted ADUs	n							
7193050	130 Sierra Point	2021-EX-1	0	N	Y											
7461020 7461020	100 Lake Street 100 Lake Street	B201700121 B201700121	0	N	Y			ADU affordability determined using	1							
1401020				N	Y			30/30/30/10 per ABAG study; supplemented by annual rental rate survey data from owners of permitted ADUs								
7243030	158 Santa Clara St	B202000346	0	N	Y											
7461070	25 Glen Park Way	B202100211		N	Y			ADU affordability determined using 30/30/30/10 per ABAG study; supplemented by annual rental rate survey data from owners of permitted ADUs	1							
7542010	100 Harold Road	B202100329	0	N	Y			ADU affordability determined using 30/30/30/10 per ABAG study; supplemented by annual rental rate survey data from owners of permitted ADUs								
7271080	343 Mariposa St	B202100356	0	N	Y			ADU affordability determined using 30/30/30/10 per ABAG study; supplemented by annual rental rate survey data from owners of permitted ADUs								
7321150	360 Klamath St	B202100399	0	N	Y			ADU affordability determined using 30/30/30/10 per ABAG study; supplemented by annual rental rate survey data from owners of permitted ADUs								
7382170	245 San Benito Rd	B202100252	0	N	Y			portraition () () ()								
7382180	254 San Benito Rd	B202200096	0	N	Y			ADU affordability determined using 30/30/30/10 per ABAG study; supplemented by annual rental rate survey data from owners of permitted ADUs								
7284070	265 Monterey St	B202200136	0	N	Y											
7283080 7542010	213 Visitacion	2022-DP-6	0	N	Y			ADU affordability determined using								
7542010	100 Harold Rd	2022-ADU-1	0	N	Y			30/30/30/10 per ABAG study; supplemented by annual rental rate survey data from owners of permitted ADUs								
7560080	3998 Bayshore Blvd	2021-UP-1/EX-2/HCF 1	».	N	Y											
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																<u> </u>
			1							+	1					<u> </u>
			1								1					
L	-	1	1		1	1	1	1		1	1	1	L	1	I	

Brisbane Housing Element Annual Progress Report Tables 2022 Appendix A

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

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

	Table B													
	Regional Housing Needs Allocation Progress													
					Permit	tted Units Issu	ued by Afford	lability						
		1					-	2					3	4
Inco	ome Level	RHNA Allocation by Income Level						Total Units to Date (all years)	Total Remaining RHNA by Income Level					
					1									
	Deed Restricted	- 25	-	-	-	-	-	-	-	-	-	-	2	23
Very Low	Non-Deed Restricted	23	-	-	-	-	-	-	-	-	2	-	2	23
	Deed Restricted	13	-	-	-	-	-	-	-	-	-	-	2	11
Low	Non-Deed Restricted	13	-	-	-	-	-	-	-	-	2	-	2	
	Deed Restricted	15	-	-	-	-	-	-	-	-	-	-	29	
Moderate	Non-Deed Restricted	13	-	1	3	3	5	6	2	7	2	-	25	
Above Moderate		30	-	2	4	4	1	6	1	5	4	-	27	3
Total RHNA	tal RHNA 83													
Total Units														
Total Units		00	-	3	7	7	6	12	3	12	10	-		60

Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).

	5								
	Extremely low-Income Need	2015	2016	2017	2018	2019	2020	2021	
Extremely Low-Income Units*	13	-	-	-	-	-	-	-	

*Extremely low-income houising 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.

		6	7
0000	0000	Total Units to	Total Units
2022	2023	Date	Remaining

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Brisbane Housing Element Annual Progress Report Tables 2022 Appendix A

(Jan. 1 - Dec. 31)

