

# APPENDIX A- Evaluation of 2015-2022 Housing Element

This Appendix contains the following sections and evaluation matrices:

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## 1. Introduction

The update of our housing element provides an opportunity to reflect on past achievements and challenges and identify what is working and what is getting in the way of meeting Brisbane’s housing needs. The following summary highlights key accomplishments and challenges from the previous housing element’s planning period (2015 to 2022). This information will help ensure that the updated 2023-2031 Housing Element builds on success, responds to lessons learned and positions us to better achieve our community’s housing priorities.

An outline of quantified objectives, in terms of housing units preserved, rehabilitated, or developed, and a more detailed program-by-program review of progress and performance is in Tables A.1, A.2, A.3 and A.4 in this Appendix.

## 2. Achievements

Reflecting on implementation of the 2015-2022 Housing Element over the past eight years, the City has made significant achievements:

- **Ballot Measure JJ & General Plan Amendment for the Baylands:** The Baylands subarea consists of the approximately 570 upland acres that makes up most of the northeastern area of the City. It’s generally bordered on the west by Bayshore Boulevard, east by U.S. Hwy. 101, south by the Brisbane Lagoon and north by the City and County of San Francisco. It’s a “brownfields” site that holds the promise of being redeveloped into a new sustainable neighborhood, including up to 2,200 units of housing in its northwest quadrant. The City has designated it as a priority development area (PDA) in Plan Bay Area. The subarea includes Caltrain’s Bayshore Station in its northwest quadrant, and is in immediate proximity to San Francisco’s Third Street Muni Light Rail station located along Bayshore Boulevard at the San Francisco/Brisbane border. The Baylands will serve as both a future employment and residential growth area for Brisbane.

Many years of community input, public hearings, and deliberations by the Planning Commission and City Council ultimately led to a General Plan Amendment being put to the Brisbane voters in the form of Ballot Measure JJ in November 2018. Voters in Brisbane approved Measure JJ, which:

- ✓ Allows for a range of 1,800 – 2,200 residential units in the northwest quadrant of the site.
- ✓ Allows for up to 7 million square feet of new commercial development.
- ✓ Requires the developer to prepare a Specific Plan implementing the land use program and addressing the following policy issues:
  - Ensure the site is remediated to safely accommodate residential uses;
  - Secure an adequate water supply;
  - Ensure that development is revenue-positive for the City;
  - Incorporate sustainability principles including reduction in vehicle miles traveled;
  - Protect/restore habitat and historic resources; and
  - Address long-term sea level rise and flood protection.

Consistent with Measure JJ, in 2018, General Plan Amendment Case No. GPA-1-19 was adopted by City Council. In the Spring of 2022, the property owner submitted a draft Specific Plan calling for development in line with Measure JJ's provisions, including 2,200 housing units. The draft Specific Plan will undergo environmental review under CEQA and will be considered by the Planning Commission and City Council. The Specific Plan, which will provide the zoning to allow for development of residential and commercial land uses on the Baylands, will be adopted during the first three years of the 2023-2031 Housing Element cycle and will accommodate much of the City's RHNA.

- **Parkside Plan Zoning:** The Parkside at Brisbane Village Precise Plan was adopted in 2017, the culmination of a successful community engagement process to envision a new residential neighborhood in Brisbane to accommodate the City's 2007-2014 RHNA shortfall. The Parkside Plan establishes two housing overlay zoning districts on properties within the Crocker Industrial Park conveniently located to community amenities (like the Community Park and Community Garden), downtown shops and restaurants, and existing residential neighborhoods. The overlay zoning allows for a minimum of 240 residential units in properties that are currently privately owned and developed with occupied warehouses, light manufacturing and office uses. The City has discussed redevelopment of these sites under the overlay zones with housing developers and believes that there continues to be strong potential and interest for the current uses to be redeveloped towards residential uses.
- **Adoption of Objective Design Standards:** The City secured a State planning grant under SB 2 to update the City's zoning regulations and procedures relative to the design of residential developments to adopt objective design standards and allow housing by-right in certain mixed-use zoning districts. Objective standards are standards that anyone can read and know how to interpret and apply, and their implementation will eliminate the uncertainty inherent to a subjective design review process. The City Council adopted objective residential design standards in May 2022 via Ordinance 669.
- **Building Rehabilitation:** Brisbane made progress on rehabilitating buildings, an area of emphasis in prior Housing Element cycles that continues to be an important way of maintaining a safe housing stock. For example, at 34 Visitacion Avenue, the City abated building code



violations in an aging building that was not meeting health and safety requirements, facilitating its renovation in the hands of a new owner and retaining 20 housing units.

- **Rental Assistance:** During the COVID-19 pandemic, in 2021 the City launched a rental assistance program for low-income households unable to pay rent due to job loss or health impacts stemming from COVID-19.
- **Accessory Dwelling Units:** The City has made progress in adding accessory dwelling units (ADUs); 29 ADUs were constructed between 2015 and 2022, more than the combined total of primary dwelling units during the same period. This is a direct result of new ADU and junior ADUs regulations adoption in 2019 and 2020, which, among other things, eliminated the parking requirements for these types of units and eliminated minimum lot size requirements to encourage their development.

### 3. Challenges

While much has been accomplished, there is still much to work on. Some of the challenges that have kept the City from achieving all of our housing goals include:

- **Maintaining Community Identity:** We don't always agree on the solutions to our housing needs. We need to find ways to balance maintaining our community's identity with a pressing need for housing. While there has been opposition to developments higher than four stories, these are the kinds of projects that make affordable housing more economically viable.
- **Affordability:** High development costs make building affordable housing difficult. The City is developing a strategy to make the best use of its limited affordable housing funds. We had conversations with non-profit developers to make use of the City's surplus properties. However, the small size or the location and geographical conditions of our properties make development more expensive, and the amount of subsidy required to make this feasible is significant.
- **COVID-19 Impacts:** COVID-19 slowed down housing development and increased housing demand. The uncertainty in the market created by the pandemic hindered the normal construction rates. In addition, it has served to further drive-up housing demand and homeownership costs by focusing those who are able on working from home instead of the office place or job site.
- **New Construction/Production:** 52 new housing units were built between 2015 and the first quarter of 2022, with 58% of the newly constructed units considered below market rate (see table A.4). However, this was short of our housing needs target (RHNA) by 324 units. When excluding the 2007-2014 RHNA carryover, the City was still 31 units short. The shortfall of units, especially in the very low- and low-income category, was due to the limited number of available suitable sites for affordable housing development. While demand for housing was high, rents and sales prices for above market rate units were comparatively more economically viable and more likely to be delivered by the market.

### 4. Opportunities Ahead

The City has already set into motion several strategies to advance the production, preservation, and rehabilitation of housing for all income levels during the 2023-2031 Housing Element cycle, based on existing work efforts development trends, and lessons learned from the 2015-2022 Housing Element:

- **Affordable Housing Strategic Plan:** The City is developing a comprehensive strategy for affordable housing, including programming its approximately \$4 million low and moderate income housing fund balance in programs that will have the maximum impact on affordable housing preservation, rehabilitation and development. The Plan will also evaluate new revenue sources to ensure an ongoing source of revenue for affordable housing in the absence of redevelopment, such as commercial linkage fees. This strategy will engage the community to make sure the Plan reflects community values and goals in providing affordable housing.
- **Continued Emphasis on ADUs:** ADUs are a promising solution for appropriately scaled infill development in Brisbane. With recent changes in State law and our local ordinance, Brisbane expects to see continued and increased interest in creating new ADUs from homeowners. See the discussion of ADUs in the “Encouraging Housing Production” section of Chapter 3 of the 2023-2031 Housing Element.
- **Inclusionary Ordinance Update:** Amendments to the City’s inclusionary ordinance are underway to facilitate development of affordable housing. The Inclusionary Housing Ordinance is being updated to add additional flexibility and alternatives to compliance with the ordinance to achieve the City’s affordable housing goals while allowing developers some flexibility, including adopting in-lieu fees. See the discussion of inclusionary housing in the “Encouraging Housing Production” section of Chapter 3.
- **Key New Housing Sites:** As Brisbane looks to meeting future housing needs and responding to the targets established through the Regional Housing Needs Allocation (RHNA) process, in addition to encouraging infill in Central Brisbane, the City will continue to encourage redevelopment of the Parkside Plan area and facilitate development of the Baylands through timely adoption of the Specific Plan.

## 5. Effectiveness of Past Goals, Policies and Programs for Special Needs Populations

The effectiveness of the 2015-2022 Housing Element goals, policies and programs (or actions) is detailed in Tables A.3 and A.4, which follow in this section. The new goals, policies and programs for the 2023-2031 plan period are provided in Chapter 5 – Housing Plan, Section 5.3. As described below and provided in Chapter 5, the goals have been substantially revised. See also Chapter 2 – Community Characteristics and Housing Needs, specifically Section 2.3 regarding the housing needs assessment.

