

## Housing Commission Staff Report

April 17, 2014  
Item 10

- SUBJECT:** Update Regarding Status of the 2015-23 Housing Element
- STAFF RECOMMENDATION:** Provide feedback as appropriate on the update process, hear community input and provide feedback for any revisions and additions to the Goals, Policies and Programs for the 2015-2023 Housing Element update.
- ATTACHMENTS:**
1. Goals, Policies, and Programs
  2. Community Workshop Summary Report
  3. Sites Inventory Maps

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### BACKGROUND

The Housing Element is part of the City's General Plan and is a comprehensive statement by the community of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. The policies contained in this Housing Element are an expression of the statewide housing goal of "attaining decent housing and a suitable living environment for every California family," as well as a reflection of the unique concerns of the community.

The State requires periodic review and update with State Housing and Community Development Department (HCD) certification of the Housing Element update to demonstrate continued development capacity within the City to attain affordable housing goals, as defined by HCD.

The current Housing Element adopted in 2012 covers the period of 2007 to 2014. The City has retained Jennifer Gastelum from PMC to assist in preparing our revised Housing Element for the period of January 31, 2015 to January 31, 2023, which is required to be submitted to the state by January 31, 2015. Periodic update of the Housing Element, including State certification, are required to ensure that City policies continue to reflect the changing community needs, challenges, and opportunities in compliance with State law. Lack of a State-certified Housing Element could also subject the City to penalties as a result of legal challenge. If a court finds that the Housing Element does not comply with State law, the court may suspend City authority to issue building permits or grant zone changes.

As part of the required update, HCD requires each City to demonstrate capacity to meet their assigned affordable housing obligation, known as the "Regional Housing Needs Allocation" (RHNA). Based on State law, our Housing Element update is required to designate specific locations to accommodate our assigned affordable housing obligation for the review period. In order to address this requirement, the updated Housing Element includes an updated site inventory list of parcels within the City that demonstrates the City's capacity to develop sufficient housing to meet our assigned RHNA goals for the period of January 1, 2014 to October 31, 2022.

As required by State law, the updated Housing Element document must address the following:

- Analysis of demographic, employment, and housing trends, including availability, market conditions, infrastructure, and environmental factors;
- Identification of fair share development opportunities for affordable housing and for special needs households;
- Provision of adequate sites to accommodate the City's new assigned RHNA share of the regional affordable housing need, for a total of 2,067 housing units (716 very low income units, 397 low income units, 407 moderate income units, and 553 above moderate income units);
- Identification of governmental constraints to development, preservation, and rehabilitation of affordable housing;
- Inventory of programs and funding resources to address housing goals and identification of sites suitable for affordable housing development;
- Conservation of current affordable housing;
- Promotion of equal housing opportunities; and
- Evaluation of previous Housing Element accomplishments leading to new and revised housing goals, policies, and programs

This agenda report provides the Housing Commission with a summary of the first community and stakeholder meetings, includes a tentative project schedule for the Housing Element Update and seeks input from the Housing Commission, residents, and other stakeholders regarding how we can improve housing opportunities goals, policies and programs for the 2015-2023 Housing Element update.

## **DISCUSSION**

**Goals, Policies and Programs:** State law requires the Housing Element include quantified objectives for the maximum number of units that can be constructed, rehabilitated or conserved. Policies and programs establish the strategies to achieve these objectives. The City's quantified objectives are described under each program, and represent the City's best effort in implementing each of the programs. Assumptions are based on past program performance and funding availability, construction trends, land availability, and future programs that will enhance program effectiveness and achieve full implementation of the City's housing goals.

Staff is recommending that most of the programs included in the 2007-2014 Housing Element be carried forward with adjustments and refinements where necessary. A copy of the existing programs included in the Housing Element is shown in Exhibit A. Since adoption of the previous Housing Element, the City addressed all legislative mandates that were previously enacted related to reducing barriers to development of housing for special needs groups including the homeless, disabled and agricultural employees. The City also adopted new policies to reduce barriers and restrictions to facilitate the development of second units, and adopted a Density Bonus ordinance. The focus of the

next eight years will be to provide a variety of programs to assist housing development for a diversity of household needs through-out the City and in newer mixed-used use locations.

Other areas where staff believes refinements and additions to programs are needed include:

- Providing more specificity regarding definitive implementation timelines and quantified objects. Government Code 65583 requires that the program is implemented during the planning period and that the number of units or families assisted (or other metric) is estimated.
- New goals, policies and programs to meet Senate Bill (SB) 812 requirements which require the City to include in the special housing needs analysis the needs of individuals with a developmental disability within the community. A “developmental disability” can be defined as a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.
- Review current goals, policies and programs to be consistent with Government Code Section 65583(c)(1), which allows in addition to identifying vacant or underutilized land resources, local governments can meet up to 25 percent of the site requirement to provide adequate sites by making available affordable units through rehabilitation, conversion, and/or preservation.

Staff is seeking the Housing Commission’s input regarding other refinements or additions to the Housing Elements Goals, Policies and Programs.

**Public Outreach To Date:** Housing Element law requires communities to make diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element. The City’s Housing Element update process incorporates a number of opportunities for public input. Events so far have included:

- **Community Workshop:** The first Community Meeting was held on March 24, 2014. The meeting was noticed twice in Tri-Valley times, once in the Community Calendar of the Pleasanton Weekly, as well as on the City’s website Community Calendar and Housing Element website. In addition, approximately 1488 notices were mailed out and 175 emails were sent. There were approximately 25 participants at the meeting. A presentation included a summary of Housing Element state law requirements, identification of new laws affecting this Housing Element update, and a timeline for the process for the 5th round Housing Element update. Following the presentation, participants were asked to visit various stations set up throughout the room to discuss the following topics:
  - Housing Program and Services
  - Housing Types
  - Housing Challenges and Opportunities
  - Current Housing Inventory and Potential Changes
  - Other Comments and Ideas

A complete summary of the meeting is attached as Exhibit B

- **Stakeholder Meetings:** Stakeholder Meetings were held on Monday April 7, 2014 and Thursday April 10, 2014. Notice was provided by email to approximately 175 local agencies, organizations, non-profit and for-profit developers and service providers. The first meeting included non-profit housing developers, local service providers and community organizations. It was attended by approximately 16 housing professionals. The 2nd meeting included for-profit

housing developers and finance professionals. Summaries of the meetings are to follow under separate cover.

**Sites:** The preparation of an inventory of land suitably zoned to meet the City’s housing need, and the rezoning that had to be undertaken by the City to meet our housing need was a large part of the effort for the last Housing Element update. Several of these multifamily sites remain available and can be included in the City’s inventory. In addition, staff recently confirmed with the California Department of Housing and Community Development (HCD) that we may count units approved but not occupied prior to the end of 2013 towards our RHNA requirement. Due to the existing residential site inventory, the City does not anticipate having to rezone any properties to meet the City’s housing needs during the current Housing Element Update. Although the City is not required to rezone any properties to meet RHNA requirements, the City has been requested to review the potential of rezoning two properties to allow for residential development (Irby-Kaplan-Zia, and Pleasant View Church of Christ sites) as well as to rezone one property, currently zoned for Mixed-Use, to convert it to commercial use only (CM Property 1 site).

**NEXT STEPS**

At its meeting on April 23, 2014 the Planning Commission will review and receive input from the Community Meeting-, Stakeholder Meetings and the Housing Commission, and provide feedback to staff regarding the drafting of the Housing Element document. Staff hopes to be able to provide a draft Housing Element for review and comments to the Housing and Planning Commissions in June. A tentative schedule of future meetings is as follows:

Upcoming Meetings	Date	Agenda
Planning Commission	April 23, 2014	Receive status report and public input
Housing Commission	June 19, 2014	Review of Preliminary Draft and public input
Planning Commission	June 25, 2014	Review of Preliminary Draft and public input
Community Meeting #2	Early July 2014	Discuss Draft Housing Element
Planning Commission	July 23, 2014	Consideration of Draft Housing Element
City Council	August 19, 2014	Consideration of Draft Housing Element and authorization to submit to HCD
Submit to HCD for review	August / September	
	November	Consideration of HCD and public Comments
Planning Commission	December, 2014/ January, 2015	Adoption hearings
City Council	December, 2014/ January, 2015	Adoption hearings

**PUBLIC NOTICE**

Notice of this item was posted on the City website. In addition the City sent notification to about 15 interested parties who have provided contact information during the Housing Element update process.

**STAFF RECOMMENDATION**

Staff recommends that the Commission provide feedback as appropriate on the Housing Element update process, hear community input and provide feedback for any revisions and additions to the Goals, Policies and Programs for the 2015-2023 Housing Element update.

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**Attachment 1:**  
**Goals, Policies, and Programs**

# HOUSING ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

### Program Implementation Status

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E.</b>	<b>Status of Program Implementation</b>	<b>Continue Modify or Delete</b>
Program 1.1: Discourage the redesignation of areas designated for High Density Residential development. The objective of this program is to ensure that adequate sites are available to accommodate the City's regional housing need for all income levels.	Policy 1: At a minimum, maintain the amount of high-density residential acreage currently designated on the General Plan Map and permitting high density housing.	On-going	The City continues to discourage any redesignation of areas currently designated for High Density Residential development. Within the last Housing Element planning period the City rezoned nine sites to permit high density residential development. No high density housing sites have been downzoned to lower density.	
Program 2.1: Continue to allow mobile home and factory-built housing projects which have permanent foundations and meet all zoning and design review requirements on any parcel designated Rural, Low, Medium, or High Density Residential.	Policy 2: Permit mobile homes and factory-built housing on appropriately located sites.	On-going	The City continues to allow mobile home and factory-built housing projects in the City though no projects were submitted for review during the last planning period. The City continues to implement this program on an on-going basis.	
Program 6.1: Continue monitoring second units to determine if they are being rented and, if so, determine their rent levels. Include conditions of approval for second unit Administrative Design Review approvals requiring a monitoring program.	Policy 6: Actively promote the creation of second units on single-family residential lots and their maintenance as sources of housing affordable to moderate-, low-, and very-low-income households.	Complete next survey by December 2013	The City continues to monitor second units within the City as required by the following standards for all approved second units: <i>The owner of the lot on which a second unit is located shall participate in the city's monitoring program to determine rent levels of the second units being rented.</i> The City assisted in the development of approximately 50 second units since 2007 included within the City database of second units. An updated rent survey was sent out in February 2014.	

