

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Pleasanton	
Reporting Year	2018	(Jan. 1 - Dec. 31)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	716	54	128		25						207	509
	Non-Deed Restricted												
Low	Deed Restricted	391	16	21	7	28						72	319
	Non-Deed Restricted												
Moderate	Deed Restricted	407		7	1							25	382
	Non-Deed Restricted		2	3	5	7							
Above Moderate		553	819	228	102	38						1187	
Total RHNA		2067											
Total Units 44			891	387	115	98						1491	1210

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

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Note: + Optional field Cells in grey contain auto-calculation formulas

Table C																	
Sites Identified or Rezoned to Accommodate Shortfall Housing Need																	
Project Identifier				Date of Rezone	Affordability by Household Income				Type of Shortfall	Sites Description							
1				2	3				4	8							
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very-Low Income	Low-Income	Moderate Income	Above Moderate Income	Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

NOT APPLICABLE

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Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report
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.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>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.</p>	<p>At a minimum, maintain the amount of high-density residential acreage currently designated on the General Plan Map and permitting high density housing.</p>	<p>As General Plan Amendments are proposed and ongoing</p>	<p>The City continues to discourage any redesignation of areas currently designated for High Density Residential development. There were no High Density Residential Properties redesignated in 2018.</p>
<p>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.</p>	<p>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.</p>	<p>Complete surveys annually beginning in May 2015</p>	<p>The City continues to monitor accessory (second) dwelling units in the city as required by the following standard for all approved second units. In 2017 the City approved an update to the Accessory (Second) Dwelling Unit Ordinance.</p>
<p>Program 6.2: Create incentives for homeowners to rent their second units to moderate-, low-, and very low-income households as well as those with disabilities (including developmental disabilities). 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>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. Quantified Objective: Five units per year.</p>	<p>Complete by the end of 2016.</p>	<p>In 2017 the City adopted changes to the Accessory (Second) Dwelling Unit Ordinance to be consistent with State law. The City will continue to encourage homeowners of accessory (second) dwelling units to rent their units. The City will continue discussions with the Tri-Valley Affordable Housing Committee as well as ECHO Housing (a non-profit housing counseling agency) regarding creating incentives and programs for interested homeowners.</p>
<p>Program 6.3: Conduct a review of the Second Unit Ordinance, including a survey of similar requirements in other Bay Area cities. Using this review, consider allowing second units without an Administrative Design Review process in new single-family developments, subject to performance standards, consider reducing the existing Second Unit Ordinance requirements, such as the parking and height limit requirements, to encourage the development of second units, consider other measures to promote the creation of second units, and adopt necessary changes as appropriate.</p>	<p>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. Quantified Objective: 5 percent of new single family homes include a second unit.</p>	<p>May 2016.</p>	<p>In 2017 the City conducted a comprehensive review of the Accessory (Second) Dwelling Unit Ordinance and adopted updates to the ordinance including reducing parking requirements for properties near public transportation. The adopted ordinance will help to make it easier for property owners to create accessory dwelling units and junior accessory dwelling units. The City continues to promote the creation of accessory units.</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>Encourage at least 50 percent of multiple-family housing units to be rental apartments.</p>	<p>As multiple-family residential development proposals are received.</p>	<p>The City continues to monitor new multi-family residential developments. In 2018, all new multi-family residential developments that were entitled were rental apartments.</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 Code, Section 65863.7 (as to mobile homes). This includes requiring condominium converters to maintain rental units for households with special needs including those with developmental disabilities, such as lifetime leases with rental caps for persons with disabilities, to the extent permitted by State law and denying conversion of apartment units to condominiums if the percentage of multiple family units available for rent, city wide, is below 50 percent.</p>	<p>Minimize displacement of tenants in rental apartments and mobile homes and encourage ownership of lower cost residential units by prior renters through the regulation of condominium conversions.</p>	<p>As needed</p>	<p>The City continues to regulate condominium conversions. This program is implemented on an ongoing basis, and no residential rental units were converted to ownership units in 2018.</p>
<p>Program 8.2: 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.</p>	<p>Minimize displacement of tenants in rental apartments and mobile homes and encourage ownership of lower cost residential units by prior renters through the regulation of condominium conversions.</p>	<p>Complete the review by the end of 2017.</p>	<p>The City continues to monitor the number of for-rent versus for-ownership units in the city. There were no applications to convert residential rental units to ownership units in 2018.</p>