A couple key goals and the policies and programs that followed in the 2015-2022 Housing Element were aimed at meeting the housing needs for special populations such as the elderly, persons with disabilities, large households, female-headed households, farmworkers, and persons experiencing homelessness. Tables A.3 and A.5 provided below, includes a listing of the goals, policies and programs and the appropriateness or effectiveness of each.

As indicated above in the discussion of achievements and challenges, much has been accomplished, but there are many areas that could be advanced to better meet the needs of these populations.



First a note on the goals, policies and programs structure. While many of the goals and the policies and programs that followed were appropriate, the City's stated goals provide the overarching structure for the policies and programs and this is a first area in need of improvement. First, to more clearly align and focus the City's effort and attention on the state housing element mandates, especially related to housing production, preservation and protection from displacement, especially for special needs populations, but also to remove goals that might be interpreted as being at odds with these core goals. Also, needed was a clearer tie to new state rules of affirmatively furthering fair housing.

An example when it comes to special needs housing is Goal H.A, "Provide housing opportunities for all persons, regardless of age, sex, race, ethnic background, income marital status, disability (including developmental disability), family composition, national origin, or sexual orientation" and Goal H.B "Maintain a diverse population by responding to the housing needs of all individuals and households, especially seniors and those with income constraints or special needs". These are consistent with providing for housing, especially for those with special needs or those who may have experienced systemic discrimination, but have been further refined as provided in Chapter 5.

A couple programs, Program H.B.4.a and H.B.1.b, were effective in preserving rental apartments and the mobile home park units, by requiring a public process for condominium conversions and rezoning to create a mobile home park zoning district (see Table A.1 below). These units, along with accessory dwelling units, would represent the lower cost housing stock in Brisbane.

New housing production occurred as infill and was primarily as market rate single family dwellings and accessory dwelling units and Program H.B.1.e which was to encouraged accessory dwelling units was effective, although additional updates will be required to keep pace with new state laws as these rules evolve. Accessory dwelling units are often utilized for extended family members who are aging or may have other special needs.

Zoning text amendments to facilitate ADU production were adopted in 2018 and 2020, as called for in Program H.B.1.e and production has increased in recent years. Annual surveys also show that these are typically offered for lower income households and they are likely to be used for special needs populations. The City will continue to focus on ADUs for infill production and to meet special needs housing, as well as a number of new programs, which are provided in Chapter 5. Section 5.2 - Goals, Policies and Programs for 2023-2031. Also, see Chapter 2, Section 2.3 - Housing Needs Assessment.

Also, on the production side, the Parkside Plan area was rezoned with two overlay residential zones to allow for housing to minimum densities of 20 or 24 units per acre, depending on the area, and subject to objective design standards via precise plan. This was the culmination of an extensive community visioning process. However, although there was some interest in redevelopment of these sites, no applications were filed during the plan period. While production may have been hampered by the Covid-19 pandemic, further outreach has been identified as being needed, directly to the ownership and other prospective affordable housing developers.

A goal that is being removed with this update is Goal H.H and the policies and programs which followed it. Goal H.H stated, "Ensure that housing development that is not in urbanized areas mitigates the infrastructure cost and of development". Policy H.H.1 stated, "Assure that new development absorbs the cost of mitigating the environmental, social, and service impacts it brings to the community." The California Environmental Quality Act (CEQA) already addresses potential impacts on a community and

the policy goes beyond CEQA requirements and could potentially preclude alternative funding sources for affordable housing, including special needs housing.

A couple of other goals and the programs that followed have been identified as being out of date. The Goal H.C “Preserve Brisbane’s residential character by encouraging the maintenance, improvement, and rehabilitation of existing housing.” and Goal H.D “Ensure that new residential development is compatible with existing development and reflects the diversity of the community” could be interpreted as being at odds with preserving or providing housing for all, but rather, they placed an undue emphasis on retaining the exiting character, perhaps at the expense of encouraging new infill housing.

These community character goals have been rewritten, as provided in Chapter 5, to focus on preserving affordable housing or removed where compatibility with existing development could potentially open the door to “not in my backyard” (“NIMBY”) challenges, along with the policies and programs that followed. Objective design standards have already been adopted in the SCRO-1 and multifamily residential (R-2 and R-3) zoning districts and objective design standards are still needed in the NCRO-2 district, to remove uncertainty for prospective housing developers.

The City continues to see the goals of “avoid unreasonable government constraints to the provision of housing” and “Encourage housing opportunities that reduce vehicle miles traveled and greenhouse gas emissions” as appropriate. However, the VMT reduction goal overlaps with the goal, “Encourage sustainable residential development to conserve resources and improve energy efficiency to reduce housing costs and reduce greenhouse gas emissions” So these have been combined and an emphasis has now been placed on reducing long term costs to residents and providing for accessibility.

The effectiveness of individual policies and programs is further provided in Tables A.3 and A.4, below.



Table A.1 2015-2022 Quantified Objectives, Housing Units Preserved and Built

<i>Conservation/ Preservation</i>	<i>Site/Area</i>	<i>Extremely Low Income</i>	<i>Very Low Income</i>	<i>Low Income</i>	<i>Moderate Income</i>	<i>Above Moderate Income</i>	<i>Total</i>
“Encourage retention of at least 200 rental units in the R-2, R-3 and NCRO-2 Districts by requiring a public process for condominium conversions. [H.B.4.a]”	Central Brisbane (NCRO-2/R-2/R-3)			200			200
“Encourage the retention of affordable units by amending the Zoning Ordinance to designate the mobilehome park in the Southwest Bayshore subarea for mobilehome uses only. [H.B.1.b]”	Southwest Bayshore (R-MHP)		62				62
	<b>Subtotal</b>			<b>262</b>			<b>262</b>
<i>New Construction</i>	<i>Site/Area</i>	<i>Extremely Low Income</i>	<i>Very Low Income</i>	<i>Low Income</i>	<i>Moderate Income</i>	<i>Above Moderate Income</i>	<i>Total</i>
	Central Brisbane (R-1/R-2/R-3/NCRO-2)				26	22	48
	Brisbane Acres (R-BA)				3	1	4
	<b>Subtotal</b>				<b>29</b>	<b>23</b>	<b>52</b>
	<b>Grand Total</b>			<b>291</b>		<b>23</b>	<b>314</b>

Table A.2 2015-2022\* Building Permits Issued

<i>Year</i>	<i>APN</i>	<i>Address</i>	<i>Zoning</i>	<i>Very Low Income</i>	<i>Low Income</i>	<i>Moderate Income</i>	<i>Above moderate Income</i>
<b>2015</b>							
	007350340	8 Thomas Ave	R-BA				1
	007441250	875 Humboldt Rd	R-1			1	1
				0	0	1	2
<b>2016</b>							
	007233210	100 Santa Clara St	R-1				1
	007341080	212 Santa Clara St	R-1			1	1
	007301160	316 Humboldt Rd	R-1			1	1
	007511210	879 Humboldt Rd	R-1			1	1
				0	0	3	4
<b>2017</b>							
	117560010	124 San Bruno Ave	R-3				3
	007313150	305 Humboldt Rd	R-1			1	
	007301150	326 Humboldt Rd	R-1				1
	007431140	500 Sierra Point Rd	R-1			1	
	007442230	822 Humboldt Rd	R-1			1	
				0	0	3	4
<b>2018</b>							
	007452030	220A Glen Park Way	R-1			1	
	007482010	41 Margaret Ave	R-BA			1	
	007262110	481 Mendocino St	R-1			1	
	007262130	564 Klamath St	R-1			1	
	007441020	670 Sierra Point Rd	R-1				1
	007350370	88 Thomas Ave	R-BA			1	
				0	0	5	1





Year	APN	Address	Zoning	Very Low Income	Low Income	Moderate Income	Above moderate Income
<b>2019</b>							
	007291050	133 Monterey St	R-1			1	
	007313200	357 Humboldt Rd	R-1			1	
	007292120	401 San Bruno Ave	R-3			1	
	007211030	44 Inyo St	R-2			1	
	007271140	450 Monterey St	R-1			1	
	007363060	573 San Bruno Ave	R-3				1
	007362090	661 San Bruno Ave	R-3				4
	007441020	670 Sierra Point Rd	R-1			1	
	007350170	99 Thomas Ave	R-1				1
				0	0	6	6
<b>2020</b>							
	007361210	219 Tulare St	R-3				1
	007302040	420 Humboldt Rd	R-1			1	
	007302040	485 Monterey St	R-1			1	
				0	0	2	1
<b>2021</b>							
	007221190	18 Visitacion Ave	NCRO-2				2
	007342230	148 Tulare Rd	R-1			1	1
	007342220	154 Tulare Rd	R-1			1	1
	007281130	300 Monterey St	R-2			1	
	007313150	303 Humboldt Rd	R-1			1	1
	007511200	887 Humboldt Rd	R-1			1	
	007302010	95 Kings Rd	R-1			1	
	007350170	99 Thomas Rd	R-BA			1	
				0	0	7	5
<b>2022 (Q1)</b>							
	007382170	245 San Benito Rd	R-1			1	