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<p>Program 6.2: Create incentives for homeowners to rent their second units to moderate-, low-, and very-low-income households. The City's role would be to develop the program materials including information, criteria for qualifications, and incentives, and to monitor the success of the program. Incentives should include fee reductions or waivers and information/assistance to help homeowners be landlords. Such incentives should be made available to applicants of second units during the Administrative Design Review or Building permit process.</p>		<p>Initiate by end of 2012</p>	<p>The City continues to help assist homeowners of second units by developing a "toolkit" to promote rental of second units by interested owners. In conjunction with the survey update, the City is working with a housing counseling agency to develop a "toolkit" to promote rental of second units by interested owners. Initial discussions took place with ECHO Housing (a non-profit housing counseling agency) in 2012. The toolkit is planned for completion in mid-2014 and implementation in fall 2014.</p>	
<p>Program 6.3: Consider allowing second units without an Administrative Design Review process in new single-family developments, subject to performance standards, and consider reducing the existing Second Unit Ordinance requirements, such as the parking and height limit requirements, to encourage the development of second units, and consider other measures to promote the creation of second units.</p>		<p>Jan-1</p>	<p>The City continues to promote the creation of second units. In 2013 Staff reviewed all existing design and performance standards for second units and concluded that creating an exception to the 15-foot height limit to enable construction of second units above a detached garage would allow greater flexibility for accommodating a second unit with minimal impacts to neighboring properties. On September 17, 2013 the City Council adopted Ordinance No. 2080 amending Pleasanton Municipal Code Chapter 18.84 and Chapter 18.106 to comply with Program 6.3 of the Housing Element.</p>	
<p>Program 7.1: Monitor new multiple-family residential development proposals with respect to housing tenure to ensure that sufficient numbers of rental units are provided to meet the above policy.</p>	<p>Policy 7: Encourage at least 50 percent of multiple-family housing units to be rental apartments.</p>	<p>On-going</p>	<p>The City continues to monitor new multi-family residential developments. From 2007-2013 sixty six percent of the residential building permits issued were for rental housing.</p>	
<p>Program 8.1: Regulate condominium, townhouse, and mobile home conversions and mitigate tenant displacement through the provisions of the City's Condominium Conversion Ordinance, and Government</p>	<p>Policy 8: Minimize displacement of tenants in rental apartments and mobile homes and encourage ownership of lower-cost residential units by prior renters</p>	<p>As Needed</p>	<p>The City continues to regulate condominium conversions. This program is implemented on an on-going basis, although there were no residential rental units converted to ownership units between 2007-2014</p>	

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Code, Section 65863.7 (as to mobile homes).	through the regulation of condominium conversions.			
Program 8.2: Deny conversion of apartment units to condominiums if the percentage of multiple-family units available for rent, city-wide, is below 50 percent.		As Needed	The City continues to monitor the number of for-rent vs for-ownership units in the City. There were no applications to convert residential rental units to ownership units between 2007-2014	
Program 8.3: Review the City's Condominium Conversion Ordinance to identify desirable changes, such as potentially requiring more housing units affordable to low- and very-low-income households and longer tenant noticing requirements, if market conditions are resulting in the displacement of lower-income tenants.		As Needed Based on Market Conditions	The City continues to the Condominium Conversion Ordinance. Between 2007-2014 no tenants were displaced as a result of condominium conversion because there were no rental units converted to ownership units during the year. When market conditions are more favorable to conversions the city will further review the Condominium Conversion Ordinance to identify any desirable changes.	
Program 8.4: Require condominium converters to maintain rental units for households with special needs, such as lifetime leases with rental caps for persons with disabilities, to the extent permitted by State law.		As Needed	The City's Condominium Conversion Ordinance currently requires extended leases and limitations on rent increases for elderly and handicapped tenants. When market conditions are more favorable to conversions the city will review the Condominium Conversion Ordinance to identify any desirable changes.	
Program 9.1: Conduct a review of the Growth Management Program and amend as necessary to assure the rate of residential development is consistent with the City's current and new infrastructure capacities, including roadways, water, sewer, and facilities, etc. The objective of this program is to assure that the City's Growth Management Program is consistent with State law and that there is a procedure for assuring that there is available infrastructure to serve future approved residential development.	Policy 9: Support the development and rehabilitation of housing affordable to extremely low-, low- and very-low-income households and review infrastructure needs.	End of 2012; then annually	The City continues to monitor the Growth Management Program. On November 20, 2012 the City Council adopted Ordinance No. 2054 amending Pleasanton Municipal Code Chapter 17.36 establishing a revised program to ensure that the Growth Management Ordinance does not prevent the City from meeting its share of the regional housing need (per Program 29.2). A Growth Management Report was presented to the City Council on October 15, 2013 determining that the annual unit allocation commencing July 1, 2014 through June 30, 2022 shall be 235 units, consistent with RHNA allocation requirements.	
Program 9.2: Require the duration of extremely low-, low- and very-low-income set-aside units within projects to be in perpetuity.		On-going	The City continues to require all regulatory agreements for below-market rental units have been in perpetuity (or if required due to financing, for 99	

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<p>Program 9.3: Seek State and Federal assistance for the development of housing to meet the housing needs of households with extremely low-, low- and very-low incomes. Potential sources may include the HUD Section 202 and 811 programs (for senior housing and housing for persons with disabilities), the State HELP and CHFA programs, State/Federal lower-income housing tax credits, and bond financing. The timing of application will depend upon the schedule for specific projects proposed by individual developers in as much as the City does not currently own any land for development of housing affordable to low- and very-low-income households. If the City is successful in securing an open source of funding for housing affordable to low- and very-low-income households, such as State HELP funds, the availability of these funds will be promoted through the City's web site, in local newspapers, and through posting at public places subject to normal procedures. The objective of this program is to secure available funding required to finance new affordable housing development. A timeline would be developed on a project by project basis as affordable development inquiries/applications are submitted to the City.</p>		On-going; Dependent on Specific Development Proposals	years) since 2001. The City continues to seek State and Federal assistance to the greatest extent feasible. The City's ability to secure an open source of funding for affordable housing has been hampered by the significant reduction and/or elimination in recent years of many of the traditional programs such as 202, 811, and HELP. The City continues to review available options on a project-specific basis and is considering financing programs related to the potential redevelopment of Kottinger Place and Pleasanton Gardens senior housing complexes. The City continues to monitor the availability of new funding sources for affordable housing and will apply as appropriate (for example, the City successfully secured \$2 million in state HELP funds in 2003, 2007, and 2008 to develop a down payment assistance program and an affordable assisted living development).	
<p>Program 9.4: Continue to provide incentives such as reduced development fees, assistance in public improvements, priority in permit processing, increased density, altered site-development standards, mortgage revenue bonds, affordable-housing</p>		Enhanced promotional effort to be completed by June 2012	The City is continuing to provide incentives and assistance to encourage the development of affordable housing. Enhanced promotional efforts were completed in September 2012 and an additional developer workshop was held in February 2013 to further promote the City's newly rezoned residential	

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competition, and other creative incentives to encourage the development of housing affordable to moderate-, low-, extremely low-, and very-low-income households. A priority will be placed on projects that provide the largest number of units at the greatest level of affordability. The availability of incentives is incorporated in the City's Inclusionary Zoning Ordinance, but for specific projects, will also be promoted through the City's web site, in local newspapers, and through posting at public places subject to normal procedures. The objective of this program is to assure that incentives are made available and known to the development community.			properties. The availability of incentives is incorporated in the City's Inclusionary Zoning Ordinance, but for specific projects, was also be promoted through the City's web site, in local newspapers, and through posting at public places subject to normal procedures. This program helped to assure that incentives were made available and known to the development community.	
Program 9.5: Seek creative alternative and non-traditional means, including using available City financial and property resources and working cooperatively with community groups, that will assist in the production of or preserve housing for extremely low-, very-low-, low-, and moderate-income- households.		On-going	The City continues to utilize available Low Income Housing funds to provide loans and grants for special needs housing such as REACH/HOUSE, Inc., The City has also had meetings with several groups, including Habitat for Humanity, Mid-Pen Housing, and Tri-Valley REACH, which may lead to the development of new affordable housing within the next several years	
Program 9.6: Adopt a density bonus ordinance consistent with State law.		Mid-2013	On September 17, 2013 the City Council adopted Ordinance No. 2082 adding Pleasanton Municipal Code Chapter 17.38 a to comply with Program 9.6 of the Housing Element and State Density Bonus Law	
Program 9.7: Adopt Development Standards and Design Guidelines to facilitate the development of high quality multifamily housing and to create more certainty for residential development on Sites 25 through 33 in Appendix B housing Sites Inventory. These standards are intended to be substantially similar to those developed for the Hacienda TOD (sites 22, 23 and 24) and would provide more certainty for multifamily		Sep-12	On August 21, 2012, the City Council adopted Ordinance Nos. 2044-2029 to incorporate the Housing Site Development Standards and Design Guidelines for Multifamily Development for properties 25 through 33.	