<p>Program 9.1: 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 as well as those with disabilities (including developmental disabilities). 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 and those with disabilities. 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>	<p>Support the development of housing for persons with special needs.</p>	<p>Seek funding annually and when specific development proposals are brought forward.</p>	<p>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 Sections 202, 811, and HELP. The City continues to review available options on a project-specific basis and has approved financing programs related to new affordable housing projects such as Kottinger Gardens and Sunflower Hill. For example, the City has recently worked with Alameda County to secure Measure A1 bond funds: \$4.6 million for Kottinger Gardens, which is scheduled to complete construction in May 2019, and nearly \$7.2 million for Sunflower Hill, which is scheduled to begin construction in April 2019. The City continues to monitor the availability of new funding sources for affordable housing and will apply for funding as appropriate.</p>
<p>Program 9.2: Seek creative alternative and nontraditional 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 as well as special needs housing including housing for those with disabilities.</p>	<p>Support the development of housing for persons with special needs.</p>	<p>Ongoing and meet with community groups every two years.</p>	<p>The City has had meetings with several groups, including MidPen Housing, Sunflower Hill and Tri-Valley REACH, which may lead to the development of new affordable housing within the next several years.</p>
<p>Program 9.3: Advocate changes in Federal and State legislation to provide incentives for the development of housing for special needs and 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.</p>	<p>Support the development of housing for persons with special needs.</p>	<p>Ongoing</p>	<p>The City continues to advocate Federal and State legislative changes and provides general support to legislative efforts on an ongoing basis.</p>
<p>Program 10.1: Conduct a review of the Growth Management Program and amend as necessary to assure the rate of residential development, limited to 235 units per year consistent with the City's Growth Management unit allocation, 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, and to create a more efficient process for implementing the program.</p>	<p>Support the development and rehabilitation of housing affordable to extremely low-, low- and very low-income households and review infrastructure needs.</p>	<p>Early 2017; then annually.</p>	<p>The City continues to monitor and review the Growth Management Program. On February 3, 2015, the City Council adopted Ordinance No. 2112 amending Pleasanton Municipal Code Chapter 17.36, to ensure that the Growth Management Ordinance does not include constraints including preventing the City from meeting its share of the regional housing need for all income levels during the Housing Element planning period per Program 30.2. No additional changes were made in 2018.</p>
<p>Program 10.2: Require the duration of extremely low-, low and very low income set aside units within projects to be in perpetuity.</p>	<p>Support the development and rehabilitation of housing affordable to extremely low-, low- and very low-income households and review infrastructure needs.</p>	<p>As Housing Agreements are put in place for lower-income projects.</p>	<p>The City continues to require that all regulatory agreements for below-market rental units to be in perpetuity (or if required due to financing, for 99 years).</p>
<p>Program 11.1: 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 competition, and other creative incentives to encourage the development of housing affordable to moderate-, low-, extremely low-, and very low-income households and households with special needs. A priority will be placed on projects that provide the largest number of units at the greatest level of affordability. The availability of incentives will be incorporated in the City's Inclusionary Zoning Ordinance, to be consistent with State law and recent court decisions, 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.</p>	<p>Give greater priority to providing housing which is affordable to extremely low income households and to households at the low end of the low-income range (50 to 80 percent of median income).</p>	<p>Ongoing and enhanced promotional efforts at least once by May 2017.</p>	<p>The City is continuing to provide incentives and assistance to encourage the development of affordable housing. The availability of incentives is incorporated in the City's Inclusionary Zoning Ordinance, but for specific projects was also promoted through the City's website, in local newspapers, and through posting at public places subject to normal procedures.</p>
<p>Program 12.1: 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 adopted Housing Site Development Standards and Design Guidelines for Multifamily Development.</p>	<p>Strive toward meeting Pleasanton's share of regional housing needs, as defined by the Regional Housing Needs Determination (RHND).</p>	<p>Ongoing</p>	<p>The City continues to monitor the zoning within the City to accommodate all RHNA needs. This is implemented on an ongoing basis.</p>
<p>Program 12.2: 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 2017 and 2023, and maintain their affordability. Attempt to rehabilitate at least one apartment complex by 2020. 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.</p>	<p>Strive toward meeting Pleasanton's share of regional housing needs, as defined by the Regional Housing Needs Determination (RHND).</p>	<p>Annually/Ongoing</p>	<p>The City continues to rehabilitate affordable housing to the greatest extent feasible. Since October 2016, Habitat for Humanity has been administering the City's Housing Rehabilitation Program, which provides grants or loans to low-, very low-, and extremely low-income homeowners. No City-sponsored major rehab work was implemented in apartment complexes; however, the City is currently working on one small project to install accessibility improvements at a privately owned rental unit occupied by an extremely low-income tenant.</p>
<p>Program 12.3: 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 2023.</p>	<p>Strive toward meeting Pleasanton's share of regional housing needs, as defined by the Regional Housing Needs Determination (RHND).</p>	<p>By 2023</p>	<p>The City continues to strive to construct housing within the constraints of available infrastructure, traffic, air quality, and financial limits. Combined, the City's 2015-2023 housing sites inventory can accommodate at least 3,243 units.</p>
<p>Program 12.4: Work with the Tri-Valley Housing Opportunity Center and employers to develop partnerships for participating in programs to make housing affordable to their workers.</p>	<p>Strive toward meeting Pleasanton's share of regional housing needs, as defined by the Regional Housing Needs Determination (RHND).</p>	<p>Meet annually with groups mentioned in the program.</p>	<p>In 2016, the City began working with ECHO Housing to perform first time homebuyer services previously provided by TVHOC. As part of ECHO's agreement with the City, they will conduct outreach to employers and lower income target groups in the community to encourage participation in affordable housing programs. The City continues to meet regularly as a member of the Tri-Valley Affordable Housing Committee to help develop strategies to make housing more affordable to local businesses.</p>
<p>Program 14.1: 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.</p>	<p>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.</p>	<p>Ongoing and when units become at risk of converting to market rate.</p>	<p>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.</p>

