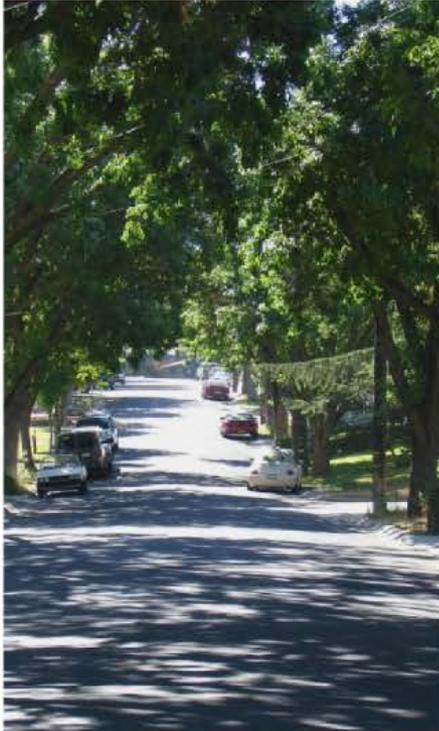


THE CITY OF



HOUSING ELEMENT UPDATE

Community Workshop | March 24, 2014



Workshop Agenda



6:35 PM Welcome and Introductions

6:40 PM Presentation

- Housing Element update overview
- Regional Housing Needs Allocation
- Update schedule
- Sites Inventory

7:00 PM Open House Activity

- Housing types
- Housing programs and services
- Housing needs
- Housing sites

7:45 PM Summary/Next Steps

8:00 PM Adjourn



Presentation Overview



- Housing Element update overview
- Regional Housing Allocation
- Site Inventory
- Overview of input opportunities
- Upcoming events

Housing Element Update Overview



Requirements

- One of seven mandated General Plan elements
- Existing and projected housing needs of all economic segments of the community
- Requires review by California Department of Housing and Community Development (HCD)
- State sets schedule for Housing Element updates
 - 8-year timeframe
 - 5th Cycle planning period: January 31, 2015 – January 31, 2023

New this Planning Period

SB 812
(2010)

- Planning for persons with developmental disabilities housing needs

SB 375
(2008)

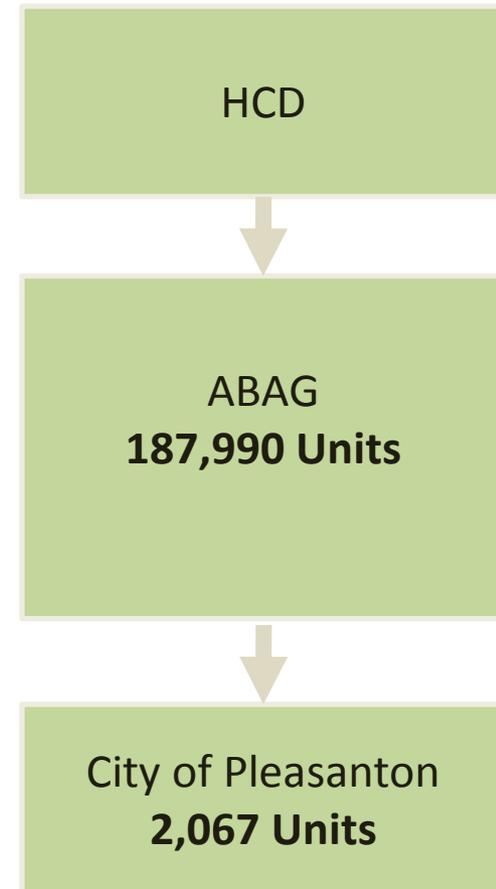
- Timing of the planning cycle (bring Housing Elements into alignment with regional plan updates)

Streamlined
Review

- Process for a more efficient review of housing elements (primarily a technical update)

Regional Housing Needs Allocation (RHNA)

- State law requires HCD to determine total regional housing needs
- ABAG allocates the regional number among its jurisdictions
- Allocation is distributed among income categories



