

Jennifer Wallis

From: GEORGE Bowen [REDACTED]
Sent: Friday, August 01, 2014 9:00 AM
To: Jennifer Wallis
Subject: Re: Housing Element Update Community Workshop - Review Draft Housing Element

Hi Jennifer.

I have spent considerable time reviewing the Housing Element and comparing it to other cities' Housing Elements. I can see similar programs that appear to be in all that I have seen, so I figure these are required by HCD.

The exception is Program 1.1.

CURRENT LANGUAGE: Which currently reads: **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.**

PROPOSED LANGUAGE: Program 1.1 **"Maintain the designation of areas designated for High Density Residential development that are required to accommodate the City's regional housing needs for all income levels."**

This subtle change would allow the city to redesignate areas that are part of the excess inventory, so long that we do not drop below our RHNA requirement.

Thanks for your consideration on this small, but substantive change.

George Bowen

Ideas presented by Citizens for a Caring Community for a new housing ordinance at the April 2013 Housing Commission Workshop.

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CITY OF PLEASANTON
PLANNING DIVISION

• **Explore potential for providing housing for lower income households without implementing rent restrictions.**

- Modify the current IZO offsite development and land dedication alternatives to create mixed income neighborhoods rather than mixed income buildings.
- Prohibit rent restricted units in market rate developments on property zoned 30 units+/acre.
- On property zoned 30+units/acre, restrict contributions from the LIHF to qualified nonprofit housing providers in order to assure efficient and transparent use of these limited funds.

SUGGESTION FOR DISCUSSION:

Replace the IZO with a new zoning category:

"Nonprofit High Density Residential, Mixed Income" (NHDRMI)

All properties the City identifies as suitable for high density residential development (30+units/acre) in the Housing Element update process would receive NHDRMI zoning. In addition, other property owners not so identified could apply for this zoning on all or a portion of their property. This would be the only HDR zoning available in Pleasanton greater than 23 units/acre.

Requirements for developing with NHDRMI zoning would be:

- A qualified nonprofit housing provider, hired by the property owner to create a plan for the site.
- The nonprofit would provide at least 40% of the site's residential units as affordable to low, very low, and/or extremely low income households on land dedicated by the property owner.
- The non-profit lead would select a for-profit developer to build market rate units on the site. At least 40% of the market rate units would be built at the same or greater density than the nonprofit units.
- The market rate portion of the development will be exempt from paying the LIHF.
- Rents in the market rate portion of the development would have no restrictions.
- The LIHF would provide financial assistance to the nonprofit housing project lead as outlined in the current IZO, or additional assistance as recommended by the Housing Commission and approved by Council.
- The City would expect and facilitate the nonprofit and for-profit developer(s) to cooperate in the creation of an attractive, mixed income neighborhood including shared amenities for workforce families and singles consistent with the Housing Element Goals and Policies (See suggestions for HE modifications attached.)

• **Shift attention from inclusionary units to maximizing affordable housing fee payments/revenue to purchase or construct unit affordability.**

- We should have a plan for determining fees (not entirely raised from new residential and commercial development), based on a housing plan that creates a jobs/housing balance at the limit of our wastewater export capacity. Based on historic RHNA Pleasanton should plan for approximately 25% Extremely Low and Very Low Income housing, 20% Low Income housing, 20% Moderate Income housing, (provided by market rate development), and 35% Above Moderate Income housing at buildout. ---Or whatever a nexus study determines.

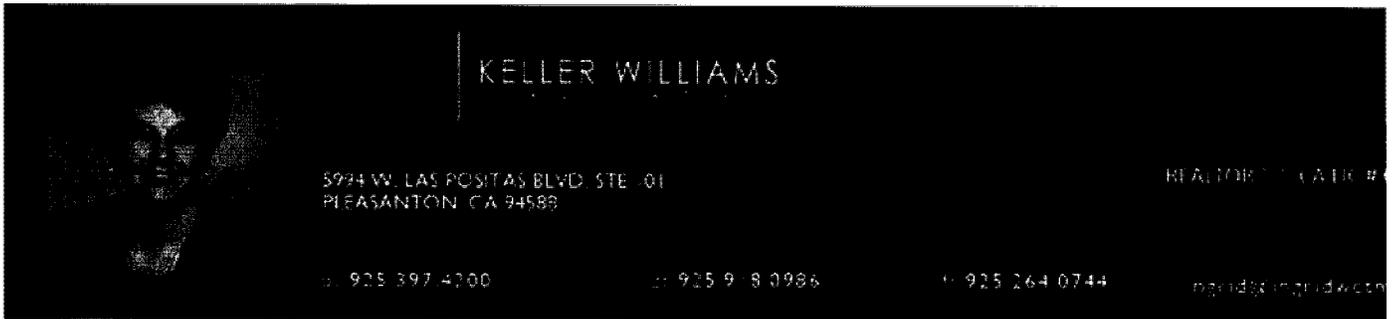
Jennifer Wallis

From: Ingrid Wetmore [REDACTED]
Sent: Monday, August 04, 2014 2:58 PM
To: Jennifer Wallis
Subject: RE: Housing Element Update Public Hearing - Planning Commission

Hi Jennifer,
Thank you for the invitation to the Planning Commission Public hearing.
I'm mostly concerned that we maintain Pleasanton's character and quality of life for its residents. I'm particularly concerned about the property at 5758 W. Las Positas Blvd. CM building which would add 201 units next door to the already approved Summerhill project with 177 units, so I ask to please rezone this property to eliminate excess RHNA numbers that are not needed.

Thank you for your consideration,

Ingrid Wetmore



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