<p>Program 14.2: 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.</p>	<p>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.</p>	<p>Ongoing and when units become at risk of converting to market rate.</p>	<p>The City continues to analyze rent-restriction contract agreements as they come in on a case-by-case basis. In 2018, no rent-restriction agreements were executed.</p>
<p>Program 14.3: Structure future rent-restriction contract agreements for all new assisted projects with limited or no time restrictions to minimize the displacement of tenants.</p>	<p>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.</p>	<p>When new assisted projects are approved.</p>	<p>The City continues to look at creative ways to structure agreements and maximize the term of affordability.</p>
<p>Program 14.4: Provide rehabilitation funds or other incentives such as a density bonus where appropriate for apartment complexes in exchange for extended or perpetual assisted housing time periods.</p>	<p>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.</p>	<p>Ongoing; dependent on specific proposals</p>	<p>The City continues to attempt to provide apartment rehabilitation loans to the greatest extent feasible; however, no apartment projects sought City funding for rehabilitation projects in 2018. The City will continue to monitor future opportunities for providing financial assistance to existing apartment complexes in exchange for affordability restrictions.</p>
<p>Program 14.5: Issue bonds or provide other funding where appropriate to reduce apartment complex mortgage rates in exchange for extended or perpetual assisted-housing time periods.</p>	<p>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.</p>	<p>Ongoing; dependent on specific proposals</p>	<p>The City continues to issue bonds and provide funding for appropriate projects on a case by case basis. No bonds were issued in 2018.</p>
<p>Program 15.1: Identify a funding mechanism for infrastructure improvements contained in the General Plan to accommodate projected housing growth.</p>	<p>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 for those with disabilities (including developmental disabilities), and housing affordable to moderate , low , and very low income households.</p>	<p>Research currently available funding mechanisms annually</p>	<p>The City continues to make infrastructure improvements on an as-needed basis. Other improvements include the City's new Recycled Water Project. Improvements to sewer capacity have been funded through the CIP under existing replacement and expansion funds.</p>
<p>Program 15.2: Waive City fees for housing developments that provide a minimum of 15 percent affordable to extremely low-, low- and very low-income households.</p>	<p>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 for those with disabilities (including developmental disabilities), and housing affordable to moderate , low , and very low income households.</p>	<p>As applications are received for projects containing units for lower-income households</p>	<p>The City continues to review waiving City fees for eligible affordable projects on a case-by-case basis.</p>
<p>Program 15.3: Expedite the development review process for housing proposals that provide a minimum of 15 percent affordable to moderate-, low-, extremely low, and very low-income households.</p>	<p>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 for those with disabilities (including developmental disabilities), and housing affordable to moderate , low , and very low income households.</p>	<p>As applications are received for projects containing units for lower-income households</p>	<p>The City continues to expedite the development review process for affordable projects on an as needed basis.</p>
<p>Program 15.4: 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.</p>	<p>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 for those with disabilities (including developmental disabilities), and housing affordable to moderate , low , and very low income households.</p>	<p>Ongoing</p>	<p>The City continues to advocate Federal and State legislative changes and provides general support on an ongoing basis.</p>
<p>Program 15.5: 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.</p>	<p>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 for those with disabilities (including developmental disabilities), and housing affordable to moderate , low , and very low income households.</p>	<p>As needed or in conjunction with the Housing Element update</p>	<p>The City continues to assess infrastructure constraints and needs on a periodic basis.</p>
<p>Program 15.6: Assess future sewer infrastructure needs, including sewer infrastructure upgrades and facilities to accommodate future RHNA cycles in the region.</p>	<p>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 for those with disabilities (including developmental disabilities), and housing affordable to moderate , low , and very low income households.</p>	<p>2014–2017.</p>	<p>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 and is not anticipated to be a deterrent during the current period.</p>
<p>Program 15.7: 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.</p>	<p>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 for those with disabilities (including developmental disabilities), and housing affordable to moderate , low , and very low income households.</p>	<p>Ongoing</p>	<p>As noted previously, the City continues to work with nonprofit and for-profit developers and collaborates with non-profit housing agencies and other Tri-Valley cities to develop new programs and incentives to meet the full range of housing needs within the City. In 2018, the Pleasanton City Council approved the Sunflower Hill project, which will have 31 affordable multifamily residential units to be designated for individuals with special needs.</p>