Brisbane

2022

Jurisdiction

Reporting Year

ANNUAL ELEMENT PROGRESS REPORT **Housing Element Implementation**

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Planning Period	5th Cycle	01/31/2015 - 01/31/2023				•					I						
								Tabl	e C								
						Sites Identifie	ed or Rezoned to	Accommodate S	Shortfall Housing	g Need and No	Net-Loss Law						
	Project Ident	ifier		Date of Rezone	RHN	A Shortfall by Ho	usehold Income Cate	egory	Rezone Type				Si	ites Description			
	1			2			3		4	5	6	7		8	9	10	11
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate- Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start D	ata Entry Below			1													
5212100	25 Park Place	Parkside Overlay		2/1/2018	17	18	3		Shortfall of Sites	1.25	PRTC	PAOZ-1	20	28	35	Non-Vacant	Offic
5202160	43 Park Place	Parkside Overlay		2/1/2018		16	6		Shortfall of Sites	1.11			20	20	31	Non-Vacant	Offic
5190100		Parkside Overlay		2/1/2018		40)		Shortfall of Sites	2.87					80	Non-Vacant	
5202200	91-99 Park Lane	Parkside Overlay		2/1/2018		26	6		Shortfall of Sites	1.85				20	51	Non-Vacant	
5202150	105-115 Park Lane	Parkside Overlay		2/1/2018		30	0		Shortfall of Sites	2.13					59	Non-Vacant	
5202210	280 Old County Road	Parkside Overlay		2/1/2018	21	21			Shortfall of Sites	1.5	PRTC	PAOZ-1	20	28	42	Non-Vacant	Office/Warehouse

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction	Brisbane		1
Reporting Year	2022	(Jan. 1 - Dec. 31)	
		Table D	
	Program Impl	ementation Status purs	suant to GC Section 65583
Describe progress of all prog	rams including local efforts to remove goverr	Housing Programs Prog mental constraints to the mai	gress Report intenance, 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	-	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.
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, www.brisbaneca.org.
Program H.A.1.b: Other housing information	Inform public on housing policies and	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, www.brisbaneca.org.
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 residnetal 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 www.brisbaneca.org.
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.

Program H.B.3.h: Continuum of Care/HEART	Shelter and serve the homeless	Ongoing	City is member agency of HEART and information is linked on www.brisbaneca.org.
Program H.B.3.i: Emergency Shelters	Allow in SCRO-1 district	Ongoing	Ordinance 443 adopted in 2000 allows emergency shelters as permitted use in the SCRO-1 district.
and sewer service	Adopt policies to prioritize affordable units	12/1/2017	Department of Public Works adopted administrative policies consistent with Program requirements 12/28/2017
Program H.B.4.a: Condominium conversions	Maintain affordable rental units	Ongoing	Ordinance 566 adopted October 2013 requires Use Permit for condominium conversions.
Program H.B.4.b: Inclusionary Housing	Update Inclusionary Housing Ordinance	12/31/2016	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
Program H.B.5.a: Density bonus	Expand program per AB 2280	12/31/2016	See program H.B.4.b above
Program H.B.6.a: Hillside development	Reduce development costs	Ongoing	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.
Program H.B.7.a: Affordable housing information	Encourage affordable housing	Ongoing	Housing Element available on www.brisbaneca.org. Housing Element progress webpage contains opportunity site information and handouts
Program H.B.7.b:	Encourage affordable housing	Ongoing	Housing Element available on www.brisbaneca.org. City held exploratory discussions with HEART and school district in 2018 regarding potential teacher/district employee housing on city-owned site.
Program H.B.7.c: Project	Housing counseling and budget training for seniors and low/mod income households	Ongoing	Information on Project Sentinel's programs is available on www.brisbaneca.org
	Keen informed of opportunities from	Ongoing	Ongoing coordination with County Housing Department and Housing Authority as opportunities arise
	Develop relationships with popprofit	Annually	Housing Element available on www.brisbaneca.org. City held exploratory discussions with HEART and school district in 2018 regarding potential teacher/district employee housing on city-owned site.

