



CITY COUNCIL AGENDA REPORT

Meeting Date: March 3, 2022

From: Community Development Director

Subject: Affordable Housing Strategic Plan Goal Setting Workshop and Housing Element Update

Community Goal/Result

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

Purpose

To: 1) provide the City Council a status report regarding the ongoing Housing Element update; and 2) provide the City Council with an update on the Affordable Housing Strategic Plan (AHSP) and solicit Council feedback on affordable housing goals and objectives to further inform the development of the AHSP.

Recommendation

That the City Council provide input it deems appropriate for the AHSP.

Background/Discussion

Affordable Housing Strategic Plan

As authorized by the City Council in May 2021, the City selected consulting firm EcoNorthwest to prepare a citywide Affordable Housing Strategic Plan (AHSP). EcoNorthwest commenced work on the AHSP in August 2021.

As a reminder, the purpose of the AHSP is to focus the City's efforts to provide new affordable housing and protect existing affordable housing through the following actions:

1. Update and streamline the City's management of existing affordable housing units and programs to better manage existing and future affordable deed-restricted housing units.
2. Develop affordable housing strategies specifically for the Baylands.
3. Identify city-wide funding priorities for the City's affordable housing funds.
4. Evaluate options to create an ongoing revenue stream to fund affordable housing.
5. Review the City's affordable housing requirements in the zoning ordinance to make sure they are feasible, realistic, and will result in the greatest benefit to the community.

Additional background information and discussion points will be provided in tonight's presentation by EcoNorthwest.

The consultant team will be soliciting feedback from the council regarding strategy prioritization. Topics to be discussed may include:

- The appropriateness of linking affordable housing to commercial development
- Value capture strategies to support affordable housing
- Appropriate role of land use in supporting affordable housing
- The balance of resources dedicated to production, services, and support
- Discussion of housing need and populations served
- Location of affordable housing
- Discussion of the City’s unique opportunities and challenges

Housing Element Update

Pursuant to state law, the City is required to update its Housing Element every 8 years. The Housing Element must be accepted by the State Department of Housing and Community Development (HCD) and adopted by the City Council by January 31, 2023. The Planning Commission is actively engaged in a series of workshops addressing various issues of concern that must be addressed in the Housing Element. Staff anticipates publication of a draft Housing Element in April 2022 allowing sufficient time for Planning Commission and City Council review along with multiple reviews by HCD.

While the Housing Element has numerous mandatory requirements, a critical component is to identify adequate sites to meet the City’s “fair share” of the region’s housing need as established in the City’s Regional Housing Needs Allocation (RHNA). On February 24, the Planning Commission discussed the lack of capacity in the City’s existing zoning to accommodate the RHNA and the need to rezone sites to make up for the shortfall (see table below),

**City of Brisbane RHNA 2023-2031
Housing Units and Existing Zoning Shortfall by Income Categories**

	Very Low	Low	Moderate	Above Moderate (Market Rate)	Totals
RHNA Housing Units by Existing Zoning	254	16	44	129	429
RHNA +20%**	380	220	364	942	1,906
Shortfall for Rezoning	126	204	320	818	1,477

** 15-30% buffer recommended by HCD. See February 10th PC workshop report for further details.

To address this shortfall, staff has preliminarily identified several sites that might be considered for rezoning. These sites were presented for consideration by the community at large via an online simulation tool called “Balance Brisbane,” which was open from December to February and allowed participants to design their own proposal for rezoning to meet the City’s RHNA.

Results of the Balance simulation can be viewed in the February 24, 2022 Planning Commission agenda report, an excerpt of which is included as an attachment to this report. Most notably, adoption of a specific plan for the Baylands with a residential yield within the range permitted under the General Plan (1800-2200 units) would satisfy the City's RHNA.

State law obligates the City to complete rezonings to satisfy the RHNA by either January 31, 2024 or January 31, 2026 depending on whether or not the City adopts the Housing Element by the state- mandated deadline.