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developers during the PUD process.				
Program 11.1: Maintain zoning adequate to accommodate Pleasanton's share of the regional housing need for all income levels. Sites designated High Density Residential or Mixed Use shall be developed at a minimum density of 30 units per acre, and comport with the development standards and design guidelines set forth in Program 9.7.	Policy 11: Strive toward meeting Pleasanton's share of regional housing needs, as defined by the Regional Housing Needs Determination (RHND).	On-going	The City continues to monitor the zoning within the City to accommodate all RHNA needs. This is implemented on an on-going basis.	
Program 11.2: Attempt to rehabilitate five ownership-housing units affordable to extremely low-, low- and very-low-income households identified as having major building code violations each year between 2007 and 2014, and maintain their affordability. Attempt to rehabilitate at least one apartment complex by 2014. Single-family homes will be identified through the City's Housing Rehabilitation Program which already has in place an outreach program. The City will survey existing apartment complexes, including working with local non-profit housing development agencies, to ascertain the need for rehabilitation. Owners of identified complexes will be contacted and made aware of the availability of rehabilitation assistance.		Annually, On-going	The City continues to rehabilitate housing to the greatest extent feasible. A total of six (6) homes received loans for major rehab work in 2012 and 2013 through the City's existing Housing Rehabilitation Program. In addition, 24 homeowners received minor home repair grants through the program. All homes were occupied by low, very low, and extremely low income households. No City-sponsored major rehab work was implemented in apartment complexes; however, the City completed one small project to install accessibility improvements at a privately-owned rental unit occupied by an extremely low income tenant.	
Program 11.3: Strive to construct, rehabilitate, and conserve the City's regional share of housing within the constraints of available infrastructure, traffic, air quality, and financial limits, by the conclusion of the current Regional Housing Needs Determination period – in 2014.		By 2014	Prior to the adoption of the 2007-2014 Housing Element, the City completed the rezoning and General Plan Amendments for nine sites to meet the City's need. These are dispersed, infill sites that are close to transportation and services in areas of available infrastructure. The City continues to strive to construct housing within the constraints of available infrastructure, traffic, air quality, and financial limits. Combined these sites can accommodate approximately 2,326 units.	

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Program 11.4: Work with the Tri-Valley Housing Opportunity Center and employers to develop partnerships for participating in programs to make housing affordable to their workers.		Initiate program by end of 2012.	The City collaborated with the TVHOC and other Tri-Valley cities to hold a forum on employer assisted housing in May 2012 during national Affordable Housing Week. The event was attended by representatives from approx. 50 major employers.	
Program 13.1: Preserve for the longest term feasible, rent restricted assisted projects affordable to extremely low-, low- and very-low-income households, and provide assistance to retain below-market rate rent restrictions.	Policy 13: Preserve for the longest term feasible, restricted units affordable to extremely low-, low- and very-low-income households which are at risk of changing to market-rate housing.	On-going	Since 2001, all regulatory agreements have included a provision that the terms shall apply in perpetuity (or for 99 years if restricted due to financing requirements). The City continues to implement this policy on all new projects, including several new apartments developments currently under review.	
Program 13.2: Structure future rent-restriction contract agreements to allow the City the opportunity to purchase or subsidize assisted units at the conclusion of the rent-restriction period.		As Needed	The City continues to analyze rent-restriction contract agreements as they come in on a case by case basis. In 2012, two BRE projects agreements were executed but they were subject to the terms of a settlement agreement. Several additional projects were approved or under review in 2013 that were structured to be affordable in perpetuity.	
Program 13.3: Structure future rent-restriction contract agreements for all new assisted projects with limited or no time restrictions to minimize the displacement of tenants.		On-going	The City continues to look at creative ways to structure contract agreements. Affordable units during the 2009-2014 planning period were all structured to be affordable in perpetuity.	
Program 13.4: Provide rehabilitation funds where appropriate for apartment complexes in exchange for extended or perpetual assisted-housing time periods.		On-going; dependent on specific proposals	The City continues to attempt to provide apartment rehabilitation loans to the greatest extent feasibly, however, no apartment projects sought City funding for rehabilitation projects in 2012. The City will continue to monitor future opportunities for providing financial assistance to existing apartment complexes in exchange for affordability restrictions.	
Program 13.5: Issue bonds or provide other funding where appropriate to reduce apartment complex mortgage rates in exchange for extended or perpetual assisted-housing time periods.		On-going; dependent on specific proposals	The City continues to issue bonds and provide funding for appropriate projects. One new apartment project requested City assistance for bond issuance in 2012, 2013???. The project is currently going through the development review process, and the City will work with the developer as the project progresses.	

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Program 14.1: Identify a funding mechanism for infrastructure improvements contained in the General Plan to accommodate projected housing growth.	Policy 14: Make appropriate modifications to the Land Use Element of the General Plan, Zoning Ordinance, and other City ordinances, programs, and policies to facilitate the provision of housing, especially housing affordable to moderate-, low-, and very-low-income households.	Annually	The City continues to make Infrastructure improvements on an as-needed basis. Improvements to sewer capacity has been funded through the CIP under existing replacement and expansion funds.	
Program 14.2: Waive City fees for housing developments affordable to extremely low-, low- and very-low-income households.		On-going	The City continues to waive City fees for eligible affordable projects. In 2012 the Lower Income Housing Fee was waived for the two BRE housing projects for which Affordable Housing Agreements were approved with very low-income units. In 2013 the Lower Income Housing Fee was waived for four new apartment developments for which Affordable Housing Agreements were approved with very low, low, and median income rental units (Anton Hacienda, California Center, Commons at Gateway, and Vintage). Three projects submitted for building permits in late 2013. The fees waived for the two projects approved in 2012, would be \$653,542 and \$645,823. The aggregate fees waived for the four projects approved in 2013 is slightly over \$3 million for the four projects (with 1,125 total units).	
Program 14.3: Expedite the development review process for housing proposals affordable to moderate-, low-, extremely low, and very-low-income households.		On-going	The City continues to expedite development review process as shown by two BRE projects approved in 2012 with 505 total units (38 very low-income units in each), four residential projects approved in 2013 with a total of 1,125 units (with 185 units at various affordability rates), and two residential projects in 2014 with a total of 327 units (with a new total of 122 net affordable units at various affordability rates.) All were expedited through development review as priority projects.	
Program 14.4: Advocate changes in Federal and State legislation to provide incentives for		On-going	The City continues to advocate Federal and State legislative changes and provides general support on	

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the development of housing affordable to extremely low-, low- and very-low-income households and to overcome barriers to housing affordable to low- and very-low-income households.			an on-going basis.	
Program 14.5: Support State legislative reform to improve the fair-share housing process and provide financial and other incentives to strengthen local jurisdictions' abilities to meet their fair-share responsibilities.		On-going	The City continues to support State reform and provides general support on an on-going basis.	
Program 14.6: Assess the level of effort to overcome infrastructure constraints to housing affordable to extremely low-, low- and very-low-income households on a periodic basis.		As Needed or in Conjunction with the Housing Element Update	The City continues to assess infrastructure constraints and needs on a periodic basis to be addressed as-needed.	
Program 14.7: Assess future sewer infrastructure needs, including sewer infrastructure upgrades and facilities to accommodate future RHNA cycles in the region.		2011-2012	The City continues to assess sewer infrastructure as new residential projects are reviewed. Sewer capacity was not a deterrent to housing development during the 2007-2014 planning period.	
Program 14.8: Continue to work with non-profit and for-profit housing developers, service providers, Pleasanton employers, the Pleasanton Unified School District, and urban planning specialists to develop new programs and incentives for meeting the full range of Pleasanton's future affordable housing needs.		On-going	As noted above, the City continues to work with non-profit and for-profit developers and collaborated with the TVHOC and other Tri-Valley cities to hold a forum on employer assisted housing in May 2012. In addition, a workshop was held in February 2013 to inform nonprofit housing developers on City programs and resources to promote the development of new affordable housing.	
Program 14.9: As required by State law, the City will review the status of Housing Element programs by April of each year, beginning April 2012. The review will cover consistency with other General Plan programs and community goals, the status of implementing actions, accomplishments, and a review of housing sites identified in the Housing Element. In particular, the annual review will		On-going	On a yearly basis the City continues to review the status of all Housing Element programs as well as evaluate the effectiveness of the City's inclusionary zoning requirements. By April each year, the City has submitted its APR to the State.	

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
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cover development assumptions and actual development activity on sites by assessing projected development potential compared to actual development approval and construction. This will also include residential units anticipated on mixed use zoned sites. The primary intent of the annual review is to maintain adequate sites during the Housing Element planning period. In addition, the annual review will evaluate the effectiveness of the City's inclusionary zoning requirements (see Programs 16.1 and 16.2) to determine if modifications are needed.				
Program 15.1: Continue housing education programs available on the City's website, at other public venues, through City publications and mailings, and through partnerships with regional organizations.	Policy 15: Educate the public regarding the community, environmental, and economic benefits of Pleasanton's affordable housing program.	On-going	Between 2007-2014 the City continued to maintain updated information in electronic (i.e., web) and printed format to education private citizens, developers, and other interested parties on the range of programs promoting affordable housing. In addition, the City worked with agencies such as TVHOC and ECHO Housing to sponsor specific workshops on issues such as foreclosure prevention, home buyer education, and housing law for tenants and landlords.	
Program 15.2: Continue to coordinate public information with surrounding communities to provide up-to-date listings of opportunities for regional affordable housing and programs for extremely low-, low- and very-low-income households.		On-going	Between 2007-2014 the City continued to provide public information regarding regional affordable housing and programs available. Additionally, in 2012, the City of Pleasanton assumed staffing leadership for the Tri-Valley Affordable Housing Committee and coordinated a comprehensive update of the "Tri-Valley Rental Housing Opportunities Guide," a collaborative regional publication providing information and resource on affordable rental housing in the Tri-Valley area.	
Program 15.3: Develop incentive/revitalization programs for neighborhoods to encourage support for affordable housing opportunities. Such		2011-2014	While no neighborhood incentives/revitalization programs were implemented between 2007-2014 the City adopted standards and guidelines for high density housing to ensure compatibility with existing	