<i>Year</i>	<i>APN</i>	<i>Address</i>	<i>Zoning</i>	<i>Very Low Income</i>	<i>Low Income</i>	<i>Moderate Income</i>	<i>Above moderate Income</i>
	007321150	360 Klamath St	R-1			1	
				0	0	2	0
<b>Net Total</b>				0	0	29	23
<b>2015-2022 RHNA</b>				25	13	15	30
<b>2015-2022 RHNA (+ 2007-14 carry-over)</b>				114	67	82	30

*\*BUILDING PERMITS ISSUED 1/1/2015 – 3/31/2022*



Table A.3 2015-2022 Goals and Policies Evaluation

<i>Goal/Policy No.</i>	<i>Text</i>	<i>Appropriateness</i>
Goal H.A	Provide housing opportunities for all persons, regardless of age, sex, race, ethnic background, income marital status, disability (including developmental disability), family composition, national origin, or sexual orientation.	Appropriate, but restructured for 2022-2031 to add a goal specific to AFFH and another for housing production (See new Goals 1 and 2).
Policy H.A.1	Promote equal housing opportunities.	Appropriate, expanded to include fair housing information distribution (See Policy 1.A, 5.A)
Goal H.B	Maintain a diverse population by responding to the housing needs of all individuals and households, especially seniors and those with income constraints or special needs.	Appropriate, but for clarity this has been restructured for 2022-2031 to add a goal specific to AFFH and to separate preservation of affordable housing, protection from displacement and housing production as separate goals (see new goals 1, 2, 3 and 4)
Policy H.B.1	Require a balance of housing types, sizes (bedrooms), tenure and the inclusion of affordable, senior, and special needs dwelling units in multi-family developments.	Not feasible as written. Replaced with Policy 2.A. This will then be addressed through multiple programs that follow that program. Most significantly through the adoption of the Baylands specific plan and associated development agreement.
Policy H.B.2	Retain existing affordable (“at risk”) housing units.	Appropriate. See now under Policy 3.A and list of affordable units in Chapter 5, The Housing Plan, Section 5.3.
Policy H.B.3	Encourage development of affordable housing specifically designed for seniors and persons with disabilities (including the developmentally disabled) or other special needs.	Appropriate See now under Policy 2.B.
Policy H.B.4	Discourage the conversion of existing apartment buildings to condominiums or cooperatives unless it is demonstrated that such conversion would not adversely affect the rental market or that the conversion would provide unique housing opportunities for very-low-, low- and/or moderate-income households, and minimize constraints on construction of new multi-family rental housing.	Appropriate, but revised to reflect that the City has zoning in place already to discourage such conversions (see Policy 4.C).
Policy H.B.5	Encourage utilization of the density bonus program to provide housing affordable to extremely-low, very-low-and/or low-income households, including supportive housing for extremely-low income families and larger households.	Appropriate (see Policy 2.C)

Goal/Policy No.	Text	Appropriateness
Policy H.B.6	Examine ways in which housing construction costs may be reduced.	Updated to be specific to affordable or special needs housing (See Policy 2.D). Market rate housing costs are addressed separately under Goal 7 and the policy and programs that follow it.
Policy H.B.7	Seek private and public funding sources for affordable housing construction.	Appropriate (See Policy 2.E)
Policy H.B.8	Encourage owners of rental housing to participate in the Section 8 rent subsidy program and other rental assistance programs as they become available.	Replace with new Policies 3.B and 5.A, to launch a campaign to increase landlord participation in the housing choice voucher program and engage the community and provide public information on housing issues and resources and Program 5.A.1 which follows it.
Policy H.B.9	Study alternatives to replace the City’s Redevelopment Low and Moderate Income Housing Fund, such as dedicating a portion of the ongoing year-over-year bump to property taxes that will come back to the City from the County equivalent to the 20% tax increment set-aside that had been generated through redevelopment, to provide affordable housing for extremely-low-, very-low-, low- and moderate-income households, including supportive housing for extremely-low income families and larger households, and support affordable housing proposals as opportunities arise and funds become available. Consider potential roles for the City Housing Authority in administering such funds.	No longer needed. Replaced with Policy 2.F, to facilitate the development of affordable housing and programs that follow it. Additional programs may also come through the City’s Affordable Housing Strategic Plan.
Goal H.C	Preserve Brisbane’s residential character by encouraging the maintenance, improvement, and rehabilitation of existing housing.	Goal has been narrowed in scope to preservation of existing affordable housing (see new Goal 3)
Policy H.C.1	Promote rehabilitation of substandard residential structures while maintaining their affordability to very-low-, low- and moderate- income households	Retain- see policy 4.B. See also new Policy 4.A, protect existing residents from displacement and the programs that follow it.
Goal H.D	Ensure that new residential development is compatible with existing development and reflects the diversity of the community.	Delete. Goal would encourage subjective design review, versus objective design standards which were adopted in 2022 to be consistent with new state laws to encourage housing development.



Goal/Policy No.	Text	Appropriateness
Policy H.D.1	Retain the small-town character of existing residential neighborhoods, while allowing for increased housing density appropriate to the multi-family residential districts.	Delete. Addressed through objective design standards.
Policy H.D.2	Use zoning as appropriate to establish suitable residential environments while maintaining the long-term viability of surrounding commercial and industrial uses.	Delete. Program was completed as part of the Parkside zoning.
Goal H.E	Encourage compact, in-fill, mixed-use and transit-oriented development to reduce vehicle miles traveled and greenhouse gas emissions.	Appropriate, but redundant with Goals H.F and H.G (see new Goal 6).
Policy H.E.1	Encourage housing that supports transit-oriented development (TOD), smart growth to minimize automobile trips, and reduce greenhouse gases.	Appropriate and being implemented through the Baylands Specific Plan. Update for 2023-2031 to be more generalized (See Policy 6.A and Program 6.A.5, also Program 2.A.2)
Goal H.F	Encourage sustainable residential development to conserve resources and improve energy efficiency to reduce housing costs and reduce greenhouse gas emissions.	Same comment as Goal H.E. (See new Goal 6)
Policy H.F.1	Continue to implement the green building program.	Change to program (see Program 6.A.1)
Policy H.F.2	Assist in publicizing energy conservation programs and weatherization services that provide low or no cost energy conservation inspections and assistance	Change to program (see Program 6.A.3)
Policy H.F.3	Publicize water conservation programs and develop local measures to assist very-low-, low- and moderate-income households manage their utility costs	Change to program (see Program 6.A.3)
Policy H.F.4	Promote sustainable development that addresses affordability through the use of solar sensitive design in new housing development projects	Retain as Policy 6.A (see Programs 6.A.1 and 6.A.2)
Goal H.G	Encourage housing opportunities that reduce vehicle miles traveled and greenhouse gas emissions.	Same comment as Goal H.E. (See new Goal 6)
Policy H.G.1	Participate in regional efforts to reduce greenhouse gas emissions.	Retain as Policy 6.B

<i>Goal/Policy No.</i>	<i>Text</i>	<i>Appropriateness</i>
Goal H.H	Ensure that housing development that is not in urbanized areas mitigates the infrastructure cost and of development.	Delete. Policies found under this goal are addressed through required CEQA compliance
Policy H.H.1	Assure that new development absorbs the cost of mitigating the environmental, social, and service impacts it brings to the community	Delete. Addressed through CEQA compliance. Would preclude alternative funding sources for affordable housing.
Policy H.H.2	Regulate the development of environmentally sensitive and hazardous lands to assure the mitigation of significant impacts.	Delete. Addressed through CEQA compliance.
Goal H.I	Avoid unreasonable government constraints to the provision of housing.	Retain as Goal 7.
Policy H.I.1	Seek to reduce regulatory constraints on the development of new housing, especially infill housing and housing that adds to the mix of types, size, tenure, and affordability.	Repeats the goal text. Replace with Policy 7.A to be more specific to improving the development review and approval process.
Policy H.I.2	Identify and seek to remove unnecessary constraints on the provision of housing resulting from the authority of County, Regional, State and Federal agencies.	Delete. The City does not have the authority to eliminate constraints on housing resulting from outside agency policies.
Policy H.I.3	Work with County, Regional, State and Federal agencies to mitigate social equity issues that result in low incomes, another important dimension to the housing affordability problem	Delete. Underlying social equity issues resulting in low income are beyond the scope of the housing element.



