

**Redlined edits following HCD comments of 04/05/23**

# **2023-2031 Housing Element City of Brisbane**

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



**Adopted by the City Council 2/2/23, via Resolution No. 2023-03  
As amended, via Resolution No. 2023-XX**

# TABLE OF CONTENTS

## 1. INTRODUCTION

- 1.1. OVERVIEW
  - 1.1.1. BRISBANE HISTORY AND SETTING
- 1.2. LEGISLATIVE CONTEXT
- 1.3. PUBLIC PARTICIPATION
- 1.4. CONSISTENCY WITH OTHER ELEMENTS

## 2. COMMUNITY CHARACTERISTICS & HOUSING NEEDS

- 2.1. POPULATION CHARACTERISTICS
  - 2.1.1. TOTAL POPULATION
  - 2.1.2. HOUSEHOLD SIZE AND TYPE
  - 2.1.3. SINGLE-PARENT HOUSEHOLDS
  - 2.1.4. LARGE AND OVERCROWDED HOUSEHOLDS
  - 2.1.5. GROUP QUARTERS
  - 2.1.6. HOMELESS INDIVIDUALS
  - 2.1.7. AGE
  - 2.1.8. SENIORS
  - 2.1.9. PERSONS WITH DISABILITIES, INCLUDING DEVELOPMENTAL DISABILITIES
  - 2.1.10. RACE/ETHNICITY
  - 2.1.11. EMPLOYMENT AND EDUCATION
  - 2.1.12. FARMWORKERS
  - 2.1.13. HOUSEHOLD INCOME LEVELS
- 2.2. HOUSING CHARACTERISTICS
  - 2.2.1. TOTAL NUMBER OF UNITS
  - 2.2.2. UNIT TYPE
  - 2.2.3. UNIT SIZE
  - 2.2.4. TENANCY
  - 2.2.5. VACANCY
  - 2.2.6. LENGTH OF OCCUPANCY
  - 2.2.7. HOUSING VALUES AND COSTS
  - 2.2.8. HOUSING AFFORDABILITY
    - 2.2.8.1. HOUSING AFFORDABILITY BY OCCUPATION TYPES
  - 2.2.9. ASSISTED HOUSING AT RISK
  - 2.2.10. HOUSING QUALITY
- 2.3. HOUSING NEEDS ASSESSMENT
  - 2.3.1. HOUSING PROBLEMS
  - 2.3.2. SENIORS
  - 2.3.3. PERSONS WITH DISABILITIES, INCLUDING DEVELOPMENTAL DISABILITIES
  - 2.3.4. LARGE HOUSEHOLDS
  - 2.3.5. FEMALE HEADED HOUSEHOLDS
  - 2.3.6. FARMWORKERS AND EMPLOYEE HOUSING
  - 2.3.7. HOMELESS INDIVIDUALS

## 3. RESOURCES AND OPPORTUNITIES

- 3.1. LAND RESOURCES
  - 3.1.1. LEGISLATIVE CONTEXT FOR SITES & OVERARCHING CONSIDERATIONS
    - 3.1.1.1. MEETING THE REGIONAL HOUSING NEEDS ALLOCATION (RHNA)
    - 3.1.1.2. AFFH CONSIDERATIONS
  - 3.1.2. SITES INVENTORY
  - 3.1.3. COMMITMENT TO FAIR HOUSING
  - 3.1.4. DISTRIBUTION OF UNITS BY AFFORDABILITY AND “NO NET LOSS”