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incentives could include enhanced public amenities or other investment in areas where additional multifamily housing is planned.			high quality neighborhoods. The City continues to analyze and review possible programs for future incentives in coordination with new projects.	
<p>Program 16.1: Monitor the results of the Inclusionary Zoning Ordinance annually to determine if developers are primarily building new housing units affordable to low- and very-low-income households instead of paying in-lieu fees for new developments. If it is determined by the City Council, upon recommendation by the Housing Commission, that the Inclusionary Zoning Ordinance is not producing sufficient housing affordable to low- and very-low-income households, consider modifying the Ordinance so that it can better achieve that objective. As part of the inclusionary ordinance review, conduct meetings with developers to identify specific changes that may be considered by the City.</p>	<p>Policy 16: Ensure compliance with the Inclusionary Zoning Ordinance by requiring each for-sale residential and non-residential development to which the Ordinance applies to include its pro-rata share of housing needs for low- and very-low-income households or, if the Ordinance criteria are met, to contribute to the lower-income housing fund to facilitate the construction of housing affordable to extremely low, low-, very-low, and moderate-income households. Review and modify policies for rental housing to conform with the Costa Hawkins Act. It is strongly encouraged that the Inclusionary Zoning Ordinance requirements be met by building housing affordable to extremely- low, low- and very-low-income households.</p>	<p>Annually/On-going</p>	<p>The City has continued to monitor the inclusionary zoning ordinance. In August 2012, the City circulated a Request for Proposals for consultant services to conduct a comprehensive nexus study to review and potentially update the City's Lower Income Housing Fee. A consultant was selected in December 2012. The consultant presented the Lower Income Housing Fee Study to the City Council and Housing Commission at a joint workshop in October 2013, at which the Council voted to maintain the Lower Income Housing Fee. In addition to considering the true cost of providing affordable housing, the study reviewed the impact of recent court rulings on inclusionary zoning ordinances (e.g., Palmer, Costa-Hawkins).</p>	
<p>Program 16.2: Review the City's Inclusionary Zoning Ordinance and amend if required:</p> <ul style="list-style-type: none"> <li>• for consistency with the Housing Element and other City affordable housing programs;</li> <li>• to identify incentives for non-profit housing developers and other housing developers to construct projects including three bedroom units for large households;</li> <li>• to determine if it is appropriate to increase the percentage of affordability to support</li> </ul>		<p>Annually/on-going.</p>	<p>As noted above, the City circulated a Request for Proposals for consultant services to conduct a comprehensive nexus study to review and potentially update the City's Lower Income Housing Fee. A consultant was selected in December 2012. The consultant presented the Lower Income Housing Fee Study to the City Council and Housing Commission at a joint workshop in October 2013. In addition to considering the true cost of providing affordable housing, the study will review the impact of recent court rulings on inclusionary zoning ordinances (e.g.,</p>	

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<p>housing affordable to low- and very-low-income households;</p> <ul style="list-style-type: none"> <li>to be consistent with recent court decisions regarding rental housing;</li> <li>as a potential constraint to housing.</li> </ul>			Palmer, Costa-Hawkins).	
<p>Program 17.1: Review and modify the lower-income-housing fee annually in conformance with AB 1600, and consider changing the basis of the fee to reflect the true cost of providing housing.</p>	<p>Policy 17: Use the lower-income-housing fee to generate funds for the provision of housing affordable to extremely low-, low- and very-low-income households. The low-income housing fund should be used primarily to leverage State and Federal funds in the development of housing affordable to low- and very-low-income households and in-house loan programs, so that the fund may be used most efficiently and maintained over time. When considering allocation of these funds, priority will be given to non-profit housing developers with a project including three bedroom units affordable to large extremely low-, low- and very-low-income households.</p>	Annually	<p>As noted above, the City continues to monitor the inclusionary zoning ordinance and circulated a Request for Proposals for consultant services to conduct a comprehensive nexus study to review and potentially update the City's Lower Income Housing Fee. A consultant was selected in December 2012, and work was progressing at the beginning of 2013 with a mid-2013 completion. In addition to considering the true cost of providing affordable housing, the study will review the impact of recent court rulings on inclusionary zoning ordinances (e.g., Palmer, Costa-Hawkins).</p>	
<p>Program 17.2: Exempt all housing units affordable to low- and very-low-income households from the low-income housing fee.</p>		On-going	<p>The City has continued to exempt all affordable housing units from the low income housing fee between 2007-2014. The two BRE projects approved in 2012 were exempted from the low-income housing fee, as well as the four residential projects approved in 2013. The City is working on several other new projects and the expectation is that all units affordable to low and very low income households will be exempt from payment of the Lower Income Housing Fee in conformance with the City's long-standing policy.</p>	

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Program 17.3: Use the Lower-Income Housing Fund to help build housing affordable to low- and very-low-income households on City-owned land.		As Needed/On-going	Between 2007-2014 the City has used the Lower-Income Housing Fund to help develop the Kottinger Gardens. The City currently has ownership of one parcel of land at 4138 Vineyard Ave. (acquired in May 2011 using the Lower Income Housing Fund) that will be used to provide new affordable housing in conjunction with redevelopment of the adjacent Kottinger Place senior housing (a Public Housing complex). The City does not presently own any other significant parcels of land that are designated for residential development.	
Program 17.4: Use the Lower-Income Housing Fund to extend rent restriction agreements, purchase land, write down mortgage costs, rehabilitate units, subsidize rents, issue tax-exempt bonds, post loan collateral, pay pre-development costs, and otherwise help produce housing units affordable to lower-income households. The objective of this is to utilize the Lower Income Housing Fund in a manner consistent with City ordinance and to support affordable housing, particularly developments proposed by non-profit developers that include units for large families at very low incomes.		As Needed/On-going	In 2013, the City Council appropriated \$10 million from the Lower Income Housing Fund to assist a major project to redevelop Kottinger Place and Pleasanton Gardens, two aging rental complexes that provide housing to extremely low income elderly. In addition, the City worked with Habitat for Humanity on potential funding for a 10-unit project for low income home owners on Vineyard Avenue. Additional LIHF funds were utilized to provide several down payment assistance loans and several grants to nonprofit agencies that provide housing services to primarily low income residents (e.g., TVHOC, ECHO Housing, CRIL / Community Resources for Independent Living).	
Program 17.5: When considering how to utilize the City's Lower-Income Housing Fund, consider whether a proposal with a non-profit housing developer and a for-profit housing developer partnership should be a higher priority project due to its ability to potentially secure better funding and be developed.		On-going	Although this situation did not present itself between 2007-2014, the City will continue to consider non-profit vs for-profit partnerships on a case-by-case basis.	
Program 25.1: Actively assist owners of property zoned or designated High-Density-Residential in soliciting non-profit housing organizations for proposals to develop housing affordable to extremely low-	Policy 25: Encourage non-profit and joint for-profit housing developments by offering incentives. Non-profit and joint for-profit housing developers of	On-going; information to property owners by August 2012.	The City continues to assist owners of high-density zoned residential properties. Information was made available on the City's website in mid-2012. A targeted e-mail packet was developed in 2012 for dissemination in January 2013 as a follow-up. In	

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moderate-, low-, and very-low-income households on available sites using lower-income-housing fees. The objective of this program is to assure that owners of HDR properties are informed of City affordable housing programs. The City will notify all property owners of HDR sites of available City housing programs within 6 months of Housing Element adoption.	housing affordable to moderate-, low-, extremely low, and very-low-income households shall have the highest City priority for approval.		addition, a workshop was organized for February 5, 2013, to provide direct information to nonprofit housing developers on specific opportunities and programs.	
<b>Program 25.2:</b> Continue to actively support the activities of non-profit organizations that provide housing affordable to low- and very-low-income households, through technical assistance or other means. The objective of this program is to assure that the City maintains a full range of incentives that are beneficial to assisting non-profit housing developers.		On-going	The City maintained active support (including financial assistance through the City's Housing and Human Services Grant program) for a wide range of nonprofit organizations between 2009-2014, including East Bay Housing Organizations (EBHO), ECHO Housing, CRIL, TVHOC, and Abode Services. In addition, the City worked directly with Mid-Pen Housing and Habitat for Humanity on project-specific activities.	
<b>Program 25.3:</b> When land becomes available to the City, consider reserving those sites for non-profit organizations to build housing affordable to moderate-, low-, extremely low, and very-low-income households that include three bedroom units for large households.		As Needed	As noted above, the City acquired one parcel of land at 4138 Vineyard Ave. in May 2011 with the intent of using the land to provide new affordable housing in conjunction with redevelopment of Kottinger Place by Mid-Pen Housing (a nonprofit). The City will continue to monitor future opportunities to acquire land for affordable housing.	
<b>Program 29.1:</b> Continue to use the Growth Management Report to monitor the numbers and types of units built at all income levels. Use this information to facilitate the issuance of sufficient numbers of permits to meet the regional housing need throughout the planning period.	<b>Policy 29:</b> Encourage substantial private development of housing affordable to extremely low, low, and very low income households through the Growth Management Program.	With Preparation of Growth Management Report	On November 20, 2012 the City Council adopted Ordinance No. 2054 amending Pleasanton Municipal Code Chapter 17.36 establishing a revised Growth Management Program. The revisions include a provision requiring the City Manager to provide a report to the City Council detailing a new annual unit allocation for the upcoming RHNA period within 90 days after it has been adopted by the Association of Bay Area Governments. This report was presented to the City Council on October 15, 2013 determining that the annual unit allocation commencing July 1, 2014 through June 30, 2022 shall be 235 units.	