Attachments

1. Excerpt from February 24, 2022 Planning Commission agenda report regarding Balance Brisbane results

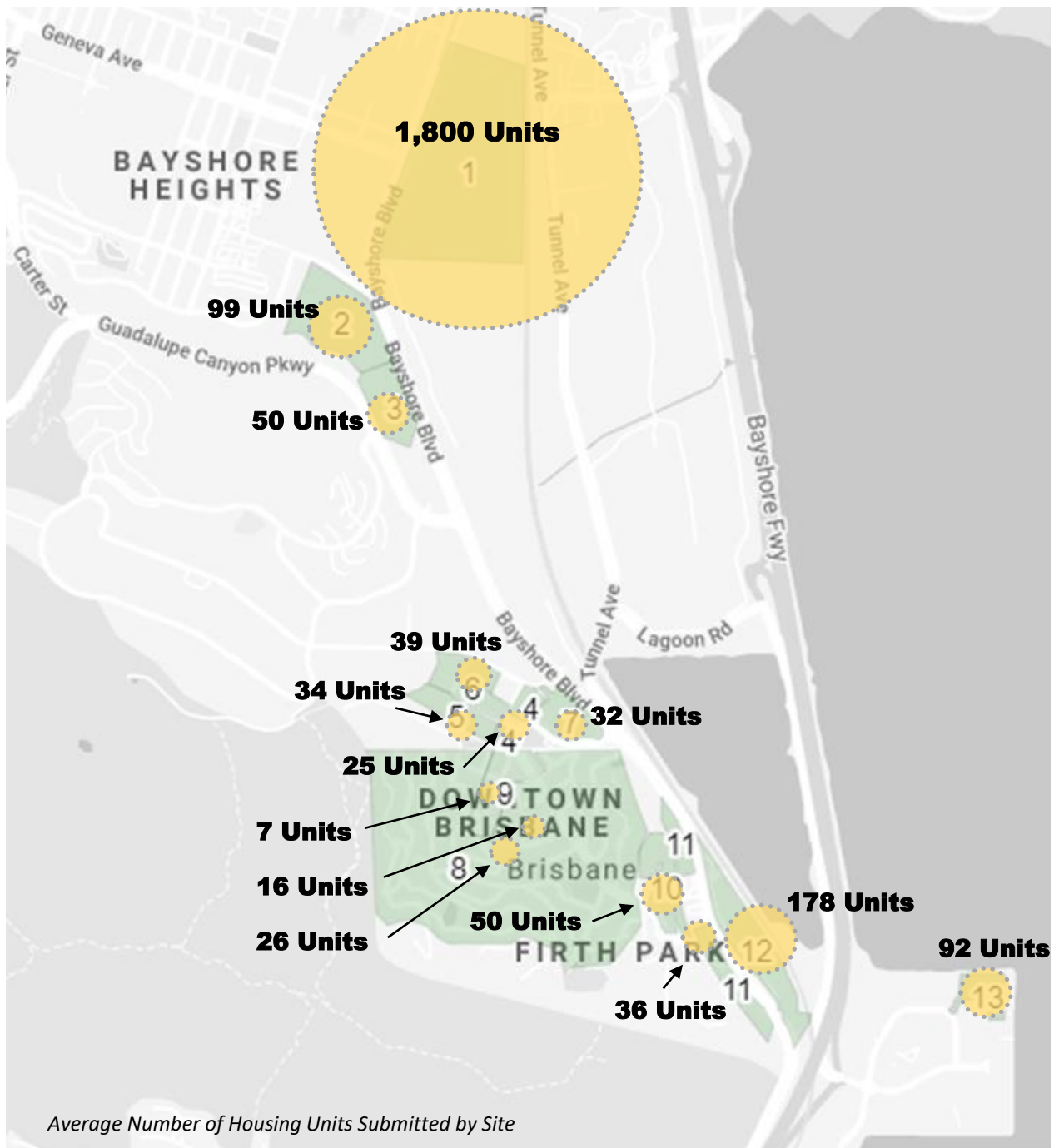


John Swiecki, Community Development Director

Clayton L..Holstine

Clay Holstine, City Manager

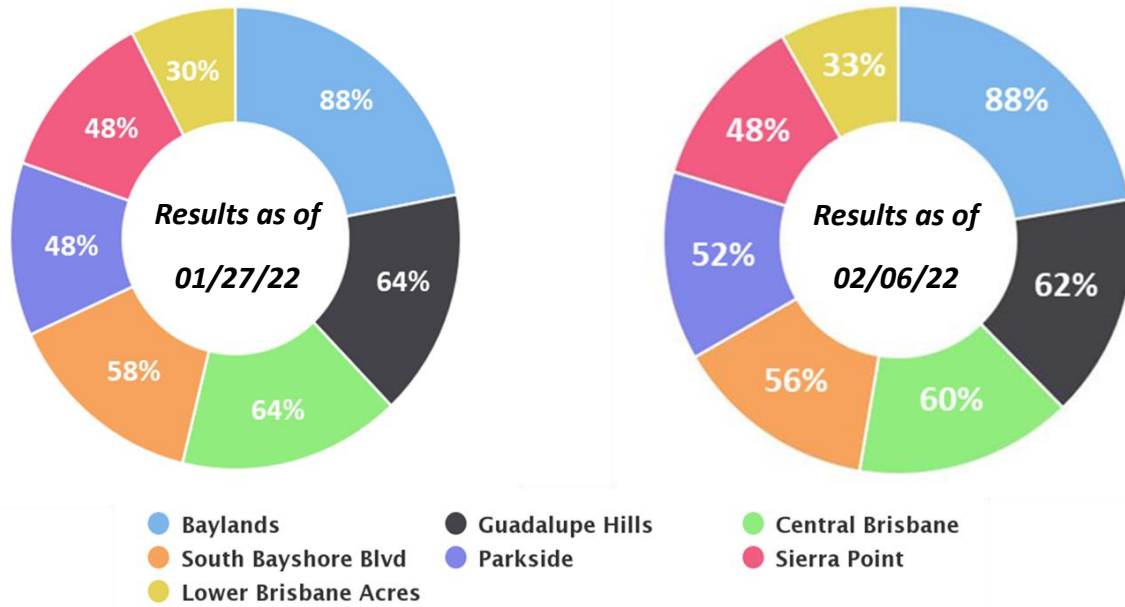
BALANCE BRISBANE



- Key:**
- | | | |
|-------------------------------|---|--|
| 1. Baylands (Northwest) | 5. Parkside PAOZ-2 (Parkside) | 10. Lower Thomas Hill (Lower Acres) |
| 2. Levinson (Guadalupe Hills) | 6. Parkside PAOZ-2 Extension (Parkside) | 11. Southwest Bayshore (SW) |
| 3. Peking (Guadalupe Hills) | 7. Parkside PAOZ-3 (Parkside) | 12. Southeast Bayshore (SE) aka Former VWR |
| 4. Parkside PAOZ-1 (Parkside) | 8. Central Brisbane (SFD/MFD/ADU) | 13. Marina (Sierra Point) |