<p>Program 15.8: 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 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 17.1 and 17.2) to determine if modifications are needed.</p>	<p>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 for those with disabilities (including developmental disabilities), and housing affordable to moderate, low, and very low income households.</p>	<p>Annually</p>	<p>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. The City has submitted its annual progress report to the state by the required deadline.</p>
<p>Program 16.1: 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.</p>	<p>Educate the public regarding the community, environmental, and economic benefits of Pleasanton's affordable housing program.</p>	<p>Ongoing</p>	<p>In 2018 the City continued to provide updated information in electronic (i.e., web) and printed format to educate private citizens, developers, and other interested parties on the range of programs promoting affordable housing.</p>
<p>Program 16.2: 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.</p>	<p>Educate the public regarding the community, environmental, and economic benefits of Pleasanton's affordable housing program.</p>	<p>Ongoing</p>	<p>In 2018 the City continued to provide public information regarding regional affordable housing and available programs.</p>
<p>Program 16.3: Develop incentive/revitalization programs for neighborhoods to encourage support for affordable housing opportunities. Such incentives could include enhanced public amenities or other investment in areas where additional multifamily housing is planned.</p>	<p>Educate the public regarding the community, environmental, and economic benefits of Pleasanton's affordable housing program.</p>	<p>As applications are received for projects containing affordable housing opportunities</p>	<p>In 2018, no neighborhood incentives/revitalization programs were implemented. The City continues to analyze and review possible programs for future incentives in coordination with new projects.</p>
<p>Program 17.1: Review the City's Inclusionary Zoning Ordinance and amend if required: - for consistency with the Housing Element and other City affordable housing programs; - to identify incentives for non-profit housing developers and other housing developers to construct projects including three bedroom units for large households; - to determine if it is appropriate to increase the percentage of affordability to support housing affordable to low- and very-low-income households; - to be consistent with recent court decisions regarding rental housing;</p>	<p>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 State law and recent court decisions. 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>January 2017, then annually.</p>	<p>The City has continued to monitor the inclusionary zoning ordinance. In 2018, the City approved an update the to City's development impact fees, including the City's Lower Income Housing Fee. The City continues to evaluate necessary updates to the Inclusionary Zoning Ordinance.</p>
<p>Program 17.2: Monitor the results of the Inclusionary Zoning Ordinance annually to determine consistency with State law and recent court decisions and 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>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 State law and recent court decisions. 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/Ongoing</p>	<p>Refer to the status for Program 17.1.</p>