2013-2022 RHNA

Income Category	Income Range*	Number of Units	Percentage of Total
Extremely Low-Income	<\$24,800	358	17%
Very Low-Income	\$24,801 - \$41,300	358	17%
Low-Income	\$41,301 - \$65,000	391	19%
Moderate-Income	\$65,001 - \$99,100	407	20%
Above Moderate	>\$99,101	553	27%
Total		2,067	100%

* Based on a four-person household

Sources: Association of Bay Area Governments Regional Housing Needs Allocation, 2013;
HCD Income Limits, 2013 for Alameda County: \$93,500

Update Schedule

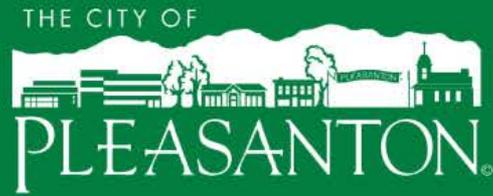
2014

March 24	Community Workshop #1
April 7	Stakeholder Meeting #1
April 10	Stakeholder Meeting #1
April 17	Housing Commission – Input
April 23	Planning Commission – Input
June 19	Housing Commission – Review Draft
June 25	Planning Commission – Review Draft
Early July	Community Workshop #2

Update Schedule

2014 – 2015

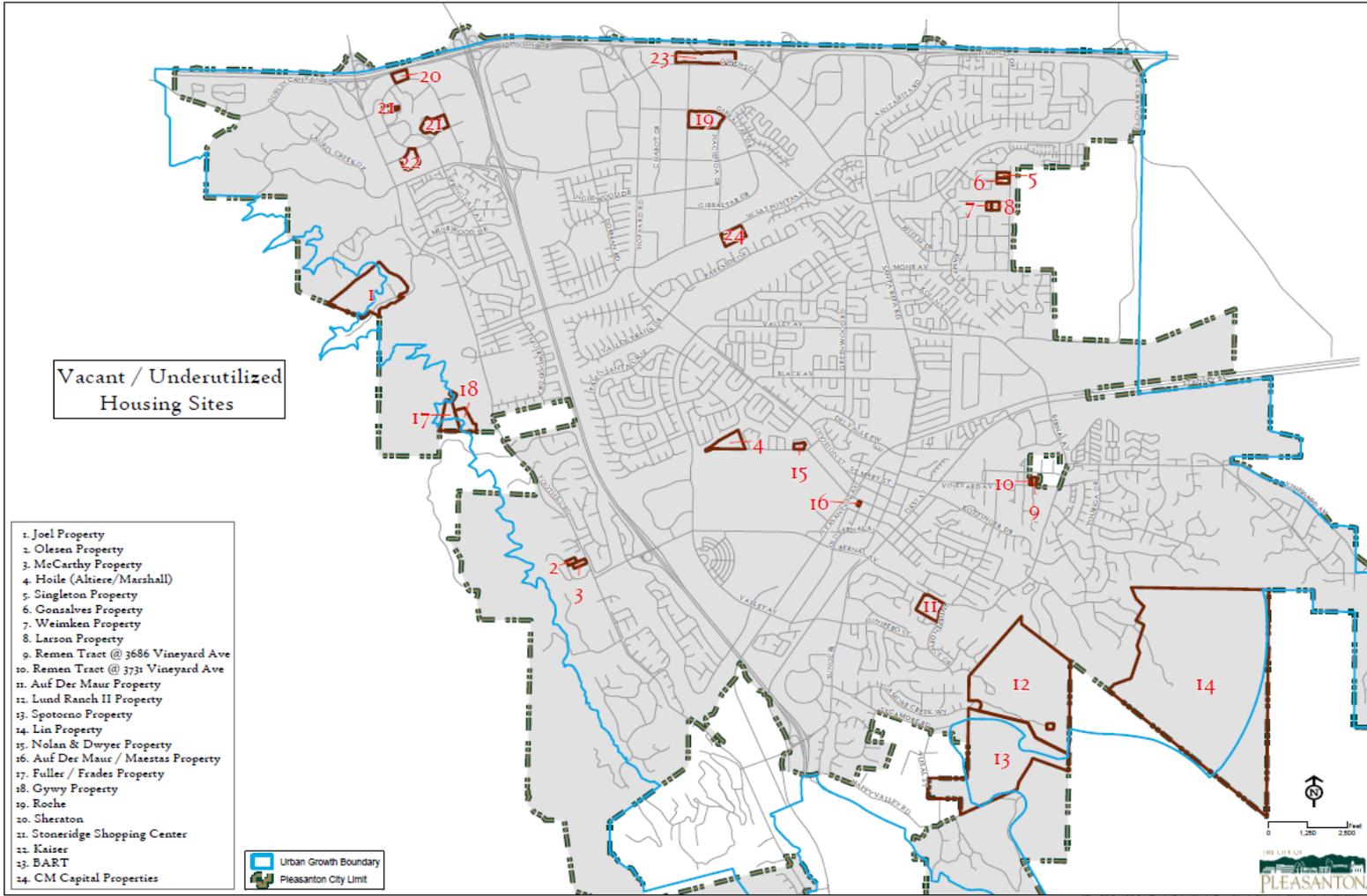
July 23	Planning Commission – Authorization to HCD
August 19	City Council – Authorization to HCD
August/September	Submit Draft Housing Element to HCD
December 2014/January 2015	Planning Commission – Adoption
December 2014/January 2015	City Council – Adoption
January 2015	Submit Adopted Housing Element to HCD
March 2015	Certified Housing Element