### 3.2. REGULATORY AND FINANCIAL RESOURCES

- 3.2.1. ENCOURAGING HOUSING PRODUCTION
  - 3.2.1.1. DENSITY BONUS
  - 3.2.1.2. INCLUSIONARY HOUSING REQUIREMENT
  - 3.2.1.3. NEXUS AND IMPACT FEES
  - 3.2.1.4. TRANSFERABLE DEVELOPMENT RIGHTS AND CLUSTERED DEVELOPMENT
  - 3.2.1.5. ACCESSORY DWELLING UNITS
  - 3.2.1.6. SHARED HOUSING AND RENTAL ASSISTANCE
  - 3.2.1.7. EMERGENCY SHELTERS
  - 3.2.1.8. ALLOWANCE OF VARIOUS HOUSING TYPES
  - 3.2.1.9. MINIMUM DENSITY ZONING
  - 3.2.1.10. ACCOMMODATING EXTREMELY LOW-INCOME HOUSEHOLDS
- 3.2.2. SUBSIDIZE HOUSING COST
  - 3.2.2.1. BRISBANE HOUSING AUTHORITY'S LOW AND MODERATE INCOME HOUSING FUND
  - 3.2.2.2. FIRST TIME HOMEBUYERS LOAN PROGRAMS
  - 3.2.2.3. PARTNERSHIPS WITH AFFORDABLE HOUSING DEVELOPERS
  - 3.2.2.4. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
  - 3.2.2.5. HOME INVESTMENT PARTNERSHIPS PROGRAM
  - 3.2.2.6. HOUSING CHOICE VOUCHER RENTAL SUBSIDIES
- 3.2.3. FAIR HOUSING ANTIDISPLACEMENT
  - 3.2.3.1. HOME EQUITY CONVERSION
  - 3.2.3.2. PRESERVATION OF ASSISTED HOUSING
  - 3.2.3.3. FAIR HOUSING AND ANTIDISCRIMINATION LEGISLATION
  - 3.2.3.4. MOBILEHOME PARK PROTECTIONS
  - 3.2.3.5. CONDOMINIUM CONVERSION CONTROLS
- 3.2.4. HOUSING QUALITY
  - 3.2.4.1. BRISBANE HOUSING AUTHORITY'S LOW AND MODERATE INCOME HOUSING FUND
  - 3.2.4.2. HOME REPAIR AND REHABILITATION
  - 3.2.4.3. STATE REHABILITATION ASSISTANCE PROGRAMS

### 3.3. FOR A VARIETY OF HOUSING TYPES AND SPECIAL HOUSING NEEDS

## 4. CONSTRAINTS

### 4.1. GOVERNMENTAL CONSTRAINTS

- 4.1.1. LAND USE REGULATIONS
  - 4.1.1.1. THE GENERAL PLAN
  - 4.1.1.2. THE ZONING ORDINANCE
    - 4.1.1.2.1. RESIDENTIAL DEVELOPMENT STANDARDS
    - 4.1.1.2.2. PARKING REQUIREMENTS
    - 4.1.1.2.3. DENSITY BONUS AND INCLUSIONARY HOUSING REQUIREMENTS
    - 4.1.1.2.4. SPECIAL NEEDS HOUSING
  - 4.1.1.3. OTHER LAND USE CONTROLS
    - 4.1.1.3.1. ENGINEERING AND DESIGN REQUIREMENTS
    - 4.1.1.3.2. ENVIRONMENTAL REGULATION
  - 4.1.1.4. HOUSING DEVELOPMENT PROJECT REGULATION DISCLOSURE
- 4.1.2. CODES AND ENFORCEMENT
- 4.1.3. ON/OFF-SITE IMPROVEMENTS, RESIDENTIAL UTILITIES AND INFRASTRUCTURE
  - 4.1.3.1. INFRASTRUCTURE IMPROVEMENTS
    - 4.1.3.1.1. STREETS
    - 4.1.3.1.2. WATER, SEWER AND STORM DRAIN INFRASTRUCTURE
  - 4.1.3.2. WATER SUPPLY
  - 4.1.3.3. ENERGY
- 4.1.4. PERMITTING
  - 4.1.4.1. FEES AND EXACTIONS

- 4.1.4.2. PERMIT PROCESSING PROCEDURES
- 4.1.4.3. SUBDIVISION APPLICATIONS
- 4.1.4.4. PERMIT PROCESSING PROCEDURES AND TECHNOLOGY
- 4.1.5. CONSTRAINTS TO HOUSING FOR PERSONS WITH DISABILITIES
- 4.2. NON-GOVERNMENTAL CONSTRAINTS
  - 4.2.1. LAND PRICES
  - 4.2.2. CONSTRUCTION COSTS
  - 4.2.3. AVAILABILITY OF FINANCING
    - 4.2.3.1. HOMEBUYER FINANCING
    - 4.2.3.2. HOMEBUILDER FINANCING
  - 4.2.4. ENVIRONMENTAL AND PHYSICAL CONDITIONS