<p>Program 18.1: 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>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>	<p>Annually</p>	<p>Refer to the status for Program 17.1.</p>
<p>Program 18.2: Continue to exempt all housing units affordable to low- and very low-income households from the low income housing fee.</p>	<p>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</p>	<p>Ongoing</p>	<p>The City has continued to exempt all affordable housing units from the low income housing fee in 2018. As the City works on future projects, 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>
<p>Program 18.3: Use the Lower Income Housing Fund to help build housing affordable to low- and very low-income households on City owned land.</p>	<p>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</p>	<p>As needed/Ongoing</p>	<p>Kottinger Gardens, which utilized Lower Income Housing Funds, was completed and fully leased up in July 2017. Unused Lower Income Housing Funds from Phase 1 was transferred to Phase 2, which began construction in January 2018. In addition the City Council approved an Affordable Housing Agreement that included the dedication of 1.64 acres of land to the City to be used in partnership with Sunflower Hill on a future residential affordable housing development for individuals with special needs. The City also committed \$2.25 million from the fund for the Sunflower Hill project.</p>
<p>Program 18.4: 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.</p> <p>Program 18.5: 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.</p>	<p>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. Quantified Objective: 150 units</p> <p>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>	<p>Explore ways to use the fund for the list of activities in the program annually and as needed.</p> <p>Consider prioritization by January 2016.</p>	<p>In July 2017, construction of Phase 1 of Kottinger Gardens was completed, and in January 2018 Phase 2 began which included funds from the Lower Income Housing Fund (LIHF), to assist in the redevelopment of Kottinger Place and Pleasanton Gardens, two aging rental complexes that provide housing to extremely low-income elderly persons. The City also committed \$2.25 million from the fund for the Sunflower Hill project.</p> <p>Although this situation did not present itself in 2018, the City is currently working with Sunflower Hill, a nonprofit organization, on a housing project within Iby Ranch and will continue to consider both non-profit vs. for-profit partnerships on a case-by-case basis.</p>
<p>Program 26.1: 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-, 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.</p>	<p>Encourage non-profit and joint for-profit housing developments by offering incentives. Non-profit and joint for-profit housing developers of housing affordable to moderate-, low-, extremely low-, and very low-income households shall have the highest City priority for approval. Specific City incentives to encourage such housing developments are the following: • Priority for the Growth Management affordable-housing sub allocation; • Expedited permit processing; • Fee waivers; • Contributions from the lower-income housing fund; • Use of available City-owned land; • Density bonuses; • City assistance in obtaining financing or funding; • Assistance in providing public improvements; • Consideration of reduced development standards, such as reducing the number of parking spaces; • (this consideration does not include reducing the number of required on-site parking spaces in the Downtown Specific Plan Area); and • Consideration of mortgage revenue bonds.</p>	<p>Ongoing; information to property owners within six months of Housing Element adoption and at least two additional times during the planning period.</p>	<p>The City continues to provide a wide range of information and available resources related to affordable housing on the City's website. The City will continue to encourage owners of high density residential sites to partner with non-profit organizations.</p>