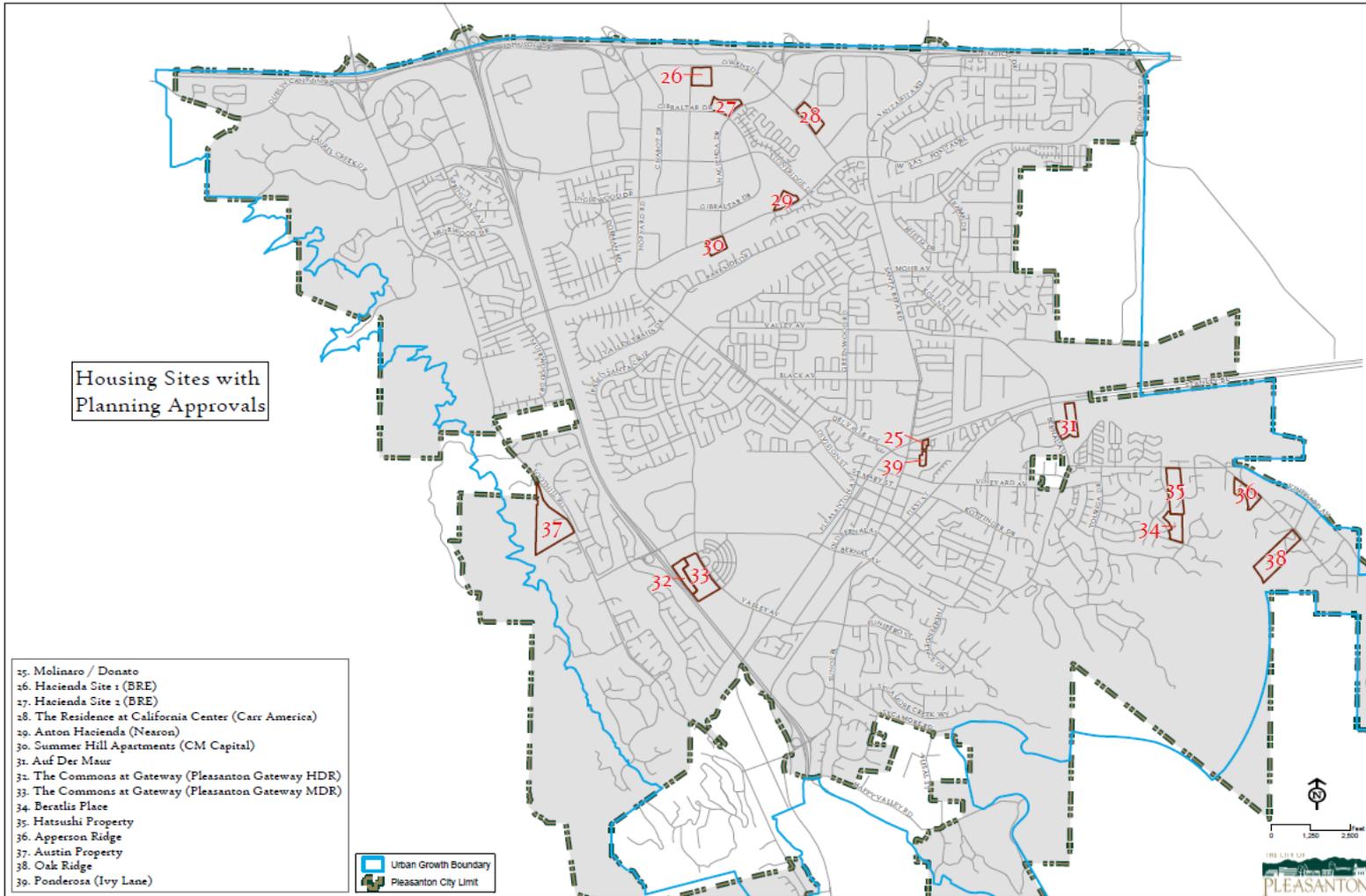
Site Inventory



Under Utilized/Vacant Sites



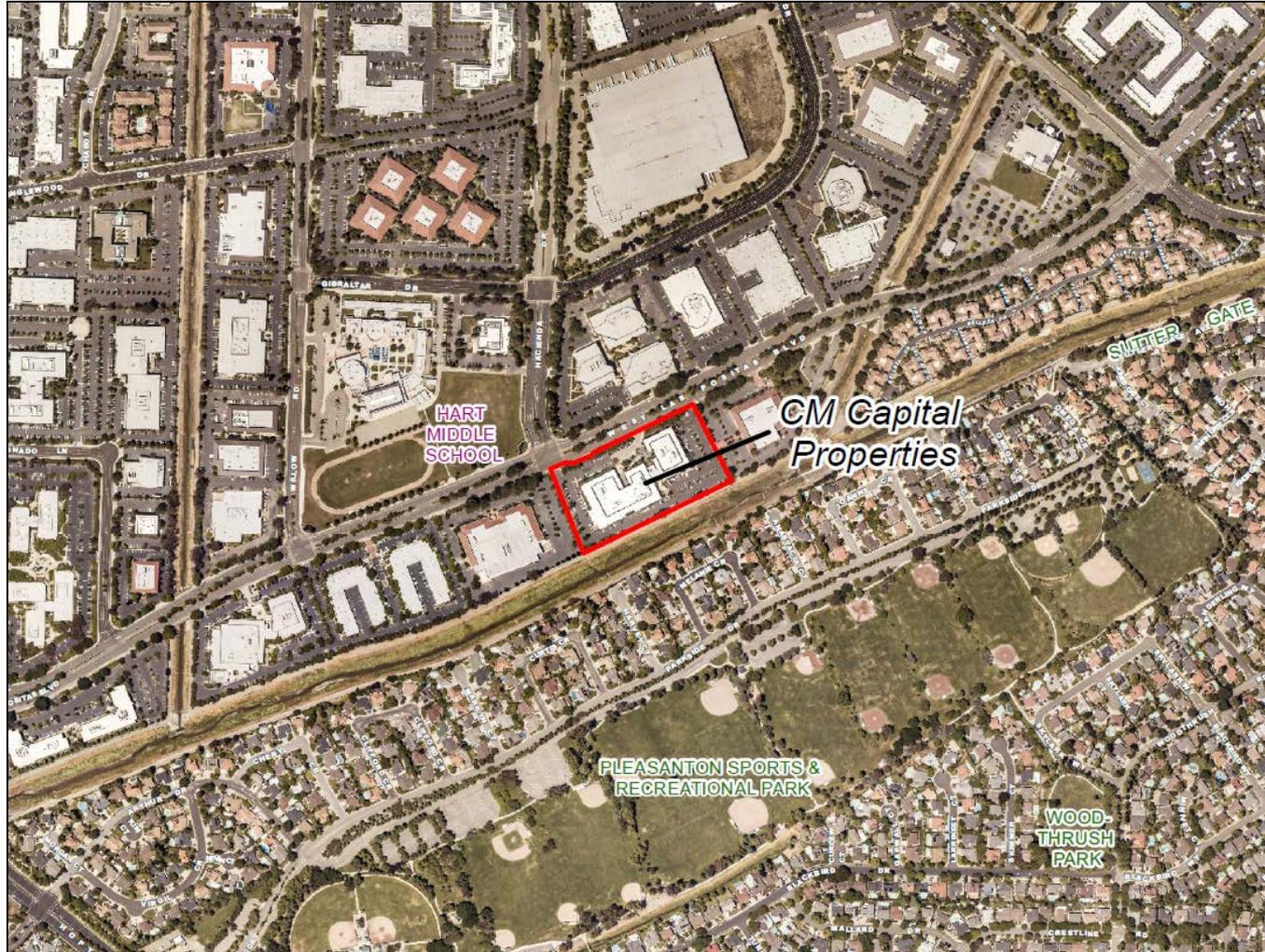
Approved Sites



Irby-Kaplan-Zia Site



CM Capital



Ideas and Input



Ideas and Input

What housing types do we need more of in Pleasanton?

Place a ● sticky dot on the type of home you currently live in.

Place a ● sticky dot on the type of home Pleasanton needs more of.

 <p>Single-family home</p> <div style="background-color: #d3d3d3; width: 100%; height: 100%;"></div>	 <p>Townhouse</p> <div style="background-color: #d3d3d3; width: 100%; height: 100%;"></div>	 <p>Apartment</p> <div style="background-color: #d3d3d3; width: 100%; height: 100%;"></div>