**Table A.4. 2015-2022 Programs Evaluation**

(2015-2022 Policies provided for context; see Table A.3 above for Policies evaluation)

<i>Housing Element Program Name/Number</i>	<i>Program Description and Objective</i>	<i>Program Text</i>	<i>Timeframe, Achievements, and Evaluation</i>	<i>Program Status 2023-2031</i>
<b>Policy H.A.1: Promote equal housing opportunities.</b>				
<b>H.A.1.a Fair housing information</b>	Inform public through website and other means	Continue to inform the public of its fair housing rights and responsibilities through the City’s website and other means. Provide referral services to appropriate agencies.	Timeframe: 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> .	Retain (See Program 5.A.1)
<b>H.A.1.b Other housing information</b>	Inform public on housing policies and opportunities	Continue to inform Brisbane residents and businesses, developers, non-profit housing development organizations and other groups about housing policies and opportunities in Brisbane. Use local publications such as the Brisbane Star and the Chamber of Commerce newsletter, bulk mailing, flyers, the City’s website and other means of distributing information on City housing policies, the City’s inventory of potential housing development sites, local achievements, programs of other agencies, housing information and counseling programs, and State housing laws.	Timeframe: 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> . Complete a countywide community meeting on housing policy and goals.	Retain (See Program 5.A.2)
<b>Policy H.B.1: Require a balance of housing types, sizes (bedrooms), tenure and the inclusion of affordable, senior, and special needs dwelling units in multi-family developments.</b>				
<b>H.B.1.a Rezoning</b>	Accommodate RHNA shortfall	Complete necessary zoning amendments to provide adequate sites to accommodate the 2007-	Timeframe: 1/31/2016. Overlay zoning completed as part of Parkside Precise Plan adopted	Completed 2/1/2018 (Ordinance 624)

Housing Element Program Name/Number	Program Description and Objective	Program Text	Timeframe, Achievements, and Evaluation	Program Status 2023-2031
		<p>2014 Regional Housing Needs Allocation shortfall, as referenced in Chapter III, no later than 1 year from the statutory deadline for adoption of the Housing Element [per Government Code Section 65584.09(a)]. Also see Program H.D.1.c.</p>	<p>10/30/2017. Overlay zoning districts (PAOZ-1 and PAOZ-2) adopted via Ordinance 624 on 2/1/2018. Reference: <a href="#">Chapter 17.27 of the Brisbane Municipal Code</a> (hyperlink)</p> <p>Availability and suitability of sites analysis provided in Chapter 3, Section 3.1.2, and Appendix B, Table B.7.4 (GC 65583.2(g)(1))</p> <p><u>PAOZ-1 District (3.89 ac total size):</u>  <i>Permitted uses by-right:</i> Single-family dwellings, multiple family dwellings, dwelling groups, accessory dwelling units, junior accessory dwelling units.  <i>Minimum density:</i> 20 du/ac (GC 65583.2( c) (3)(B))  <i>Maximum density</i> 28 du/ac                      Min. yield based on 3.89 ac district size = 79 units (see Appendix B, Sites Inventory, Table B.7.2); &gt; 16 du/site accommodated by the min. density (GC 65583.2(h)).                      Water, sewer, utility access: Yes (See Appendix B, Table B.7.2) – GC 65583.2(h)</p> <p><u>PAOZ-2 District (6.87 ac total size):</u>  <i>Permitted uses by-right:</i> Multiple-family dwellings, dwelling groups, accessory dwelling units  <i>Minimum density:</i> 24 du/ac (GC 65583.2( c) (3)(B))  <i>Maximum density:</i> 28 du/ac</p>	





Housing Element Program Name/Number	Program Description and Objective	Program Text	Timeframe, Achievements, and Evaluation	Program Status 2023-2031
			<p>Min. yield based on 6.87 ac district size =167 units (see Appendix B, Sites Inventory, Table B.7.2); &gt; 16 du/site accommodated by the min. density (GC 65583.2(h))</p> <p>Water, sewer, utility access: Yes (See Appendix B, Table B.7.2) – GC 65583.2(h)</p> <p><i>Ministerial Design Review:</i> Nondiscretionary design review completed by the Zoning Administrator to determine conformance with established objective design criteria established in the Parkside Precise Plan. Reference: BMC Chapter 17.27, <a href="#">Section 17.27.060</a> and <a href="#">Chapters 4 and 5, Parkside Precise Plan</a> - GC 65583.2(i)</p>	
<b>H.B.1.b Zoning for current RHNA</b>	Accommodate RHNA	Maintain existing zoning and complete necessary zoning amendments to provide adequate sites to accommodate the 2015-2022 Regional Housing Needs Allocation, as referenced in Chapter III, no later than 3 years and 120 days from the statutory deadline for adoption of the Housing Element [per Government Code Section 65583(c)(1)(A)]. Also see Program H.D.1.c.	Timeframe: 5/31/2018. Overlay zoning for shortfall accommodated in implementation of H.B.1.a (above). Existing zoning regulations will accommodate remainder of 2015-20232 RHNA.	Completed/Retained for 2023-2031 cycle (See Program 2.A.1)
<b>H.B.1.c General Plan revisions</b>	Land Use Element consistency	Revise the General Plan’s applicable land use designations to reflect the net acre density (excluding land area	Timeframe: 1/31/2016. General Plan amendments to implement rezoning	Completed/Retained for 2023-2031

<i>Housing Element Program Name/Number</i>	<i>Program Description and Objective</i>	<i>Program Text</i>	<i>Timeframe, Achievements, and Evaluation</i>	<i>Program Status 2023-2031</i>
		devoted to public rights-of-way for streets and utilities) to be consistent with all zoning districts to be revised per the Housing Element. Revise the Land Use Element’s policies and programs so as to be consistent with Government Code Section 65583.2 regarding affordable housing.	pursuant to H.B.1.a adopted via Ordinance 624, on 2/1/18.	Element (Program 2.A.2)
<b>H.B.1.d Second Units</b>	Monitor ADU affordability	Monitor market-rate rents for secondary dwelling units to determine whether they remain affordable; if not, consider what actions may be legally taken to make the primary or secondary unit affordable for occupancy by a low- or moderate-income household. For example, consider reducing or eliminating the administrative Secondary Dwelling Permit fee in exchange for rent restrictions.	Timeframe: Ongoing, annually. ADU rent survey conducted in March 2020. Survey respondents reported occupied units rented at BMR rent or no rent at all.	Retain (See Program 3.A.3)
<b>H.B.1.e Second Units</b>	Encourage ADUs	To encourage development of secondary dwelling units: (a) Reduce the administrative Secondary Dwelling Permit fees for units created within the building envelope of existing single-family residences, reflecting the reduced staff time required to process permits for such units; (b) Explore the potential to implement a loan program for secondary dwelling unit construction; © Provide technical assistance to streamline the secondary dwelling approval process for owners and	Timeframe: 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.	Completed (See Programs 2.E.2 and 2.E.3 for additional measures)



Housing Element Program Name/Number	Program Description and Objective	Program Text	Timeframe, Achievements, and Evaluation	Program Status 2023-2031
		<p>encourage well-designed secondary units that meet the City’s standards;</p> <p>(d) Explore the potential of reducing or eliminating the lot size minimum for development of secondary dwelling units;</p> <p>(e) As these programs are implemented, publicize the changes to encourage the development of applicable secondary dwelling units. Also see Program H.I.1.c.</p>		
<b>H.B.1.f Definitions</b>	<p>Update definition of single-family dwelling to comply with CHSC Sec. 17021.5</p>	<p>Amend the definition of “dwelling” in Brisbane Municipal Code Section 17.02.235 to specifically include employee housing for six or fewer persons, consistent with Health and Safety Code Section 17021.5. Continue to treat “transitional housing,” “supportive housing” and “manufactured housing and mobilehomes” no differently from other “dwellings” under the Zoning Ordinance per BMC Section 17.02.235.</p>	<p>Timeframe: 1/1/2016. Ordinance 606 adopted by City Council on 4/21/2016</p>	<p>Completed</p>
<b>H.B.1.g SRO's</b>	<p>Amend SCRO-1 District to permit Single Room Occupancy units as conditional use.</p>	<p>In addition to allowing “supportive housing single-room occupancy units” by definition as “multi-family dwellings,” specifically amend the zoning regulations to permit them as a conditional use in the SCRO-1 District (per AB 2634).</p>	<p>Timeframe: 12/1/2018. Ordinance 622 adopted by City Council on 11/2/2017</p>	<p>Completed</p>
<b>H.B.1.h Encourage development</b>	<p>Outreach to encourage private redevelopment in new affordable</p>	<p>Develop an outreach program to encourage private redevelopment of existing developed sites in the new affordable housing overlays and the SCRO-1 District.</p>	<p>Timeframe: As new zoning regulations are adopted. City engaged with property owners consistently throughout Parkside Precise Plan process. City maintains informational</p>	<p>Retain (See Program 2.F.1)</p>