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Program 29.2: Review and amend if necessary the Growth Management Ordinance to reflect current housing and infrastructure conditions and current housing needs, and to ensure that the Growth Management Ordinance does not include constraints that would prevent the City from meeting its share of the regional housing need.		End of 2012, then annual review.	The City continues to review and amend the Growth Management Ordinance as necessary. A Growth Management Report was presented to the City Council on October 15, 2013 determining that the annual unit allocation commencing July 1, 2014 through June 30, 2022 shall be 235 units. The report also indicated that as part of the Housing Element Update process that current housing and infrastructure needs would be further analyzed as part of the 2015-2023 Housing Element Update.	
Program 32.1: Enforce the provisions of the City Zoning, Building, and Fire Codes.	Policy 32: Encourage the maintenance of safe, sound, and well-kept housing city-wide.	On-going	The City continues to enforce all provisions of the City Zoning, Building and Fire Codes. This program is implemented on an on-going basis.	
Program 34.1: Maintain building and housing code enforcement programs, and monitor project conditions of approval.	Policy 34: Eliminate all substandard housing conditions within the community.	On-going	The City continues to maintain an active Building and Code Enforcement programs in the City. The City responds to resident complaints related to Building Code and Housing Code violations. Generally, when such complaints are received, a Building Inspector, Code Enforcement Officer, or both, respond and investigate to determine if code violations exist. While this type of case is not tracked separately, it is estimated we investigate approximately 10 cases per year of this type. The most significant, which started in 2010, was a residential home that was so full of junk and was so dilapidated, that the resident was barred from entering the property and the Superior Court ordered the property into receivership. The property was rehabilitated under court order.	
Program 34.2: Continue the Rental Housing Rehabilitation Program to improve rental units affordable to low-, extremely low-, and very-low-income households.		On-going	The City continues to improve affordable rental units through the Rental Housing Rehabilitation program. While the bulk of activity in the Housing Rehab Program involves low income home owners, one grant was provided to extremely low income tenants in 2012 and 2013. Both projects involved accessibility improvements in privately-owned rental housing.	
Program 34.3: Supplement CDBG funds with		On-going	Between 2009-2014, the City continued to	

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the City's Lower-Income Housing Fund for rehabilitation of housing units affordable to extremely low-, low- and very-low-income households.			supplement CDBG funds with other funding sources. The City's Housing Rehab Program was funded through a combination of local (City Lower Income Housing Funds) and federal (CDBG and HOME) funds.	
Program 35.1: Provide and maintain existing sites zoned for multi-family housing, especially in locations near existing and planned transportation and other services, as needed to ensure that the City can meet its share of the regional housing need.	Policy 35: Disperse high-density housing throughout the community, in areas near public transit, major thoroughfares, shopping, and employment centers.	On-going	The City continues to maintain existing residential sites near transportation corridors and services. Prior to the adoption of the 2009-2014 Housing Element, the City completed the rezoning and General Plan Amendments for nine sites to meet the City's need. These are dispersed, infill sites that are close to transportation and services. Combined they can accommodate approximately 2,326 units. Of these nine sites, four large scale apartment and mixed use developments totaling 1,125 units have received approval, one of which has begun construction. In addition three sites were previously rezoned for high density, mixed use development in the Hacienda Business Park as part of a TOD near the BART station. Two of the sites received approval for 506 multi-family units but have yet to commence construction.	
Program 36.1: Maintain existing zoning of infill sites at densities compatible with infrastructure capacity and General Plan Map designations.	Policy 36: Strongly encourage residential infill in areas where public facilities are or can be made to be adequate to support such development.	On-going	The City continues to maintain existing zoning of infill sites with densities consistent with the General Plan. This program is implemented on an on-going basis.	
Program 36.2: Encourage the development of second units and shared housing in R-1 zoning districts to increase the number of housing units while preserving the visual character within existing neighborhoods of single-family detached homes.		On-going	The City continues to help assist homeowners of second units by developing a "toolkit" to promote rental of second units by interested owners. The City continues to promote the creation of second units. In 2013 Staff reviewed all existing design and performance standards for second units and concluded that creating an exception to the 15-foot height limit to enable construction of second units above a detached garage would allow greater flexibility for accommodating a second unit with	

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<p>Program 36.3: Adopt incentives and design guidelines for constructing residential uses above-ground-floor commercial establishments. This may be accomplished through the preparation and adoption of multifamily development standards as described in Program 9.8.</p>		2012	<p>minimal impacts to neighboring properties.</p> <p>Multifamily Development Standards and Guidelines were adopted in August 2012, to guide development on the nine sites rezoned for high density housing and for TOD sites in the Hacienda Business Park. The intent of these standards and guidelines is to promote residential development at densities that support work force housing that are compatible with Pleasanton's existing high-quality neighborhoods. They provide direction to developers and property owners on the key components of use, density, building mass and height, setbacks, architectural features, parking, access, and street character.</p>	
<p>Program 36.4: For those properties designated for high density residential development with existing commercial uses, conduct outreach with property owners and businesses in 2012 to identify specific incentives for business relocation and to encourage property owners to develop their properties with housing. Develop appropriate incentives that would facilitate relocating existing commercial/office/industrial uses in order to enable development with residential uses. Specific incentives may include the following:</p> <ul style="list-style-type: none"> <li>• Transfer of development rights;</li> <li>• A review of traffic requirements and evaluation measures to facilitate mixed use development;</li> <li>• Development of transit alternatives;</li> <li>• Use of development agreements;</li> <li>• Flexibility of parking standards; and</li> <li>• Expedited processing of development applications.</li> </ul>		Initiate by end of 2012.	<p>Of the nine rezoned sites only three have existing commercial uses. The Nearon site is mostly vacant but contains an abandoned car wash. A development proposal was approved and permits for construction of 168 units on the Nearon site have been issued. The CM Capital site includes two properties, each with existing office buildings, a proposal was received to develop half of the CM Capital site with 177 potential future units. The third site occupied with a commercial use is the Sheraton Hotel site adjacent to the West Dublin/Pleasanton BART Station. A targeted e-mail packet was developed in 2012 for dissemination in January 2013 as a follow-up. In addition, a workshop was organized for February 5, 2013, to provide direct information to nonprofit housing developers on specific opportunities and programs.</p>	

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Program 38.1: Acquire and/or assist in the development of one or more sites for housing affordable to low- and very-low-income households.	Policy 38: Reserve suitable sites for subsidized housing affordable to low- and very-low-income households.	Ongoing dependent on specific proposals and opportunities.	The City continues to assist in the development of affordable housing. As noted above, the City acquired one parcel of land at 4138 Vineyard Ave. in 2011 to facilitate redevelopment of Kottinger Place by Mid-Pen Housing (a nonprofit). The City will continue to monitor future opportunities to acquire sites for affordable housing.	
Program 38.2: Utilize tax-exempt bonds, and other financing mechanisms, to finance the construction of housing units affordable to extremely low-, low- and very-low-income households, to purchase land for such a use, and to reduce mortgage rates.		On-going; dependent on specific proposals and opportunities.	The City continues to look for new financing mechanisms to assist in the development of affordable units. The City initiated discussion with one for-profit developer on a potential issuance of tax-exempt bonds for a 168-unit apartment project in Hacienda Business Park that will include a significant component of units for low income households.	
Program 38.3: If the City acquires or obtains control of a potential housing site, in order to facilitate the provision of affordable housing and a mixed-income environment, the City may issue an RFP in conjunction or in partnership with non-profit or for-profit partnerships for development providing at least 20 percent of the units to very low income households and 20 percent of the units to low income households.		As appropriate, based on land availability.	The Vineyard Avenue site described above was committed to the project that was the subject of a prior RFP that was awarded to Mid-Pen Housing in 2011. Any future sites that are acquired by the City for affordable housing will be considered for development through an RFP process on a case-by-case basis similar to past practice (e.g., the Promenade Apartments, Ridge View Commons, the Parkview, etc.).	
Program 40.1: Support State and Federal provisions for enforcing anti-discrimination laws.	Policy 40: Promote fair and equal access to housing for all persons regardless of race, color, religion, gender, disability, sexual orientation, age, national origin, or family status. The City will promote equal housing opportunities through printed housing brochures that are distributed at City Hall, the Senior Center, the Library, and other public places. The City will also maintain up-to-date information on	As Needed	The City continues to support State and Federal provisions for enforcing anti-discrimination laws. This program is implemented on an on-going basis.	

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	housing opportunities affordable to low- and very-low-income households and fair housing issues on its web site.			
<p>Program 41.1: Continue to provide housing opportunities for households with special needs such as studio and one-bedroom apartments for the elderly and single-person households, three-bedroom apartments for large households, specially designed units for persons with disabilities, SRO's, emergency shelter and transitional housing for the homeless, and units affordable to extremely low-, low- and very-low-income households with single-parent heads of households. The City will continue to make available funding from sources such as the City's Lower-Income Housing Fund, and the City's Federal HOME and CDBG grants to assist local non-profit agencies and housing developers. The City will also provide technical support to agencies to seek other sources of funding and to plan and develop housing for persons with special needs.</p>	<p>Policy 41: Provide for the special-housing needs of large households, the elderly, persons with disabilities, extremely low income households, the homeless, farm workers, and families with single-parent heads of households.</p>	<p>On-going</p>	<p>The City continues to provide housing opportunities for households with special needs. In 2012, the City worked with Habitat for Humanity on a potential 10-unit ownership project for families that will include 3- and 4-bedroom homes (this project may involve the commitment of local and/or locally allocated federal funding). In 2013, the City is also working with Mid-Pen Housing on a potential 185-unit project for low and extremely low income elderly on the Kottinger Place site (including the commitment of \$8 million in local funds). A total of \$107,000 was allocated to several nonprofit agencies (e.g., TVHOC, Abode Services, ECHO Housing, CRIL) to provide housing-related services to low income residents, with a focus on residents with special needs. Additional assistance was provided indirectly through the City's Housing Rehab Program.</p>	
<p>Program 41.2: Require as many low- and very-low-income units as is feasible within large rental projects to utilize Universal Design standards to meet the needs of persons with disabilities and to allow for aging in place.</p>		<p>As Needed</p>	<p>The City continues to require universal design standards on all development projects involving new construction of 10 or more single family dwellings or 15 or more multifamily dwellings, both ownership and rental housing, and must provide a minimum of 10 percent of the total units as universally designed units that meet standard condition requirements.</p>	
<p>Program 41.3: Set aside a portion of the City's CDBG funds each year to developers of extremely low income housing, special needs housing and service providers.</p>		<p>Annually</p>	<p>The City continues to set aside CDBG funds each year for extremely low housing and special needs housing. The City's Human Services Commission included housing in its priority statement for the Housing and Human Services Grant (HHSBG) application processes between 2007-2014. Between</p>	