 <p>Mixed-use building (shopping below)</p> <div style="background-color: #d3d3d3; width: 100%; height: 100%;"></div>	 <p>Senior housing/ assisted living</p> <div style="background-color: #d3d3d3; width: 100%; height: 100%;"></div>	 <p>Mobile home</p> <div style="background-color: #d3d3d3; width: 100%; height: 100%;"></div>
 <p>Energy-efficient home</p> <div style="background-color: #d3d3d3; width: 100%; height: 100%;"></div>	 <p>Affordable housing</p> <div style="background-color: #d3d3d3; width: 100%; height: 100%;"></div>	 <p>Within walking distance of shops and services</p> <div style="background-color: #d3d3d3; width: 100%; height: 100%;"></div>



Housing Element Update Community Workshop



Ideas and Input

What stands between you or your friends and family and a new or renovated home?

Use a sticky note to share your answer and place it on the board.



You or Your
Friends and
Family



New or
Renovated Home

Ideas and Input

Other comments and ideas for the Housing Element?

Please share them here!

Next Steps



Upcoming Events



Stakeholder Meeting #1

When:	Monday April 7th
Where:	Remillard Conference Center, OSC, 3333 Busch Road, Pleasanton
Focus:	Non-profit Housing Developers, Local Service Providers and Community Organizations

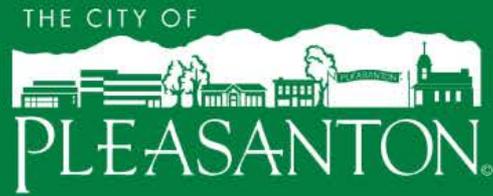
Stakeholder Meeting #2

When:	Thursday April 10 th
Where:	157 Main Street, Conference Room 3, Pleasanton
Focus:	For-profit Housing Developers and Finance Professionals

Conclusion

- Questions and comments?





Thank you!