<i>Housing Element Program Name/Number</i>	<i>Program Description and Objective</i>	<i>Program Text</i>	<i>Timeframe, Achievements, and Evaluation</i>	<i>Program Status 2023-2031</i>
	housing overlays and SCRO-1 district.		webpages and handouts on PAOZ overlay districts and SCRO-1 district.	
<b>H.B.1.i Mobile Homes</b>	Rezone Mobile Home Park to R-MHP District for Mobile Homes only	Rezone the mobilehome park in the SCRO-1 District as the R-MHP District to designate it for mobilehome uses only.	Timeframe: 12/31/18. City Council adopted zoning map and text amendments to rezone mobile home park R-MHP via Ordinance 630 adopted 12/6/18.	Completed (See Program 4.C.2 to maintain zoning)
<b>Policy H.B.2: Retain existing affordable (“at risk”) housing units.</b>				
<b>H.B.2.a "At risk" affordable units</b>	Preserve affordable units.	Preserve affordable units that are at risk of being converted to market rate by: Establishing an early warning/monitoring system; Allocation of potential funding sources; Providing for tenant education and assistance	Timeframe: Ongoing. None at risk within planning period.	Update and Expand. (See Program 3.A.1)
<b>Policy H.B.3: Encourage development of affordable housing specifically designed for seniors and persons with disabilities (including the developmentally disabled) or other special needs.</b>				
<b>H.B.3.a Special needs housing</b>	Identify suitable sites	Identify suitable sites for housing for seniors and persons with disabilities or other special needs.	Timeframe: Ongoing. Opportunities considered on a case-by-case basis but constrained by limited funding opportunities and limited land/site availability. City held exploratory discussions with school district in 2018 regarding potential teacher/district employee housing on city-owned site. Entitlement approved for 16-unit senior housing at 36-50 San Bruno in 2018 and extended in 2020; no building permit submitted to date.	Update to be more specific, referencing the Baylands. (See Program 2.B.1)
<b>H.B.3.b Parking for senior housing</b>	Reduce parking requirement	To encourage housing for seniors, reduce the parking requirements for	Timeframe: 12/1/2015. Ordinance 576 adopted May 19, 2016.	Completed



<i>Housing Element Program Name/Number</i>	<i>Program Description and Objective</i>	<i>Program Text</i>	<i>Timeframe, Achievements, and Evaluation</i>	<i>Program Status 2023-2031</i>
		units designed and dedicated for use by elderly persons.		
<b>H.B.3.c Parking for accessible units</b>	Reduce parking requirement	Encourage housing units designed for persons with disabilities by reducing parking requirements for those units.	Timeframe: 12/1/2015. Ordinance 576 adopted May 19, 2016.	Completed
<b>H.B.3.d Reasonable accommodation</b>	Minimize constraints	Continue to allow ministerial approval by the Community Development Director, subject to a minimal fee, of exceptions to the Zoning Ordinance for reasonable accommodation for housing for persons with disabilities per Government Code Section 65583(c)(3).	Timeframe: Ongoing. Ordinance 558 adopted April 2011.	Retain (See Program 7.A.3)
<b>H.B.3.e Convalescent homes</b>	Permit as conditional use in SCRO-1 district	Continue to permit convalescent homes as a conditional use in the SCRO-1 District.	Timeframe: 12/31/2018. Convalescent homes are conditionally permitted in SCRO-1 district.	Completed (See Program 2.A.1 regarding maintenance of existing zoning to accommodate the RHNA and 2.B.2 to allow as permitted use in SCRO-1 district)
<b>H.B.3.f HIP Housing</b>	Support Human Investment Program (HIP) shared housing program.	Encourage participation in the Human Investment Program (HIP)'s shared housing program which helps find suitable housing for the elderly, single-parent families and persons with special needs, through financial support, publicity and referrals.	Timeframe: Ongoing. Updated information and rental listings posted regularly on City website <a href="http://www.brisbaneca.org">www.brisbaneca.org</a> .	Retain (See Programs 4.A.9, 5.A.5, 5.A.6, 5.A.7 and 5.A.8)
<b>H.B.3.g Density bonus</b>	Encourage special needs housing	Encourage developers to provide housing units designed and dedicated for use by large families with low- and very-low incomes and	Timeframe: Ongoing. Coordinating with H.B.5.a. No density bonuses requested during reporting period.	Retain (See Program 2.C.1)

<i>Housing Element Program Name/Number</i>	<i>Program Description and Objective</i>	<i>Program Text</i>	<i>Timeframe, Achievements, and Evaluation</i>	<i>Program Status 2023-2031</i>
		other households with special needs when they request density bonuses.		
<b>H.B.3.h Continuum of Care/HEART</b>	Shelter and serve the homeless	Cooperate with the County of San Mateo in developing programs to provide shelter and services to the homeless by participating in the San Mateo County Continuum of Care and the Housing Endowment and Regional Trust.	Timeframe: Ongoing. City is a member agency of HEART and information is linked on <a href="http://www.brisbaneca.org">www.brisbaneca.org</a> .	Retain (See Programs 2.B.3, 2.B.4, 2.B.5, 2.E.6, and 4.A.8)
<b>H.B.3.i Emergency Shelters</b>	Allow in SCRO-1 district	Continue to allow emergency shelters as a permitted use in the SCRO-1 District, not subject to discretionary action or to any development or management standards that would not apply to other allowed uses within the zone, except as provided by Government Code Section 65583(a)(4)(A).	Timeframe: Ongoing. Ordinance 443 adopted in 2000 allows emergency shelters as permitted use in the SCRO-1 district. Currently there is no shelter despite permitted use.	Completed / Retain (See Program 2.B.4)
<b>H.B.3.j Water and sewer service</b>	Adopt policies to prioritize affordable units	Adopt written policies and procedures with specific objective standards to grant priority water and sewer service to housing with units affordable to lower-income households in accordance with State law [Government Code Section 65589.7 and Water Code Section 10631.17(a)70]. Continue to monitor water and sewer service supply and demand. Consider adopting regulations to assure that sufficient capacity is maintained to meet commitments to housing units affordable to lower-income households in accordance with State law.	Timeframe: 12/1/2017. Department of Public Works adopted administrative policies consistent with program requirements 12/28/2017	Completed. Retain for ongoing compliance (2.B.6)



<i>Housing Element Program Name/Number</i>	<i>Program Description and Objective</i>	<i>Program Text</i>	<i>Timeframe, Achievements, and Evaluation</i>	<i>Program Status 2023-2031</i>
<b>Policy H.B.4: Discourage the conversion of existing apartment buildings to condominiums or cooperatives unless it is demonstrated that such conversion would not adversely affect the rental market or that the conversion would provide unique housing opportunities for very-low-, low- and/or moderate-income households, and minimize constraints on construction of new multi-family rental housing.</b>				
<b>H.B.4.a Condominium conversions</b>	Maintain affordable rental units	Maintain Zoning Ordinance standards for condominium conversions of existing rental units so as to remain consistent with current law and City policy.	Timeframe: Ongoing. Ordinance 566 adopted October 2013 requires Use Permit for condominium conversions.	Retain (See Program 4.C.1)
<b>H.B.4.b Inclusionary Housing</b>	Update Inclusionary Housing Ordinance	Update the inclusionary housing ordinance so as to comply with California Civil Code Sections 1954.51-535.	Timeframe: 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 Council will consider revisions and in-lieu fee adoption in 2021. Combined with H.B.5.a below	Retain with modifications (See Program 2.E.4 and 2.F.4)
<b>Policy H.B.5: Encourage utilization of the density bonus program to provide housing affordable to extremely-low, very-low- and/or low-income households, including supportive housing for extremely-low income families and larger households.</b>				
<b>H.B.5.a Density bonus</b>	Expand program per AB 2280	Amend the Affordable Housing Ordinance (BMC Chapter 17.31) to permit the City to grant a proportionately lower density bonus and/or incentives for affordable housing projects that do not qualify under Government Code Section 65915 due to their small size or other limitations, as well as to grant a density bonus and/or other incentives greater than required for projects that meet or exceed the qualifications for a density bonus (as provided by AB 2280), such as those that include units for extremely-low-	Timeframe: 12/31/2016. See program H.B.4.b above.	Retain (See Program 2.C.1)

Housing Element Program Name/Number	Program Description and Objective	Program Text	Timeframe, Achievements, and Evaluation	Program Status 2023-2031
		income families and larger households. Once the amendment is adopted, develop an outreach program to ensure its successful implementation.		
<b>Policy H.B.6: Examine ways in which housing construction costs may be reduced.</b>				
<b>H.B.6.a Hillside development</b>	Reduce development costs	Study hillside development to see if housing development costs can be reduced on hillside lots through the use of innovative design and grading practices.	Timeframe: Ongoing. City received SB2 Planning Grants Program approval to conduct district-wide biological assessment for hillside lots in SCRO-1 zoning district to streamline housing development application processing. Work program will extend from 2020-2022.	Retain with new work program and focus on affordable housing specifically. (See Program 2.D.1)
<b>Policy H.B.7: Seek private and public funding sources for affordable housing construction.</b>				
<b>H.B.7.a Affordable housing information</b>	Encourage affordable housing	Through public information efforts (see Program H.A.1.b), encourage housing developers to participate in available affordable housing programs sponsored by governmental agencies, such as: <ul style="list-style-type: none"> <li>• Mortgage Credit Certificate Programs;</li> <li>• State and Federal Homeownership Assistance Programs;</li> <li>• State Multifamily Housing Program;</li> <li>• Other programs as they become available</li> </ul>	Timeframe: Ongoing. Housing Element available on <a href="http://www.brisbaneca.org">www.brisbaneca.org</a> . Housing Element progress webpage contains opportunity site information and handouts	Retain (See Program 5.A.1)
<b>H.B.7.b Private/non-profit partnerships</b>	Encourage affordable housing	Through public information efforts (see Program H.A.1.b), encourage housing developers to work in concert with nonprofit housing development organizations and	Timeframe: Ongoing. 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	Retain (See Programs 5.A.2 to 5.A.8)





