



ITEM IV.A: UPDATED RHNA INFORMATION

As there have been some changes to the City's vacant land inventory and other assumptions since the previous RHNA memo was prepared for the Task Force in November 2012, staff has prepared the following which, in comparison to the previous information, shows that somewhat more land may be required to accommodate the City's next two RHNA cycles.

2007-2014 RHNA Cycle

Housing Element law requires local governments to adequately plan to meet their existing and projected housing needs including their share of the regional housing need for all income levels. The State Department of Housing and Community Development (HCD) issues housing unit numbers for all regions. The Association of Bay Area Governments (ABAG) then assigns the Bay Area's units to local jurisdictions. For the 2007-2014 RHNA cycle, HCD assigned the Bay Area a housing needs allocation of 214,500 units and ABAG assigned 3,277 units to Pleasanton. The City was also obligated to plan for a shortfall of 871 units from the previous planning period, making a total of 4,148 units to be planned for.

In 2011 and 2012, the City of Pleasanton met its fair share housing obligation for the present 2007-2014 RHNA cycle by rezoning sufficient land on three sites in Hacienda near the BART station which could accommodate approximately 830 units and 9 other sites citywide to accommodate 2,326 housing units at a density of 30+ units to the acre or more¹. Land already zoned to accommodate residential development met the rest of the RHNA need.

2014-2022 RHNA Cycle

For the next housing element planning period (2014-2022) the City will again need to calculate its inventory of available residential land, compare it to the RHNA requirement, and rezone additional land if needed. The Draft RHNA obligation by income category for the City is shown in Table 1.

¹ Government Code section 65583.2(c)(3)(B) provides that sites zoned at a default density of 30 units to the acre or more are suitable for lower income housing.

Table 1: Draft Regional Housing Need Numbers

Income Category	Draft Regional Housing Need Allocation (2014-2022)
Very Low Income	713
Low Income	389
Moderate Income	405
Above Moderate Income	551
Total	2,058

Without going into too much detail (those who are interested should read California Government Code Section 65583.2) the income distribution of the numbers is important because the City must have land zoned for higher density residential development (30 plus units per acre) to meet its obligation for very-low and low-income households. Therefore, the City must have approximately 37 acres of appropriately zoned land to meet its obligation to accommodate (713 + 389) 1,102 units affordable to low- and very-low income households. It cannot count sites that get approval during the 2007-2014 period. The large multifamily housing sites which are likely to get approvals in the next year or so, and the ones that are likely to remain in the City's housing inventory, are listed in Table 2, below.

Table 2: Nine Rezoned Sites and Roche Site: Higher Density Sites in Housing Element Vacant Land Inventory

Projects Anticipated to Be Approved in the 2007-2014 RHNA Cycle or otherwise unavailable	# of Units	Higher Density Sites Anticipated to Be Available in the City's inventory in 2014-2022 RHNA Cycle	# of Units²
Auf de Maur	345	BART	249+
California Center (formerly CarrAmerica)	305		
Nearon	168	Kaiser	183
Pleasanton Gateway	210	Sheraton	99+
CM Capital Properties	0 ³	Stoneridge Shopping Center	88 ⁴
		Roche Site	372+
TOTAL	1,028		991

² Project unit count is from the Housing Element Background Report, February 2012 (see: <http://www.ci.pleasanton.ca.us/pdf/Background-FINAL-2012.pdf>).

³ Site owners are in the process of renovating the existing vacant building for commercial use and other buildings on the site are occupied; therefore, no residential development is anticipated in the foreseeable future.

⁴ Stoneridge Shopping Center owners are likely to use part of this site for commercial expansion; therefore potential residential development was reduced from 400 units to 88.

Anticipated 2014-2022 Rezoning Requirement

As noted in Table 2, sites anticipated to remain in the City's inventory for the 2014-2022 planning period include four of the nine sites recently rezoned as part of the Housing Element update, and the 12.4 acre Roche site (in Hacienda near the BART station). Higher density residential sites anticipated to be available in the 2014-2022 RHNA cycle could accommodate approximately 991 or more units. In addition, there is land zoned for lower density residential development that would accommodate approximately 270 units⁵, making a total of approximately 1,261 residential units that could be accommodated.

The table below provides an estimate of the additional units and acreage of residentially-zoned land that will be needed to meet the City's 2014-2022 RHNA.

	2014-2022 RHNA	Estimated 2014 Inventory	Additional units to be planned for	Additional Acreage Needed⁶
Very Low Income	1,102	991	111	4
Low Income				
Moderate Income	405	0	405	18
Above Moderate Income	551	270	281	38
Total	2,058	1,261	797	60

The East Pleasanton Specific Plan area is one of the few, large undeveloped areas in the Pleasanton area and the City will be obligated to plan for its share of the regional housing need beyond 2022. Therefore it would be prudent to consider planning for housing beyond the need for the next Housing Element cycle. If the RNHA for the 2022-2030 cycle is similar to that for 2014-2022 and assuming that there are no housing sites remaining in the City's inventory (a worst-case scenario), a further approximately 141 acres of residential land would be needed.⁷

How much of this housing should be planned in the East Pleasanton area will be a matter for discussion by the Task Force and City decision-makers.

⁵ The 270 unit estimate includes: the Auf der Maur property on Bernal Avenue by Bonde Ranch (51 units); 98 medium density units on the Pleasanton Gateway site; 50 units on Lund Ranch II, 40 units on Spotorno, and 10 units on Oak Grove, and other sites, such as lower density properties by Foothill Road (20 units estimated). The existing available site inventory for residential development is shown in Appendix B of the Housing Element Background Report, February 2012 (see: <http://www.ci.pleasanton.ca.us/pdf/Appendix-B.pdf>).

⁶ To meet very-low and low income requirement, zoning must allow a minimum of 30 units/acre; to meet moderate income requirement, zoning must allow a minimum of 23 units/acre; no minimum density for above-moderate income housing; table assumes 140 units at 5 units per acre, and 141 units at 15 units per acre.

⁷ 141 acres calculated as follows: 1507 units at 30 units per acre = 50 acres; 405 units per acre at 23 units per acre = 18 acres; 551 units, half at 5 units per acre, and half at 15 units per acre = 73 acres.