Program H.B.9.b: Land banking	Acquire sites for affordable housing	Ongoing	On hold pending establishment of ongoing funding source.
	Reserve surplus lands for housing development	12/1/2017	Incorporate into General Plan Update, 2024.
Program H.B.9.d: Rehab housing	Preserve/provide affordable units	Ongoing	Opportunities considered on a case-by-case basis but constrained by limited funding.
Program H B 9 e	Investigate subsidies for mixed use or residential projects	Annually, as part of the budget process	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.
Drodram H B V T HEARI	Subsidize mortgage costs for first-time homebuyers	Ongoing	City is a current member of HEART.
renab programs	Preserve affordable housing	Annually	Ongoing coordination with County Housing Department as opportunities arise.
Program H.B.9.h: Self- help/sweat equity programs	Preserve and provide affordable units	Ongoing	Opportunities considered on a case-by-case basis but constrained by limited funding.
Program H.B.9.i: Leveraging low/mod funds	Match state/federal programs	Ongoing	Opportunities considered on a case-by-case basis but constrained by limited funding.
Program H.B.9.j: Special needs loans/grants	Retrofit existing units	Ongoing	Opportunities considered on a case-by-case basis but constrained by limited funding.
Program H.B.9.k: Fee schedule	Subsidize affordable housing	Annually, as part of the budget process	Development fee waiver requests are considered as projects are submitted. No fee waiver requests were received in 2022.
Program H.B.9.I: State and Federal programs	Encourage affordable housing	Ongoing	City evaluates projects for eligibility for State/Federal funding programs and potential matches as projects arise. No such projects were eligible in 2022.
program	Identify basic life safety problems	Ongoing	Ongoing coordination with North County Fire Authority.
Program H.C.1.b: Low-	Publicize and encourage use.	Ongoing	Brochures available at Building and Planning Counter and information available on www.brisbaneca.org
	Encourage maintenance of nonconforming units	Ongoing	Ordinance 576 adopted May 19, 2016.

Program H.C.1.d: NCRO-2 district rehab	Encourage maintenance of units	Ongoing	Ongoing coordination with County Housing Department. No opportunities identified in 2022.
Program H.D.1.a: Infrastructure Master Plans	Update residential infrastructure	Ongoing	Ongoing coordination with Public Works Department.
Program H.D.1.b: Dwelling Groups	Allow in R-2, R-3, SCRO-1, and new affordable housing overlays	12/31/2018	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.
Program H.D.1.c: Affordable Housing Overlays	Guidelines for affordable housing overlay zoning	1/31/2016	Parkside Plan adopted 10/30/2017, contains housing overlay development regulations and design guidelines. Implementing zoning Ordinance 624 adopted 2/1/2018.
Program H.D.2.a: Affordable Housing Overlays	Consider amendments to non- residential zoning districts adjacent to affordable housing overlays.	12/31/2018	No revisions to adjacent districts to PAOZ-1 and PAOZ-2 housing overlays identified in 2022.
Program H.E.1.a: Mixed- use and live/work housing	Encourage mixed use	Ongoing	See H.B.1.a & 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.
Program H.E.1.b: Mixed- use development	Encourage mixed use	Ongoing	Mixed use is permitted in NCRO-2 district. See program H.E.1.a above.
Program H.E.1.c: General Plan revisions	Land Use Element consistency for mobilehome park zoning	12/31/2018	See H.B.1.i. No General Plan amendments identified; zoning amendments consistent with existing general plan land use designation.
Program H.E.1.d: Transit- oriented development	Encourage smart growth	General Plan Update	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.
Program H.F.1.a: Green building ordinance	Update as needed	Ongoing	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.
Program H.F.2.a: Energy conservation	Inform public via various means	Ongoing	Resources regularly published on City website, City STAR newsletter, social media pages, and Housing Element is published on www.brisbaneca.org