<i>Housing Element Program Name/Number</i>	<i>Program Description and Objective</i>	<i>Program Text</i>	<i>Timeframe, Achievements, and Evaluation</i>	<i>Program Status 2023-2031</i>
		lending institutions to incorporate affordable housing units in development projects.	potential teacher/district employee housing on city-owned site.	
<b>H.B.7.c Project Sentinel</b>	Housing counseling and budget training for seniors and low/mod income households	Support Project Sentinel’s program to provide counseling to older homeowners on home equity conversion opportunities.	Timeframe: Ongoing. Information on Project Sentinel's programs is available on <a href="http://www.brisbaneca.org">www.brisbaneca.org</a> .	Retain (See Program 4.A.2, 5.A.1, 5.A.2 and 5.A.7)
<b>Policy H.B.8: Encourage owners of rental housing to participate in the Section 8 rent subsidy program and other rental assistance programs as they become available.</b>				
<b>H.B.8.a Section 8 rent subsidies</b>	Keep informed of opportunities from County	Remain in close communication with the County Housing Department and the County Housing Authority to be informed about the availability of rent subsidies and to inform them of the availability of units for rental assistance programs.	Timeframe: Ongoing. Continuing communication and coordination with County Housing Department and Housing Authority as opportunities arise. City will invest additional resources in 2023-2031 to increase landlord participation in program.	Retain with modifications (See Program 3.B.1)
<b>Policy H.B.9: Study alternatives to replace the City’s Redevelopment Low and Moderate Income Housing Fund, such as dedicating a portion of the ongoing year-over-year bump to property taxes that will come back to the City from the County equivalent to the 20% tax increment set-aside that had been generated through redevelopment, to provide affordable housing for extremely-low-, very-low-, low- and moderate-income households, including supportive housing for extremely-low income families and larger households, and support affordable housing proposals as opportunities arise and funds become available. Consider potential roles for the City Housing Authority in administering such funds.</b>				
<b>H.B.9.a City/non-profit partnerships</b>	Develop relationships with nonprofit housing organizations	Develop an ongoing relationship with nonprofit housing development corporations in order to take advantage of opportunities to create affordable housing.	Timeframe: Ongoing, annually. 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.	Retain (See Program 2.F.2)
<b>H.B.9.b Land banking</b>	Acquire sites for affordable housing	Purchase appropriate vacant sites and small underdeveloped properties in order to assemble standard building sites to land bank for future affordable housing projects.	Timeframe: Ongoing. On hold pending establishment of ongoing funding source.	Retain (See Program 2.F.3)

<b>Housing Element Program Name/Number</b>	<b>Program Description and Objective</b>	<b>Program Text</b>	<b>Timeframe, Achievements, and Evaluation</b>	<b>Program Status 2023-2031</b>
<b>H.B.9.c Public parks and facilities</b>	Reserve surplus lands for housing development	Implement the public facilities and parks (PFP) land use designation in the General Plan so that the City has the first opportunity to consider surplus lands owned by public agencies as potential housing sites	Timeframe: 12/1/2017. Program not completed as it is inconsistent with and superseded by recent updates to the Surplus Land Act.	Delete.
<b>H.B.9.d Rehab housing</b>	Preserve/provide affordable units	Acquire and rehabilitate vacant/abandoned/deteriorated residences and make them available as affordable housing, supportive housing and other forms of housing to help address unmet needs in the community.	Timeframe: Ongoing. Opportunities considered on a case-by-case basis but constrained by limited funding. Lost some BMR housing through rehab of one building.	Replaced (See Program 3.A.1)
<b>H.B.9.e Affordable housing subsidies</b>	Investigate subsidies for mixed use or residential projects	Examine how City funds and municipal and assessment bonds could be used to subsidize development costs in privately financed residential and mixed-use projects.	Timeframe: Ongoing, annually, as part of the budget process. None identified in 2020. City Council to consider affordable housing master plan in 2021 to determine strategies to program affordable housing funds.	Retain (See Program 2.F.4)
<b>H.B.9.f HEART</b>	Subsidize mortgage costs for first-time homebuyers	Continue to support the Housing Endowment and Regional Trust of San Mateo County (HEART) Opening Doors Program to provide assistance to the City's first-time homebuyers.	Timeframe: Ongoing. City is a current member of HEART.	Retain (See Programs 4.A.8 and 3.A.1)
<b>H.B.9.g County rehab programs</b>	Preserve affordable housing	Collaborate with the County of San Mateo and other agencies with very-low-, low- and moderate-income rehabilitation programs to expand the scope and eligibility for assistance.	Timeframe: Ongoing, annually. Ongoing coordination with County Housing Department as opportunities arise.	Retain (See Program 4.B.1, 5.A.4, also 3.A.1 and 5.A.1)
<b>H.B.9.h Self-help/sweat equity programs</b>	Preserve and provide affordable units	Assist self-help and sweat equity construction and rehabilitation projects.	Timeframe: Ongoing. Opportunities considered on a case-by-case basis but constrained by limited funding.	Replaced (See Programs 4.B.1 and 4.B.2)



<b>Housing Element Program Name/Number</b>	<b>Program Description and Objective</b>	<b>Program Text</b>	<b>Timeframe, Achievements, and Evaluation</b>	<b>Program Status 2023-2031</b>
<b>H.B.9.i Leveraging low/mod funds</b>	Match state/federal programs	Use City funds, if available, to provide leverage for state and federal programs for affordable housing that require a local match.	Timeframe: Ongoing. Opportunities considered on a case-by-case basis but constrained by limited funding.	Replaced (See Programs 4.B.1 and 4.B.2)
<b>H.B.9.j Special needs loans/grants</b>	Retrofit existing units	Provide financial assistance in the form of loans or grants to retrofit existing units for special needs households.	Timeframe: Ongoing. Opportunities considered on a case-by-case basis but constrained by limited funding.	Retain with modifications (See Programs 3.A.4, 4.B.1 and 4.B.2)
<b>H.B.9.k Fee schedule</b>	Subsidize affordable housing	Evaluate City fee schedules for processing development applications and consider reducing or waiving application development fees for projects providing affordable housing for extremely-low-, very-low- and low-income households, including supportive housing for extremely-low-income families and larger households.	Timeframe: Ongoing, annually, as part of the budget process. Development fee waiver requests are considered as projects are submitted. No fee waiver requests were received in 2020.	Replaced (See Program 2.D.1 and 2.F.5,)
<b>H.B.9.l State and Federal programs</b>	Encourage affordable housing	Encourage the State of California and the Federal Government to restore and enhance subsidy programs for affordable housing similar to those that have proven successful in the past in assisting low- and very-low- income households and households with special needs, such as Section 202, Section 8 New Construction, Section 8 Moderate Rehabilitation and Rental Rehabilitation Programs.	Timeframe: Ongoing. City evaluates projects for eligibility for State/Federal funding programs and potential matches as projects arise. No such projects were eligible in 2020. Continue to evaluate low- and moderate-income resources, w.r.t City, State, and Federal funds.	Replaced (See Program 2.E.1)
<b>Policy H.C.1: Promote rehabilitation of substandard residential structures while maintaining their affordability to very-low-, low- and moderate- income households</b>				
<b>H.C.1.a Voluntary code inspection program</b>	Identify basic life safety problems	Through the City’s website and other appropriate means, assist the public in identifying basic safety and sanitation problems and	Timeframe: Ongoing. Ongoing coordination with North County Fire Authority.	Replaced (See Program 4.B.2)

<i>Housing Element Program Name/Number</i>	<i>Program Description and Objective</i>	<i>Program Text</i>	<i>Timeframe, Achievements, and Evaluation</i>	<i>Program Status 2023-2031</i>
		disseminate information about basic safety improvements, such as fire extinguishers and smoke detectors.		
<b>H.C.1.b Low-interest rehab loan program</b>	Publicize and encourage use.	Actively publicize and encourage the use of County, State and Federal programs for low-interest rehabilitation loans by owners of older residential units. Work with the San Mateo County Housing Rehabilitation Program to develop a promotional strategy. Seek available State and Federal funds.	Timeframe: Ongoing. Brochures available at Building and Planning Counter and information available on <a href="http://www.brisbaneca.org">www.brisbaneca.org</a>	Replaced (See Program 4.B.2. Also see programs under Policy 5.A regarding engaging and educating the public)
<b>H.C.1.c Nonconforming provisions</b>	Encourage maintenance of nonconforming units	Re-examine the zoning ordinance regulations pertaining to nonconforming residential uses and structures to determine if further amendments to the regulations could facilitate private sector maintenance and improvement of these properties. Also see Program H.I.1.e.	Timeframe: Ongoing. Ordinance 576 adopted May 19, 2016 made an incremental change to the Nonconforming Uses and Structures ordinance. Need to shift to focus on preservation of at risk affordable units. Certain single family homes in the NCRO district that are nonconforming may be better redeveloped to multifamily.	Deleted. (Replaced with Program 3.A.1, 3.A.4, 4.B.1, 4.B.2, and 7.A.2)
<b>H.C.1.d NCRO-2 district rehab</b>	Encourage maintenance of units	Encourage maintenance of existing units in the NCRO-2 Downtown Brisbane Neighborhood Commercial District through the use of County, State and Federal rehabilitation funds.	Timeframe: Ongoing. Ongoing coordination with County Housing Department. Focus should be made clearer to address maintenance of affordable units and not limited to the NCRO district.	Revised. (See Program 3.A.4, under the policy of preserving affordable units, and 3.A.1 and 7.A.2)
<b>Policy H.D.1: Retain the small-town character of existing residential neighborhoods, while allowing for increased housing density appropriate to the multi-family residential districts.</b>				
<b>H.D.1.a Infrastructure Master Plans</b>	Update residential infrastructure	Continue to develop master plans to maintain and upgrade public infrastructure in residential neighborhoods. Seek grants and other special funds to supplement	Timeframe: Ongoing. Ongoing coordination with Public Works Department. Water main replacement project initiated in Sept 2018 was completed in 2020.	Retain (See Program 4.A.14)