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			2007-2014, the majority of the City's allocation of CDBG funds benefited these groups.	
Program 41.4: Set aside a portion of the City's Lower-Income Housing Fund for housing projects which accommodate the needs of special housing groups such as for persons with physical, mental, and/or developmental disabilities, and persons with extremely low-incomes.		Annually	The City continues to set aside Lower-Income Housing Fund money to assist in projects that accommodate those with special needs. While a specific percentage has not been identified, the City has allocated a significant level of funding each year between 2007-2014 through the HHSG grant program to agencies that address the needs of special housing groups. In 2012, \$107,000 in LIHF funds were allocated to these groups.	
Program 41.5: Give priority for the production of housing for persons with disabilities in infill locations, which are accessible to City services.		On-going	The City continues to give priority to housing for persons with disabilities. Sites for new high density housing are located in infill locations and accessible to transit and commercial services.	
Program 41.6: Continue to permit the development of group homes for six persons or fewer (i.e., community care facilities) in appropriate locations throughout the community.		On-going	The City continues to permit the development of group homes for six persons or fewer in appropriate locations in throughout the community. This program is implemented on an on-going basis.	
Program 41.7: Encourage the provision of special-needs housing, such as community care facilities for the elderly, and persons with disabilities in residential and mixed-use areas, especially near transit and other services. The City will provide regulatory incentives such as expedited permit processing in conformance with the Community Care Facilities Act and fee reductions where the development would result in an agreement to provide below-market housing or services. The City will maintain flexibility within the Zoning Ordinance to permit such uses in non-residential zoning districts.		On-going	On March 19, 2013 the City Council adopted Ordinance No. 2060 adding Pleasanton Municipal Code Chapter 18.86 (Reasonable Accommodations) to comply with Program 41.10 of the Housing Element. As approved the ordinance would include a fee waiver on the basis of hardship.	
Program 41.8: Require some units to include Universal Design and visitability features for all new residential projects receiving		On-going	The City continues to require Universal Design for larger new residential projects. Inclusion of universal design elements was required as a condition of	

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation	Continue Modify or Delete
governmental assistance, including tax credits, land grants, fee waivers, or other financial assistance. Consider requiring some units to include Universal Design and visitability features in all other new residential projects to improve the safety and utility of housing for all people, including home accessibility for people aging in place and for people with disabilities.			approval for two recent multi-family housing projects. Inclusion of universal design elements is now required for development projects involving new construction of 10 or more single family dwellings or 15 or more multifamily dwellings, both ownership and rental housing, and must provide a minimum of 10 percent of the total units as universally designed units that meet standard condition requirements.	
Program 41.9: To ensure that there are adequate sites to accommodate the need for farm worker housing, modify the zoning ordinance as necessary to comply with the requirements of the Health and Safety Code sections 17021.5 and 17021.6 related to farm-worker employee housing.		Sept. 2012	On March 19, 2013 the City Council adopted Ordinance No. 2062 amending various chapters in the Pleasanton Municipal Code Title 18 to comply California Health and Safety Code pertaining to Housing for Agricultural Employees consistent with Program 41.9 of the Housing Element.	
Program 41.10: Adopt a reasonable accommodation ordinance to permit modifications of zoning provisions for housing intended to be occupied by persons with disabilities.		By mid 2013	On March 19, 2013 the City Council adopted Ordinance No. 2060 adding Pleasanton Municipal Code Chapter 18.86 (Reasonable Accommodations) to comply with Program 9.10 of the Housing Element. As approved the ordinance would include a fee waiver on the basis of hardship.	

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation	Continue Modify or Delete
<p>Program 44.1: Implement the applicable housing related air quality, climate change, green building, water conservation, energy conservation, and community character programs of the Pleasanton General Plan, including:</p> <ul style="list-style-type: none"> <li>• Policy 6 and programs 6.1 and 6.3 of the Air Quality and Climate Change Element</li> <li>• Programs 1.5, 1.7, 1.8, 1.12, 1.13, 1.14, and 3.12 of the Water Element</li> <li>• Program 9.1 of the Community Character Element</li> <li>• Policies 2, 3, 4, 6 and 7 and programs 2.1-2.7, 3.1-3.5, 4.1-4.3, 6.1-6.4, 7.1-7.3, and 7.6 of the Energy Element</li> </ul>	<p>Policy 44: Preserve and enhance environmental quality in conjunction with the development of housing, including additions and remodels.</p>	<p>On-going</p>	<p>The City continues to implement applicable housing related air quality, climate change, green building, water conservation, energy conservation, and community character programs of the Pleasanton General Plan. This is implemented on an on-going basis through project review.</p>	
<p>Program 44.2: Utilize the City's Lower-Income Housing Fund for low-interest loans to support alternative energy usage and/or significant water conservation systems in exchange for securing new and/or existing rental housing units affordable to low and very-low income households.</p>		<p>On-going</p>	<p>The City continues to utilize the City's Lower-Income Housing Fund. In 2012, the City funded the addition of photovoltaic panels on six (6) price-restricted homes owned by low income first-time home buyers in Pleasanton through a partnership with GRID Alternatives (an ongoing program). The solar systems promote affordability by reducing the monthly housing costs for these residents. Although the program continued to be available in 2013, no home owners sought assistance during that period.</p>	
<p>Program 45.1: Identify the level of need for special needs housing, including housing for low-income-non-senior adults with disabilities, in the community that is not being met in existing housing. The City Council shall consider the appropriate steps to address the identified needs.</p>	<p>Policy 45: Implement Resolution 10-390, requiring enhancements to existing non-discrimination housing policies.</p>	<p>On-going</p>	<p>The Background Report for the Pleasanton Housing Element was finalized in 2012. It includes analyses of housing affordability and special needs housing. Also, The City collaborated with the cities of Livermore and Dublin to conduct a human services needs assessment for the Tri-Valley area. The Eastern Alameda County 2011 Human Services Needs Assessment: Findings Report was approved by the City Council on June 5, 2012. The report includes analysis of affordable housing issues, the service delivery efforts, gaps and barriers, and suggestions</p>	

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E.</b>	<b>Status of Program Implementation</b>	<b>Continue Modify or Delete</b>
			for improvement. (See additional comments under Program 45.4 below on the Consolidated Annual Performance Evaluation Report.)	
Program 45.2: Survey older multi-family residential complexes and consider utilizing the City's Lower-Income Housing Fund, Federal grants, and/or other funds to provide low-interest loans to retrofit existing residential units for the purpose of developing three bedroom rental units affordable to large low and very low income households.		2011 - 2014	The City continues to promote the creation of three bedroom affordable rental units, however no requests for rehabilitation occurred between 2007-2014.	
Program 45.3: The City will coordinate a workshop with non-profit housing developers and owners of sites rezoned to accommodate housing affordable to low- and very-low-income households for the purpose of facilitating discussion regarding potential opportunities, programs, financial support, etc. The City will utilize its Lower-Income Housing Fund, Federal funds, and/or other funds/financial support to assist with the acquisition of a site or to assist with development of a project with three bedroom units affordable to large low- and very-low-income households by a non-profit housing developer. The City will work cooperatively with developers to identify any funding gap in project financing and will make contributions from its Lower Income Housing Fund to help close this gap. A minimum of \$1 million will be made available for this purpose.		Schedule workshop by December 2012	The City continues to support the development of new residential projects and coordinated a workshop a February 5, 2013 that was attended by non-profit and for-profit developers as well as owners of current residential sites within the City.	
Program 45.4: As part of the City's Consolidated Annual Performance Evaluation Report approval, or other time deemed appropriate by the City Manager, the City Manager will present a report regarding the City's efforts to fulfill Resolution 10-390, the		Annually or as deemed needed by CM	In August of each year, the CAFER was completed for previous Fiscal Year . The reports were reviewed by the Pleasanton Human Services Commission prior to its submittal to HUD. The reports included demographic information on persons assisted by various programs during the fiscal year, including	

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation	Continue Modify or Delete
success of the efforts and the plan and proposals to attract well-designed housing affordable to low and very low income households with children in the future.			income, race, elderly and disabled.	
Program 45.5: The City is committed to work in good faith with non-profit and for-profit developers in the East Pleasanton Specific Plan area during the specific plan process to secure property for the development of family housing affordable to low and very low income households.		During preparation of the East Pleasanton Specific Plan	The East Pleasanton Specific Plan (EPSP) process was started in August 2012. The Task Force guiding the process continues to encourage developers to seek affordable housing solutions within the specific plan area. On February 5, 2013, the Planning and Housing staff conducted a meeting with non-profit housing developers to identify potential opportunities for affordable housing, including the EPSP area.	
Program 46.1: Conduct public outreach and revise the Zoning Title of the Pleasanton Municipal Code within one year of the adoption of the Housing Element to accommodate emergency shelters consistent with SB 2. The zoning district proposed to accommodate this use as a permitted use is the C-S (Service Commercial) zone . The zoning text amendment will also establish objective development standards to encourage and facilitate the use, and will subject shelters to the same development standards that apply to other permitted uses in this district.	Policy 46: Revise the Zoning Title of the Pleasanton Municipal Code to address SB2	Within one year of adoption of HE	On March 19, 2013 the City Council adopted Ordinance No. 2061 amending various chapters in the Pleasanton Municipal Code Title 18 to comply California Government Code pertaining to Emergency Homeless Shelters, Supportive Housing and Transitional Housing consistent with Programs 46.1 and 46.2 of the Housing Element.	
Program 46.2: Conduct public outreach and revise the Zoning Title of the Pleasanton Municipal Code within one year of adoption of the Housing Element to accommodate supportive and transitional housing consistent with SB2. The Zoning Ordinance will be amended to permit transitional and supportive housing as a residential use and subject to the development regulations that apply to other dwellings of the same type in the same zone.		Within one year of adoption of HE	On March 19, 2013 the City Council adopted Ordinance No. 2061 amending various chapters in the Pleasanton Municipal Code Title 18 to comply California Government Code pertaining to Emergency Homeless Shelters, Supportive Housing and Transitional Housing consistent with Programs 46.1 and 46.2 of the Housing Element.	