## 5. HOUSING PLAN

### 5.1. QUANTIFIABLE OBJECTIVES

### 5.2. GOALS, POLICIES AND PROGRAMS FOR 2023-2031

1. AFFIRMATIVELY FURTHER FAIR HOUSING OPPORTUNITIES FOR ALL PERSONS
2. FACILITATE AND SUPPORT THE PRODUCTION OF HOUSING AT ALL INCOME LEVELS, BUT ESPECIALLY AFFORDABLE HOUSING
3. PRESERVE EXISTING AFFORDABLE HOUSING
4. PROTECT RESIDENTS FROM DISPLACEMENT
5. INCREASE PUBLIC AWARENESS OF HOUSING PROGRAMS AND RESOURCES
6. CONSERVE NATURAL RESOURCES AND REDUCE GREENHOUSE GAS EMISSIONS IN EXISTING AND NEW RESIDENTIAL DEVELOPMENT
7. AVOID UNREASONABLE GOVERNMENT CONSTRAINTS TO THE PROVISION OF HOUSING

## Appendices

- A. EVALUATION OF THE 2015-2022 HOUSING ELEMENT
- B. SITES SELECTION METHODOLOGY & INVENTORY
- C. FAIR HOUSING ASSESSMENT AND FAIR HOUSING ACTION PLAN
- D. ABAG/MTC HOUSING NEEDS DATA REPORT: BRISBANE (2021)
- E. PUBLIC PARTICIPATION
- F. HOUSING ELEMENT COMPLETENESS CHECKLIST

## Figures

- 3.1 Housing Sites Inventory Map
  - 3.1.1 Parkside and Central Brisbane Housing Sites Inventory Inset Map
  - 3.1.2 Baylands Housing Sites Inventory Inset Map

## Tables

- 2.1 Population Trends
- 2.2 Population and Household Projections
- 2.3 Household Size
- 2.4 Household Types
- 2.5 Age Distribution
- 2.6 Households with Persons 65+ Years Old
- 2.7 Racial/Ethnic Background
- 2.8 Occupation of Employed Persons 16+ Years Old

- 2.9 Age, Salary, and Education of People Working in Brisbane
- 2.10 Household Income
- 2.11 Median Household Income
- 2.12 Brisbane Households by Income Levels
- 2.13 Brisbane Projected Households by Income Levels
- 2.14 Poverty Rate
- 2.15 Total Housing Units
- 2.16 Housing Type
- 2.17 Housing Unit Size by Number of Rooms
- 2.18 Tenancy
- 2.19 Median Single-Family Home and Condominium Sales Prices
- 2.20 Average (Zillow) Rents in Brisbane
- 2.21 Income Limits for San Mateo County
- 2.22 Home Ownership Affordability Brisbane
- 2.23 Rental Housing Affordability Brisbane
- 2.24 Accessory Dwelling Rent Survey Results Brisbane
- 2.25 Home Affordability by Occupation
- 2.26 Overpaying Households
- 2.27 Overpaying Households by Income
- 2.28 Inventory of Housing Units in Brisbane with Affordability Restrictions
- 2.29 Housing Conditions Based Upon Exterior Appearance
- 2.30 Brisbane’s Regional Housing Needs Allocation and Shortfall (2023-2031)
- 2.31 Brisbane’s Housing Assistance Needs of Lower Income Households (2015-2019)
- 2.32 Brisbane’s Household by Tenure and Age
- 2.33 Brisbane’s Female-Headed Household by Poverty Status, 2021
- 2.34 Homeless Housing Resources in San Mateo County, 2021
  
- 3.1 Brisbane’s Regional Housing Needs Allocation
- 3.2 Sites Inventory and Affordability Breakdown
- 3.3 Percentage of Lower Income RHNA on Nonvacant Sites
  
- 4.1 City of Brisbane Residential Parking Standards
- 4.2 City of Brisbane Planning and Building Processing Fees
- 4.3 Development Fees for 2,600 Sq. Ft. Single-Family Dwelling Per Square Foot
- 4.4 Development Fees for 10-Unit Multi-Family Rental Project Per Dwelling Unit
- 4.5 Vacant, Residentially Zoned Land Sales in Brisbane
- 4.6 Developed Residentially Zoned Land Sales in Brisbane
- 4.7 Disposition Of Applications for Conventional Home Purchase Loans
  
- 5.1 Quantified Objectives for Cycle 6 (2023-2031), Housing Units by Site