Housing Element Program Name/Number	Program Description and Objective	Program Text	Timeframe, Achievements, and Evaluation	Program Status 2023-2031
		utility and gas tax funds to implement improvement projects.		
<b>H.D.1.b Dwelling Groups</b>	Allow in R-2, R-3, SCRO-1, and new affordable housing overlays	Continue to allow dwelling groups (as defined by Brisbane Municipal Code Section 17.02.240) as a permitted use (instead of a conditional use) in the R-2 and R-3 Districts, and also allow them in the new affordable housing overlays. Also allow dwelling groups as a conditional use in the SCRO-1 District (see Program H.B.1.i).	Timeframe: 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.	Completed (See Program 2.A.1 regarding maintenance of existing zoning to accommodate the RHNA)
<b>H.D.1.c Affordable Housing Overlays (allowing increased density)</b>	Guidelines for affordable housing overlay zoning.	For the new affordable housing overlays intended to accommodate affordable housing, adopt appropriate zoning regulations consistent with Government Code Section 65583.2(i) that allow at least three-story development and provide objective, quantifiable development standards including, but not limited to, building form, architecture, public space and landscaping in the applicable districts to non-subjectively address concerns that would otherwise be taken care of through discretionary design review approval in compliance with Government Code Sections 65589.5(d), (i) & (j). To encourage connectivity between sites and neighboring districts, require shared public access easements (such as walkways and fire lanes) as appropriate. Incorporate design components	Timeframe: 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.	Completed (See Program 2.A.1 regarding maintenance of existing zoning to accommodate the RHNA)

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		<p>which promote compatibility with existing adjacent non-residentially zoned and developed properties. Include appropriate measures to mitigate any potentially significant environmental impacts.</p>		
<p><b>Policy H.D.2: Use zoning as appropriate to establish suitable residential environments while maintaining the long-term viability of surrounding commercial and industrial uses.</b></p>				
<p><b>H.D.2.a Affordable Housing Overlays (establishing residential areas)</b></p>	<p>Consider amendments to non-residential zoning districts adjacent to affordable housing overlays.</p>	<p>Review the zoning ordinance regulations for the TC-1, NCRO-1 and NCRO-2 Districts to determine if amendments are necessary to establish suitable residential environments under the new Park Place Mixed Use Affordable Housing Overlay and Park Lane Residential Affordable Housing Overlay while maintaining the long-term viability of existing and permitted uses at nearby pre-existing commercial and industrial properties.</p>	<p>Timeframe: 12/31/2018. No revisions to adjacent districts to PAOZ-1 and PAOZ-2 housing overlays identified as being warranted.</p>	<p>Completed. Program deleted.</p>
<p><b>Policy H.E.1: Encourage housing that supports transit-oriented development (TOD), smart growth to minimize automobile trips, and reduce greenhouse gases.</b></p>				
<p><b>H.E.1.a Mixed-use and live/work housing</b></p>	<p>Encourage mixed use</p>	<p>Consider revisions to the Zoning regulations to include mixed-use and live-work housing where appropriate.</p>	<p>Timeframe: Ongoing. 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 program will extend from 2020-2022.</p>	<p>Completed for SCRO-1 district. See Program 7.A.2 for the NCRO-2 district. (See also Program 2.A.1 regarding maintenance of existing zoning to accommodate the RHNA)</p>



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<b>H.E.1.b Mixed-use development</b>	Encourage mixed use	Continue to allow residential uses above or behind storefront uses in the NCRO-2 Downtown Brisbane Neighborhood Commercial District and encourage residential uses in new mixed-use developments in designated zoning districts.	Timeframe: Ongoing. Mixed use is permitted in NCRO-2 district. Zoning amendment to adopt objective design standards in the NCRO-2 district is still needed. See also, the notes for program H.E.1.a above.	Replaced. (See Program 7.A.2)
<b>H.E.1.c General Plan revisions</b>	Land Use Element consistency for Mobile Home park zoning	Update the General Plan’s Subregional/ Commercial/ Retail/ Office land use designation for the central portion of the Southwest Bayshore subarea that covers the mobilehome park, as necessary to maintain consistency with any rezoning.	Timeframe: 12/31/2018. See H.B.1.i. No General Plan amendments identified; zoning amendments consistent with existing general plan land use designation.	Replaced. (See Program 4.A.13)
<b>H.E.1.d Transit-oriented development</b>	Encourage smart growth	Consider changes to the zoning ordinance for multifamily housing as part of transit oriented development (within ¼ mile of a transit stop), such as: <ul style="list-style-type: none"> <li>• Reduce parking minimums and establish parking caps</li> <li>• Set building height limits to allow at least three-story development</li> <li>• Provide for flexible setbacks and increased lot coverage</li> <li>• Promote adaptive reuse of existing buildings</li> <li>• Allow TOD housing that meets the requirements of the zoning ordinance</li> </ul>	Timeframe: Ongoing, in accordance with General Plan Updates. 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. Also see program H.E.1.a above.	Replaced. (See Programs 2.A.2 and 6.A.5)

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		without the requirement of a use permit.		
<b>Policy H.F.1: Continue to implement the green building program.</b>				
<b>H.F.1.a Green building ordinance</b>	Update as needed	Periodically review and update the green building ordinance as new information becomes available. Also see Program H.F.3.c.	Timeframe: 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.	Retain (See Program 6.A.1)
<b>Policy H.F.2: Assist in publicizing energy conservation programs and weatherization services that provide low or no cost energy conservation inspections and assistance</b>				
<b>H.F.2.a Energy conservation</b>	Inform public via various means	Provide information about home energy conservation programs and the financial benefits of energy conservation through the City’s website, articles in the Brisbane Star, water bill inserts, flyers, bulk mailing or other local sources of public information.	Timeframe: Ongoing. 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>	Replaced. (See Program 5.A.1)
<b>H.F.2.b Energy conservation retrofitting</b>	Inform public via various means	Encourage energy conservation retrofitting of existing homes in conjunction with home repairs and renovation by providing accessible public information on code requirements and recommended improvements	Timeframe: Ongoing. Information and Housing Element linked to <a href="http://www.brisbaneca.org">www.brisbaneca.org</a> .	Replaced. (See Program 5.A.1 and 6.A.2)





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<b>H.F.2.c Renewable energy</b>	Inform public via various means	Pursue funding opportunities and provide public information on programs to increase the energy efficiency of existing homes, to assist affordable housing developers in incorporating energy efficient designs and features, and to increase the production of renewable energy. Also see Programs H.B.9.e, H.B.9.j & H.B.9.k.	Timeframe: Ongoing. City joined Peninsula Clean Energy in 2016. Information available on <a href="http://www.brisbaneca.org">www.brisbaneca.org</a>	Replaced. (See Program 5.A.1)
<b>Policy H.F.3: Publicize water conservation programs and develop local measures to assist very-low-, low- and moderate-income households manage their utility costs</b>				
<b>H.F.3.a Water conservation</b>	Inform the public via various means	Provide information about water conservation programs and the financial benefits of water conservation through the City's website, articles in the Brisbane Star, water bill inserts, flyers, bulk mailing or other local sources of public information	Timeframe: 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.	Replaced. (See Program 5.A.1)
<b>H.F.3.b Make low-flow and other conservation devices available to very-low-, low- and moderate-income households</b>	Provide counseling to the public on conservation measures for landscape irrigation with a focus on very-low, low-, and moderate-income households	Consider opportunities to make low-flow and other conservation devices available to very-low-, low- and moderate-income households and provide available counseling on conservation measures for landscape irrigation	Timeframe: Ongoing. Continuing to use City funds through the City Manager's Office and Dept of Public Works for various conservation/cost savings programs.	Replaced. (See Program 5.A.1)
<b>H.F.3.c Water conservation in multi-family development</b>	Encourage water conservation in landscaping and appliances in multi-family and mixed-use housing	Require water conserving measures, such as multi-family unit sub-metering, dedicated landscape water meters for outdoor irrigation, water-efficient clothes washers, high efficiency toilets and/or	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	Replaced. (See Program 5.A.1)