**Attachment 2:**  
**Community Workshop Summary Report**

# Pleasanton Housing Element Workshop – March 24, 2014

## City of Pleasanton Housing Element

Community Workshop Summary – DRAFT

### Introduction

The City of Pleasanton held a Housing Element community workshop to kick off the project on Monday March 24, 2013, from 6:30 to 8pm at the Remillard Conference Center, 3333 Busch Road, Pleasanton, CA. The first Community Meeting was noticed twice in Tri-Valley times, once in the Community Calendar of the Pleasanton Weekly, as well as on the City's website Community Calendar and Housing Element website. In addition, approximately 1488 notices were mailed out and 175 emails were sent which included all properties within 1000' of the Irby-Kaplan-Zia property, all properties within 1000' of the CM Capital Site, as well as all people requesting special notification on either of those properties or the Housing Element Update.. There were approximately 25 participants at the meeting, which started with a brief presentation made by staff and the consultant.

### Overview

The presentation included a summary of Housing Element state law requirements, identification of new laws affecting this Housing Element update, and a timeline for the process for the 5th round Housing Element update that is due to be adopted by January 31, 2015.

Following the presentation, participants were asked to visit various stations set up throughout the room to discuss the following topics:

- Housing Programs and Services
- Housing Types
- Housing Challenges and Opportunities
- Current Housing Inventory and Potential Changes
  - CM Capital Property
  - Irby-Kaplan-Zia Properties
- Other Comments and Ideas

Following the station activity, the group reconvened and discussed the schedule of upcoming meetings and turned in comment cards, and the meeting was adjourned.



# City of Pleasanton Housing Element Community Workshop Summary – DRAFT

## Activity Stations

### Housing Program and Services

At the Housing Program and Services station, participants were asked to identify: (1) which housing programs and services are important to them and/or their friends and family, and (2) which housing programs and services the City should support. The following table summarizes participant responses.

Housing programs and services	This is important to me and/or my friends and family				The City of Pleasanton should support this			
	Agree	Disagree	Neutral	N/A	Agree	Disagree	Neutral	N/A
Age in place resources	10	0	0	0	6	0	0	0
Down payment assistance	1	0	0	3	2	1	0	0
Energy efficiency resources	8	0	0	0	4	0	1	0
Fair housing assistance	0	1	1	0	1	1	0	0
Farmworker housing	0	4	1	2	2	1	1	0
Homeownership education	3	0	0	0	4	0	0	0
Home maintenance and rehabilitation	6	0	0	0	4	0	0	0
Services for persons with physical or developmental disabilities	3	0	0	1	7	0	0	0
Traditional and supportive housing	0	0	0	2	4	1	0	0
Emergency shelters and homeless services	0	0	0	1	4	0	1	0
Recovery/treatment services	0	0	1	1	6	0	1	0

Participants were invited to provide additional comments regarding housing programs and services in Pleasanton. The following comments were shared:

## **City of Pleasanton Housing Element Community Workshop Summary – DRAFT**

### Age in place resources:

- Senior housing for middle-class garden homes.
- Senior affordable housing.

### Farmworker housing:

- This is a category of workforce housing for lower paid employees that make agriculture in the Tri-Valley sustainable.
- Workforce housing for employees working at the 49.6% of Pleasanton jobs that pay below \$40K/year is needed to support business & lower GHG emissions (community).

### Services for persons with physical or developmental disabilities:

- Need housing for special needs individuals.

## City of Pleasanton Housing Element Community Workshop Summary – DRAFT

### Housing Types

At this station, participants were invited to identify which housing type they currently live in (using a red sticky dot) and which housing type the city needs more of (using a blue sticky dot). The following table summarizes participant responses.

<b>Single-family home</b>	<b>Townhouse</b>	<b>Apartment</b>
<p><b>Currently live in:</b> 13 <b>Pleasanton needs more:</b> 3 <b>Comments:</b></p> <ul style="list-style-type: none"> <li>• More single-story homes</li> </ul>	<p><b>Currently live in:</b> 3 <b>Pleasanton needs more:</b> 4 <b>Comments:</b> none</p>	<p><b>Currently live in:</b> 1 <b>Pleasanton needs more:</b> 2 <b>Comments:</b> none</p>
<b>Mixed-use building</b>	<b>Senior housing/Assisted living</b>	<b>Within walking distance of shops and services</b>
<p><b>Currently live in:</b> 0 <b>Pleasanton needs more:</b> 3 <b>Comments:</b> none</p>	<p><b>Currently live in:</b> 0 <b>Pleasanton needs more:</b> 4 <b>Comments:</b></p> <ul style="list-style-type: none"> <li>• Moderate priced senior housing (not low – not so expensive)</li> <li>• Single-story senior housing moderate price</li> </ul>	<p><b>Currently live in:</b> 0 <b>Pleasanton needs more:</b> 9 <b>Comments:</b></p> <ul style="list-style-type: none"> <li>• Need more major retailers, shops and restaurants downtown. Also more child-friendly places downtown (Cold Stone Ice Cream)</li> </ul>
<b>Energy-efficient home</b>	<b>Affordable housing</b>	<b>Mobile home</b>
<p><b>Currently live in:</b> 2 <b>Pleasanton needs more:</b> 7 <b>Comments:</b> none</p>	<p><b>Currently live in:</b> 0 <b>Pleasanton needs more:</b> 6 <b>Comments:</b> none</p>	<p><b>Currently live in:</b> 0 <b>Pleasanton needs more:</b> 1 <b>Comments:</b> none</p>

Participants were invited to provide additional comments regarding housing types in Pleasanton. The following comments were shared:

- Special needs housing needed for people with autism or other delays.

# City of Pleasanton Housing Element Community Workshop Summary – DRAFT

## Housing Challenges and Opportunities

At this station, participants were asked to respond to the question: What stands between you or your friends and family and a new or renovated home? Participants provided the following responses to this question:

- More schools, all levels, elementary/middle.
- Nonprofit workforce housing for younger workers (like our children) that work in retail or food services. Below 50%-80% AMI.
- If I could keep my property tax rate.
- Downtown needs to grow.
- Good infill housing.
- More big parks.
- More walkable neighborhoods.
- Affordability.
- Downtown offer more services/shops/restaurants/specialty stores.
- Downtown housing.
- More senior housing (middle) range.
- More single-story homes.



## Current Housing Inventory and Potential Changes

At the Current Housing Inventory station, participants were asked to provide their feedback regarding potential changes to the zoning of the CM Capital property and the Irby-Kaplan-Zia Site. Staff received no comments or feedback on the Irby-Kaplan-Zia Site. Participants provided the following comments and feedback on the CM Capital Site:

- REZONE! CM Properties back to commercial. Pleasanton does NOT need 2 hi-density Project next to each other!!
- Rezone CM Properties from residential to commercial.
- Do not put trail on this side of arroyo. Put on predominately commercial side. Not Parkside Resident side.
- Want CM Capital properties rezones back to commercial and not high density.
- Want the CM Capital properties site rezoned back to commercial from residential.
- Change CM Capital zoning back to ....
- Do not open this side of canal.
- Rezone back to commercial no high density.
- Change CM Capital back to commercial.
- Rezone CM property – it was a mistake to RHNA. Zone the entire parcel. Please correct this mistake. REZONE!
- We do not need this housing. Rezone back to commercial.
- Put trail on the other side of arroyo. The trail is 20' from my bedroom window.

# City of Pleasanton Housing Element Community Workshop Summary – DRAFT

- Rezone. Do not open trail on this side of arroyo – there are no police patrol services and it does not go anywhere.

## Other Comments and Ideas

At this station, participants were invited to provide additional comments and ideas for the Housing Element. Participants shared the following:

- Housing for special needs to fulfill SB812.
- Need major stand alone retail shops, more restaurants and child-friendly eateries downtown (i.e. Cold Stone).
- Adult-only eateries or designated hours for such.
- The need for workforce housing is real. Pleasanton must consider partnering with nonprofit housing developers to achieve low income housing.
- As a long-time Pleasanton resident, I'm concerned that our "elected" officials are not always looking out for my quality of life in Pleasanton. All this new pressure for growth is causing a lack of focus on what is important to me.
- More nonprofit work force housing for those earning below 80%-50% AMI.
- Rezone CM Capital to Commercial.
- TBMR.
- No high density 30/ac.
- Infill.

## Comment Cards

Participants were provided comment cards to complete with additional questions and feedback. The following comment cards were completed and shared at the end of the workshop.

I understand the RHNA Housing numbers being imposed on us by the State – but Please build these projects in logical locations.

The rezoning of the CM property and the soon to be Summerhill High Density Project being adjacent to each other, with other high density buildings nearby on W. Las Positas, bordering single family homes, across the street from a middle school.

That was VERY poor planning! Who represents Pleasanton citizens? Looks like our city bends their ear to developers, their attorneys and their money.