| | 9. Visitacion Ave (Central Brisbane) | |

Figure 1: Percentage of submissions that identified housing by planning area in January and at close.

PERCENTAGE OF SUBAREAS IDENTIFIED FOR HOUSING BY SUBMISSION



However, while the submissions showed participants indicated housing could be accommodated within multiple planning areas throughout the City, the quantities of housing units they submitted, excluding those on the Baylands, was fairly low. Figure 2 illustrates the average number of housing units allocated by site. The Baylands received by and far the most average number of housing units. This is in part because [Measure JJ](#) allows between 1,800 and

AVERAGE HOUSING UNIT ALLOCATION BY SITE

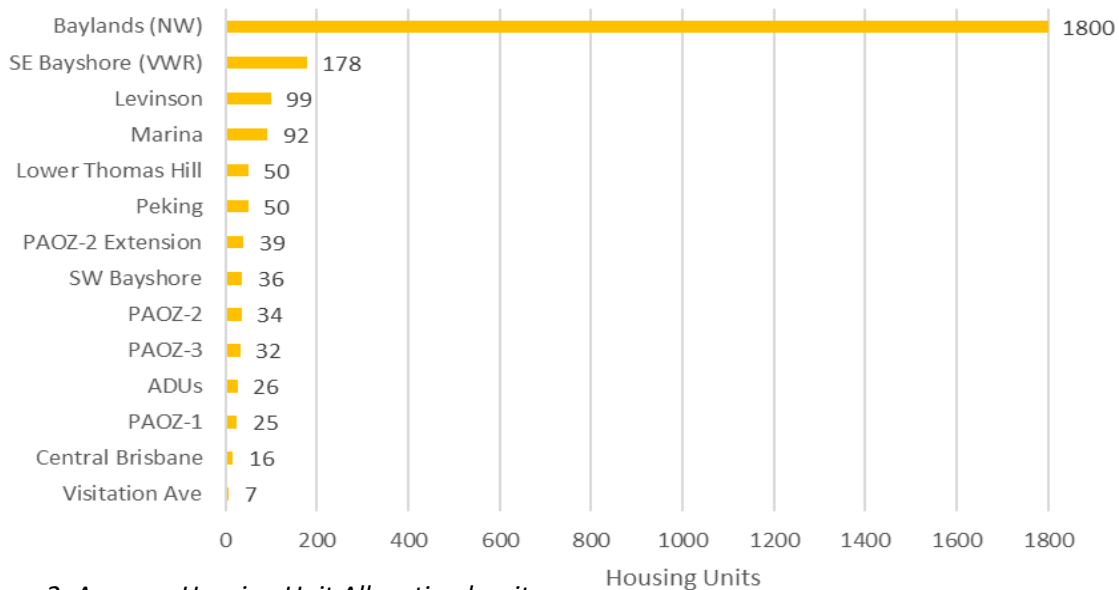


Figure 2: Average Housing Unit Allocation by site.