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		automatic faucets, for new multi-family and/or mixed-use development.	new and re-landscaping projects. Projects that meet ordinance thresholds must include such things as submetering.	
<b>Policy H.F.4: Promote sustainable development that addresses affordability through the use of solar sensitive design in new housing development projects</b>				
<b>H.F.4.a Natural heating/cooling</b>	Encourage energy conservation	Enforce Title 24 energy conservation requirements and require project design to take advantage of natural heating and cooling and the benefits of solar access to the extent possible given site constraints.	Energy Reach Code Ordinances 643 and 644 adopted 12/12/2019. See Program H.F.1.a above. Per state law and City Building Code, Title 24 compliance is enforced and required for all eligible building permit applications without it being a separate program.. Taking advantage of natural cooling and heating may be subjective, except where addressed through the district’s objective design standards.	Removed. Addressed through objective design standards and Building Reach Codes (See Program 6.A.1)
<b>Policy H.G.1: Participate in regional efforts to reduce greenhouse gas emissions.</b>				
<b>H.G.1.a Regional Planning</b>	Cooperate in Plan Bay Area process	Cooperate with the Metropolitan Transportation Commission and the Association of Bay Area Governments in implementing Plan Bay Area, including the Sustainable Communities Strategy and 2040 Regional Transportation Plan.	City actively participated in Plan Bay Area 2050 update in 2020	Ongoing (See Programs 6.B.1 and 6.B.2)
<b>H.G.1.b Congestion management</b>	Cooperate in implementation of C/CAG Congestion Management Program	Cooperate with the City/County Association of Governments of San Mateo County in implementing C/CAG’s Congestion Management Program.	Ongoing as development projects are considered.	Ongoing (See Program 6.B.1)
<b>Policy H.H.1: Assure that new development absorbs the cost of mitigating the environmental, social, and service impacts it brings to the community</b>				
<b>H.H.1.a Development costs</b>	Minimize costs of development	For new development applications, condition approvals so that proper fees and charges are levied to cover	City Council is considering recommendations regarding funding sources and fees through the	Replaced (See Programs 2.D.1, 2.E.1 and 2.E.5)



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		the costs of the development to the community. Consider subsidizing fees for projects which provide a significant proportion of housing units affordable to very-low- and/or low-income households. Consider adopting requirements to collect housing impact fees from new market-rate housing developments and commercial linkage fees from new non-residential developments.	Affordable Housing Strategic Plan, scheduled for adoption by 6/30/23.	Note that all projects must comply with CEQA and costs for certain affordable projects may be subsidized.
<b>H.H.1.b Fiscal impact studies</b>	Study impact of large residential projects on city services	Require fiscal impact studies for residential projects that could have a significant effect on the City's ability to provide services	Implemented as new residential projects with potential significant impacts are considered.	Replaced (See Programs 2.E.1 and 2.E.5) All projects must comply with CEQA and costs for certain affordable projects may be subsidized.
<b>Policy H.H.2: Regulate the development of environmentally sensitive and hazardous lands to assure the mitigation of significant impacts.</b>				
<b>H.H.2.a Sensitive/hazardous lands</b>	Identify/mitigate impacts	Work with responsible agencies to protect identified environmentally sensitive areas, including, but not limited to, wetlands, riparian habitat and critical wildlife habitat. Deal responsibly with geologically hazardous areas, contaminated lands, areas subject to flooding and sea level rise, and electric transmission line corridors.	Ordinance 562 adopted October 2011 for density transfer and clustered development, to preserve potentially sensitive lands.	Replaced (See Program 2.G.1__ regarding potential expansion of density transfer provisions) Ongoing protection required through HCP and CEQA compliance.
<b>H.H.2.b Clustered development</b>	Promote clustered development in areas near sensitive habitat	Continue to permit clustered development in the Brisbane Acres subarea, consistent with the San Bruno Mountain Area Habitat Conservation Plan, to place housing	Ordinance 562 adopted October 2011 to relax certain development standards if clustered development is pursued.	Replaced (See Program 2.A.1 regarding maintaining existing zoning to

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		development where it can be best served by infrastructure and public safety services.		accommodate the RHNA and Program _2.G.1_ regarding potential expansion of density transfer provisions) Ongoing protection of the HCP area is required through the HCP and CEQA compliance.
<b>H.H.2.c Flood hazard management</b>	Comply with CGC Sec. 65302	Amend the Safety and Conservation Elements of the General Plan to include analysis and policies regarding flood hazard and management information per Government Code Section 65302.	Timeframe: 2021, in accordance with General Plan update. Incorporate into General Plan Update in 2021.	Completed. (See Program 4.A.13 for future update)
<b>Policy H.I.1: Seek to reduce regulatory constraints on the development of new housing, especially infill housing and housing that adds to the mix of types, size, tenure, and affordability.</b>				
<b>H.I.1.a Regulatory constraints</b>	Streamline permit processing	Continue to evaluate and implement changes to the zoning ordinance and permitting process to simplify and streamline approval of projects that meet the City’s housing goals.	Timeframe: Ongoing. Ord. 669 adopted in May 2022 established objective design standards for new residential development (2+ units) and allow residential uses by right in the SCRO-1 district. City initiated multi-parcel biological assessment of SCRO-1 district to streamline Habitat Conservation Plan conformance for development proposals. 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.	Replaced. See Programs 7.A.1, 7.A.2, 7.A.4, and 7.A.5



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<b>H.I.1.b Parking requirements</b>	Revise parking standards	Consider revision of the residential parking requirements so as to be based upon floor area and/or number of bedrooms, consistent for single-family dwellings, secondary dwelling units, duplexes and multi-family dwelling units.	Timeframe: 12/1/2015. Ordinance 576 adopted on May 19, 2016 reduced parking requirements for smaller homes and minor additions.	Completed. (See Program 6.A.5 for further measures)
<b>H.I.1.c Second Unit Parking</b>	Revise second unit parking requirements	Consider revision of the parking requirements for secondary dwelling units to encourage smaller, more affordable units. Once the revision is adopted, develop an outreach program to publicize the changes.	Timeframe: 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 on most sites, consistent with state provisions.	Completed.
<b>H.I.1.d Design Permits</b>	Reduce unnecessary constraints	Continue to refine the Design Permit findings to address any unnecessary constraints.	Timeframe: 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.	Retain. (See Program 7.A.2 for further measures)
<b>H.I.1.e Non-conforming structures</b>	Preserve housing units	Continue to study ways in which constraints upon nonconforming residential structures may be reduced. Also see Program H.C.1.c.	Timeframe: Ongoing. See notes under Program H.C.1.c., provided above	Eliminated. (Replaced with Program 3.A.1, 3.A.4 and 7.A.2)
<b>H.I.1.f City staffing</b>	Efficient permit processing procedures	Evaluate City staffing requirements with regard to improving procedures for processing development applications.	Timeframe: Ongoing, annually, as part of budget process. No need for additional staffing identified in 2020 budget process. Reevaluate as part of 2021 budget process.	Retain (See Program 7.A.5)
<b>H.I.1.g Inform water/sewer provider</b>	Deliver Housing Element to water and sewer providers	Deliver the Housing Element, with a cover letter noting the City's share of the regional housing need, to the	Timeframe: April 2015. Done with adoption of new housing element. Completed.	Retain. (See Program 7.A.8).

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		San Francisco Public Utilities Commission, the City of Brisbane’s water and sewer provider, immediately upon adoption. Send any future Housing Element updates or amendments within 1 month of adoption.		
<b>H.I.1.h Annual Report</b>	Prepare annual progress report	Prepare an annual report to the City Council and California Department of Housing and Community Development on progress made in implementing the General Plan and Housing Element policies and programs per Government Code Section 65400. Include a review for internal consistency and compliance with Government Code Sections 65302(d)(3) and 65302(g)(2) as amended by Chapter 369, Statutes 207 [AB 162]. Monitor to ensure adequate development capacity will be maintained throughout the planning period to accommodate past and current Regional Housing Need Allocations.	Timeframe: Ongoing, annually. Annual Report for 2020 calendar year delivered to California Department of Housing and Community Development and Governor's Office of Planning and Research prior to April 1, 2021 deadline.	Retain (See Program 2.A.3)
<b>Policy H.I.2: Identify and seek to remove unnecessary constraints on the provision of housing resulting from the authority of County, Regional, State and Federal agencies.</b>				
<b>H.I.2.a Housing constraints</b>	Advise outside agencies regarding unnecessary constraints	As issues arise regarding constraints on affordable housing posed by the authority of other agencies, act to make the agencies aware of the constraints and encourage them take appropriate action.	Timeframe: Ongoing. Applies as development projects are submitted for consideration.	Delete. The City does not have the authority to eliminate constraints on housing production imposed by other agencies at the



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				County, State, or Federal level.
<b>H.1.2.b League of Cities</b>	Work with League of Cities to identify and address housing constraints due to preemption of outside agencies	Work with the League of California Cities to identify and address constraints on housing due to the preemption of other agencies.	Timeframe: Ongoing. Continue advocacy through membership in League of Cities.	Delete. The City does not have the authority to eliminate constraints on housing production imposed by other agencies at the County, State, or Federal level.