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Program H.F.2.b: Energy conservation retrofitting	Inform public via various means	Ongoing	Information and Housing Element linked to www.brisbaneca.org.
Program H.F.2.c: Renewable energy	Inform public via various means	Ongoing	City joined Peninsula Clean Energy in 2016. Information available on www.brisbaneca.org
Program H.F.3.a: Water conservation	Inform the public via various means	Ongoing	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.
Program H.F.3.c: Water conservation in multi- family development	Encourage water conservation in landscaping and appliances in multifamilyand mixed-use housing	In coordination with program H.F.1.a	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.
Program H.F.4.a: Natural heating/cooling	Encourage energy conservation	Ongoing	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.
Program H.G.1.a: Regional Planning	Cooperate in Plan Bay Area process	Ongoing	City actively participated in Plan Bay Area 2050 update in 2020 and 2021.
Program H.G.1.b: Congestion management	Cooperate in implementation of C/CAG Congestion Management Program	Ongoing	Ongoing as development projects are considered.
Program H.H.1.a: Development costs	Minimize costs of development	Ongoing	Ongoing as development projects are considered. City Council to consider study and potential adoption of impact fees in 2023.
Program H.H.1.b: Fiscal impact studies	Study impact of large residential projects on city services	Ongoing	Implemented as new residential projects with potential significant impacts are considered.
Program H.H.2.a: Sensitive/hazardous lands	Identify/mitigate impacts	Ongoing	Ordinance 562 adopted October 2011.
Program H.H.2.b: Clustered development	Promote clustered development in areas near sensitive habitat	Ongoing	Ordinance 562 adopted October 2011 to relax certain development standards if clustered development is pursued.
Program H.H.2.c: Flood hazard management	Comply with CGC Sec. 65302	General Plan update	Incorporated into the Local Hazard Mitigation Plan (LHMP) and General Plan by reference in 2018. LHMP was updated again in 2021.

Program H.I.1.a: Regulatory constraints	Streamline permit processing	Ongoing	City successfully applied for SB 2 Planning Grants Program funds to create objective residential design guidelines and development standards and adopt zoning amendments in the NCRO-2 and SCRO-1 districts to allow residential and mixed-use development by-right. Majority of this work program completed in May 2022 via adoption of ordinance 669, with work in NCRO-2 district to be completed in 2024. Grant funds will also allow for district-wide biological assessment of SCRO-1 district to streamline Habitat Conservation Plan evaluation. Biological assessment completed in 2021, with operating program to be considered in 2024. Ordinance 612 adopted December 8, 2016, streamlining application process for new condominium developments. City Council adopted streamlining for accessory dwelling units via Ordinance 615 adopted 2/2/2017 and Ordinance 626 adopted 5/17/2018.
Program H.I.1.b: Parking requirements	Revise parking standards	12/1/2015	Ordinance 576 adopted on May 19, 2016 reduced parking requirements for smaller homes and minor additions.
H.I.1.c: Second Unit Parking	Revise second unit parking requirements	12/1/2015	Ordinance 576 adopted by City Council May 19, 2016 to reduce accessory dwelling unit parking requirements. Ordinance 615 adopted 2/2/2017 eliminated accessory dwelling unit parking requirements.
Program H.I.1.d: Design Permits	Reduce unnecessary constraints	Ongoing	See Program H.I.1.a above regarding SB 2 Planning Grant work program. Ongoing as development projects are submitted for review. Design Permit for 16-unit senior housing/commercial development approved in October 2017.
Program H.I.1.e: Nonconforming structures	Preserve housing units	Ongoing	See Program H.C.1.c
Program H.I.1.f: City staffing	Efficient permit processing procedures	Annually, as part of the budget process	One additional contract staff added in 2022; two retained into 2023. Reevaluate as part of 2023 budget process.
			-

Jurisdiction	Brisbane		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
Reporting Period	2022	(Jan. 1 - Dec. 31)	65852.21.
			Units entitled/permitted/constructed must also be reported in Table A2. Applications for these
Planning Period	5th Cycle	01/31/2015 - 01/31/2023	units must be reported in Table A.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Table I Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Gov								
	Project Identifier			Project Type Date		Unit Co		
		1		2	3			4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Activity	Date	Very Low Income	Low Income	
Summary Row: Star	t Data Entry Below							
	448 Sierra Point Rd	2022-LLA-2		Application for Parcel Map for Lot Split	11/8/2022			
								_
								_
								-
								_
								+
								+
								+
								+
								+
								-

Annual Progress Report

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Cells in grey contain auto-calculation formulas

vernment Code 66411.7 (SB9) onstructed 4 Moderate Above Moderate Income Income

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

Building Permits Issued by Affordability Summary						
Income Level		Current Year				
Verylow	Very Low Deed Restricted Non-Deed Restricted					
Very Low						
Low	Deed Restricted	0				
LOW	Non-Deed Restricted	2				
Madarata	0					
Moderate	Moderate Non-Deed Restricted					
Above Moderate	4					
Total Units		10				

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

Units by Structure Type	Entitled	F	Permitted	Completed
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
Total		2	10	7

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

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

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

Cells in grey contain auto-calculation formulas

Jurisdiction	Brisbane	
Reporting Year	2022	(Jan. 1 - Dec. 31)

\$

ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting

(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Tota	al Awar	d Amount	

65,000.00 Total award amount is auto-populated based on amounts entered in rows 15-26.