Suggest explanation of "General Plan"

Explain ABAG acronym & how many areas/counties/jurisdictions get assigned housing rent numbers.

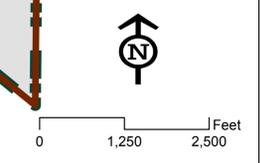
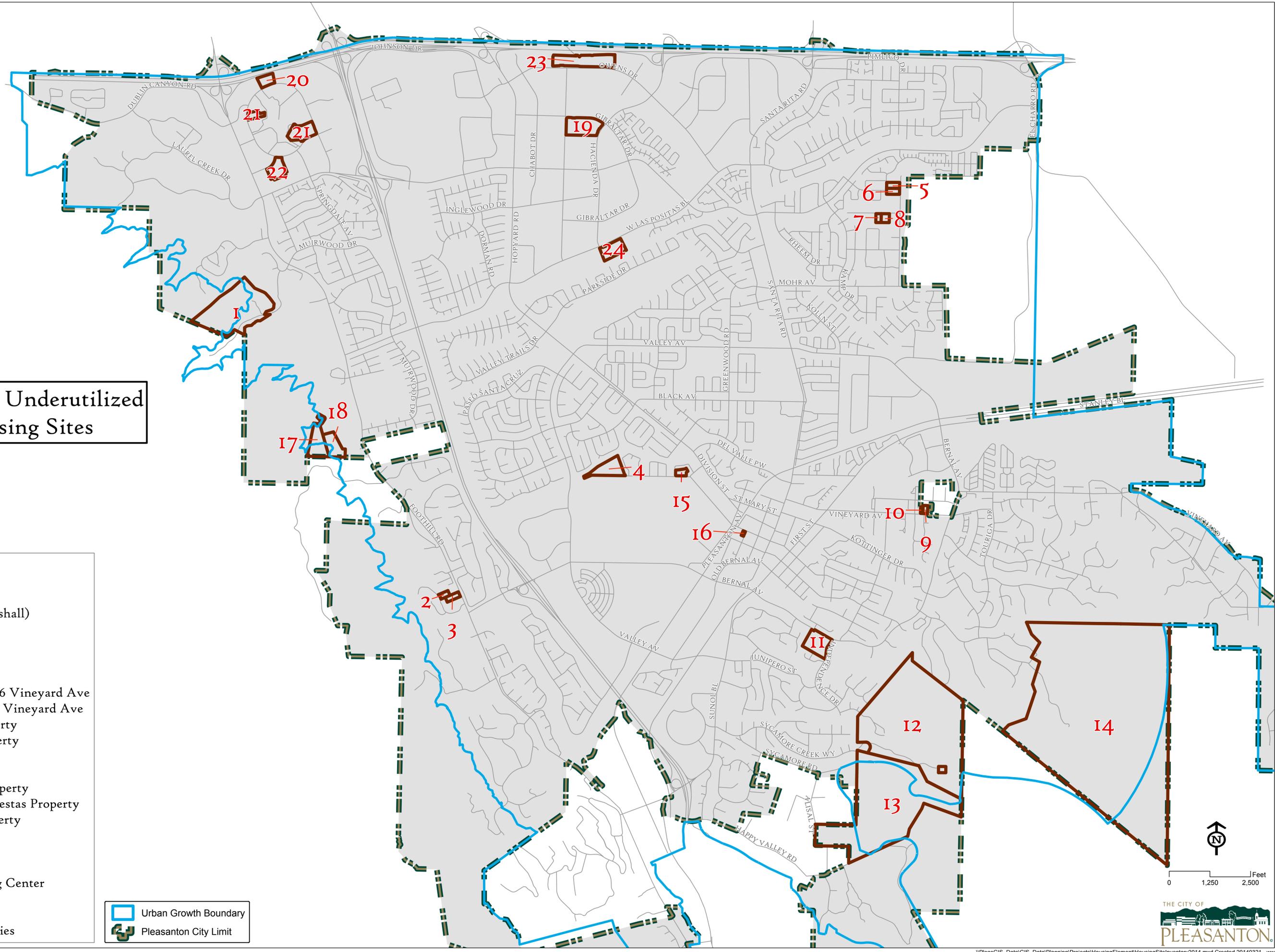
Community workshop good way to inform the residences. Keep it going.

**Attachment 3:**  
**Sites Inventory Maps**

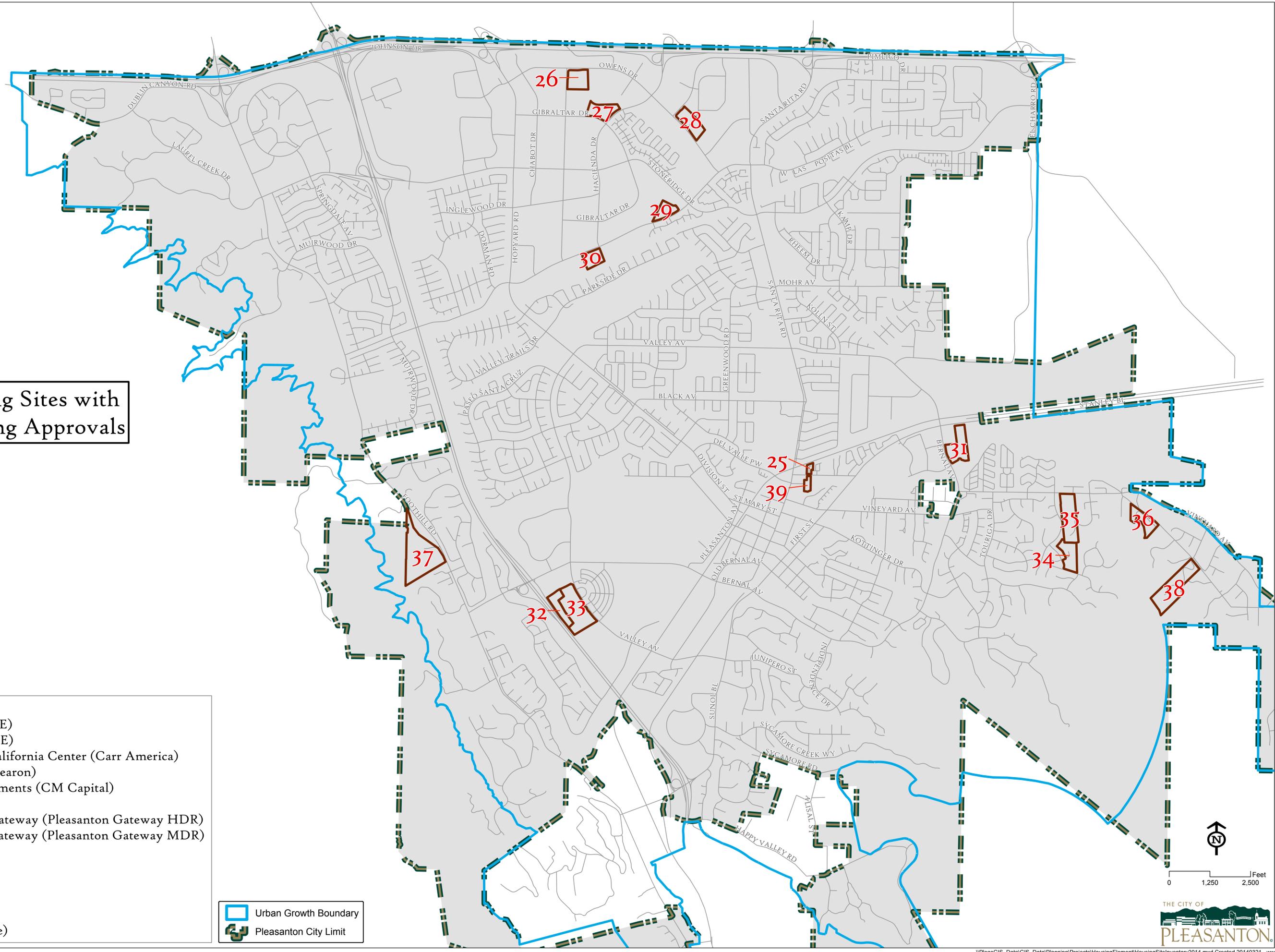
# Vacant / Underutilized Housing Sites

- 1. Joel Property
- 2. Olesen Property
- 3. McCarthy Property
- 4. Hoile (Altiere/Marshall)
- 5. Singleton Property
- 6. Gonsalves Property
- 7. Weimken Property
- 8. Larson Property
- 9. Remen Tract @ 3686 Vineyard Ave
- 10. Remen Tract @ 3731 Vineyard Ave
- 11. Auf Der Maur Property
- 12. Lund Ranch II Property
- 13. Spotorno Property
- 14. Lin Property
- 15. Nolan & Dwyer Property
- 16. Auf Der Maur / Maestas Property
- 17. Fuller / Frades Property
- 18. Gywy Property
- 19. Roche
- 20. Sheraton
- 21. Stoneridge Shopping Center
- 22. Kaiser
- 23. BART
- 24. CM Capital Properties

 Urban Growth Boundary  
 Pleasanton City Limit



## Housing Sites with Planning Approvals



- 25. Molinaro / Donato
- 26. Hacienda Site 1 (BRE)
- 27. Hacienda Site 2 (BRE)
- 28. The Residence at California Center (Carr America)
- 29. Anton Hacienda (Nearon)
- 30. Summer Hill Apartments (CM Capital)
- 31. Auf Der Maur
- 32. The Commons at Gateway (Pleasanton Gateway HDR)
- 33. The Commons at Gateway (Pleasanton Gateway MDR)
- 34. Beratlis Place
- 35. Hatsushi Property
- 36. Apperson Ridge
- 37. Austin Property
- 38. Oak Ridge
- 39. Ponderosa (Ivy Lane)

-  Urban Growth Boundary
-  Pleasanton City Limit