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Update Housing Element	\$46,000.00	\$0.00	In Progress	None	Consultant work for Housing Element completed October 2022; reimbursement to be requested first quarter 2023
Zoning Amendments	\$19,000.00	\$0.00	In Progress	Other	SB2 providing most funding for this project; task 95% complete with adoption of ODDS ordinance in May 2022. City Council slated to consider NCRO-2 district ODDS in fall 2023 to complete this task. Reimbursement request anticipated in first quarter 2024.

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

Completed Entitlement Issued by Affordability Summary						
Income Level	Income Level					
Very Low	Deed Restricted					
Very Low	Non-Deed Restricted	0				
Low	Deed Restricted	0				
Low	Non-Deed Restricted	1				
Moderate	Deed Restricted	0				
Moderate	Non-Deed Restricted	0				
Above Moderate	1					
Total Units	2					

Building Permits Issued by Affordability Summary				
Income Leve	I	Current Year		
Very Low	Deed Restricted	0		
Very Low	Non-Deed Restricted	2		
Low	Deed Restricted	0		
	Non-Deed Restricted	2		
Madarata	Deed Restricted	0		
Moderate	Non-Deed Restricted	2		
Above Moderate		4		
Total Units		10		

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

Jurisdiction	Brisbane		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
Reporting Period	2022	(Jan. 1 - Dec. 31)	65852.21.
			Units entitled/permitted/constructed must also be reported in Table A2. Applications for these
Planning Period	5th Cycle	01/31/2015 - 01/31/2023	units must be reported in Table A.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

	Un	its Constructed F	Pursuant to Gove	ernment Code 65852.2	Table I 21 and Application	ons for Lot Splite	s Pursuant to G	
		Identifier		Project Type	Date		Unit	
		1		2	3			4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Activity	Date	Very Low Income	Low Income	
Summary Row: Star	t Data Entry Below							
	448 Sierra Point Rd	2022-LLA-2		Application for Parcel Map for Lot Split	11/8/2022			
								_
								_
								-
								_
								+
								+
								+
								+
								+
								-

Annual Progress Report

optional field

Cells in grey contain auto-calculation formulas

vernment Code 66411.7 (SB9) onstructed 4 Moderate Above Moderate Income Income

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

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

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

Units by Structure Type	Entitled	F	Permitted	Completed
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
Total		2	10	7

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

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

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

Cells in grey contain auto-calculation formulas

Jurisdiction	Brisbane	
Reporting Year	2022	(Jan. 1 - Dec. 31)

\$

ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting

(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Tota	al Awar	d Amount	

65,000.00 Total award amount is auto-populated based on amounts entered in rows 15-26.

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Update Housing Element	\$46,000.00	\$0.00	In Progress	None	Consultant work for Housing Element completed October 2022; reimbursement to be requested first quarter 2023
Zoning Amendments	\$19,000.00	\$0.00	In Progress	Other	SB2 providing most funding for this project; task 95% complete with adoption of ODDS ordinance in May 2022. City Council slated to consider NCRO-2 district ODDS in fall 2023 to complete this task. Reimbursement request anticipated in first quarter 2024.

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	
Moderate	Non-Deed Restricted	0	
Above Moderate		1	
Total Units		2	

Building Permits Issued by Affordability Summary				
Income Leve	Current Year			
VorvLow	Deed Restricted	0		
Very Low	Non-Deed Restricted	2		
Low	Deed Restricted	0		
	Non-Deed Restricted	2		
Moderate	Deed Restricted	0		
Moderate	Non-Deed Restricted	2		
Above Moderate		4		
Total Units		10		

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