<p>Program 26.2: Continue to actively support the activities of non-profit organizations that provide special needs housing as well as 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.</p>	<p>Encourage non-profit and joint for-profit housing developments by offering incentives. Non-profit and joint for-profit housing developers of housing affordable to moderate-, low-, extremely low-, and very low-income households shall have the highest City priority for approval. Specific City incentives to encourage such housing developments are the following:</p> <ul style="list-style-type: none"> • Priority for the Growth Management affordable-housing sub allocation; • Expedited permit processing; • Fee waivers; • Contributions from the lower-income housing fund; • Use of available City-owned land; • Density bonuses; • City assistance in obtaining financing or funding; • Assistance in providing public improvements; • Consideration of reduced development standards, such as reducing the number of parking spaces ; • (this consideration does not include reducing the number of required on-site parking spaces in the Downtown Specific Plan Area); and • Consideration of mortgage revenue bonds. 	<p>Meet with nonprofit housing providers annually and ongoing</p>	<p>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 in 2018, including East Bay Housing Organizations, Habitat for Humanity, ECHO Housing, CRIL, Abode Services, and Tri-Valley REACH, Inc. In addition, the City worked directly with MidPen Housing, Satellite Affordable Housing Associates (SAHA), and Sunflower Hill on project-specific activities.</p>
<p>Program 26.3: 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.</p>	<p>Encourage non-profit and joint for-profit housing developments by offering incentives. Non-profit and joint for-profit housing developers of housing affordable to moderate-, low-, extremely low-, and very low-income households shall have the highest City priority for approval. Specific City incentives to encourage such housing developments are the following:</p> <ul style="list-style-type: none"> • Priority for the Growth Management affordable-housing sub allocation; • Expedited permit processing; • Fee waivers; • Contributions from the lower-income housing fund; • Use of available City-owned land; • Density bonuses; • City assistance in obtaining financing or funding; • Assistance in providing public improvements; • Consideration of reduced development standards, such as reducing the number of parking spaces ; • (this consideration does not include reducing the number of required on-site parking spaces in the Downtown Specific Plan Area); and • Consideration of mortgage revenue bonds. 	<p>When land becomes available to the City</p>	<p>As noted above, the City will acquire one parcel of land within Irby Ranch with the intent of using the land to provide new affordable housing in partnership with Sunflower Hill (a nonprofit). The City will continue to monitor future opportunities to acquire land for affordable housing.</p>
<p>Program 30.1: 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.</p>	<p>Encourage substantial private development of housing affordable to extremely low, low, and very low income households through the Growth Management Program.</p>	<p>With preparation of Growth Management Report</p>	<p>The City continues to monitor and review the Growth Management Program. In 2018 the City issued a total of 3 Growth Management Allocations out of the maximum 235 allocations per year.</p>
<p>Program 30.2: Review and amend the Growth Management Program to reflect current housing and infrastructure conditions and current housing needs, and to ensure that the Growth Management Ordinance does not include constraints including preventing the City from meeting its share of the regional housing need for all income levels during the Housing Element planning period. Potential revisions include establishing a regional housing need allocation exemption for all lower income housing, incorporating all lower income regional housing need allocation requirements into the growth management allocation, and mandating the ability to "borrow" allocation units for lower income housing from future years to accommodate all levels of regional housing need allocation through the developer's development agreement, growth management agreement or other legislative act.</p>	<p>Encourage substantial private development of housing affordable to extremely low, low, and very low income households through the Growth Management Program.</p>	<p>January 2016 for review and amendments and continue annual review. The City shall notify HCD of implementation, utilizing the annual General Plan progress report required by Government Code Section 65400.</p>	<p>Refer to the status for Program 30.1.</p>
<p>Program 35.1: Maintain building and housing code enforcement programs, and monitor project conditions of approval.</p>	<p>Eliminate all substandard housing conditions within the community.</p>	<p>Ongoing</p>	<p>The City continues to maintain active Building and Code Enforcement programs. The City responds to resident complaints related to Building Code and Housing Code violations on an ongoing basis.</p>
<p>Program 35.2: Continue the Rental Housing Rehabilitation Program to improve rental units affordable to low-, extremely low-, and very-low-income households.</p>	<p>Eliminate all substandard housing conditions within the community.</p>	<p>Apply for funding annually and ongoing</p>	<p>The City continues to rehabilitate affordable housing to the greatest extent feasible. Since October 2016, Habitat for Humanity has been administering the City's Housing Rehabilitation Program, which provides grants or loans to low-, very low-, and extremely low-income homeowners. No City-sponsored major rehab work was implemented in apartment complexes; however, the City is currently working on one small project to install accessibility improvements at a privately owned rental unit occupied by an extremely low-income tenant.</p>
<p>Program 35.3: Supplement CDBG funds with the City's Lower-Income Housing Fund for rehabilitation of housing units affordable to extremely low-, low- and very-low-income households.</p>	<p>Eliminate all substandard housing conditions within the community.</p>	<p>Ongoing</p>	<p>In 2018, the City continued to supplement CDBG funds with other funding sources. The City's Housing Rehabilitation Program was funded through a combination of local (City Lower Income Housing Funds) and federal HOME funds.</p>
<p>Program 36.1: Regularly assess the need for workforce housing (including stock, type and quantity of housing) in the community. Develop routine planning and economic development activities to better integrate assessment information into efforts that produce a built environment responsive to the need for workforce housing. In accordance with the Economic Development Strategic Plan, the City Council shall consider the appropriate steps to address the identified needs.</p>	<p>Encourage development of workforce housing that helps to achieve the goals of the Economic Development Strategic Plan.</p>	<p>Ongoing</p>	<p>The City Council has established workforce housing as one of their work plan priorities and has committed to performing an analysis of financing alternatives available for workforce housing within the City. Once the analysis is complete, the City will consider the appropriate steps to address any identified needs.</p>
<p>Program 37.1: 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.</p>	<p>Disperse high-density housing throughout the community, in areas near public transit, major thoroughfares, shopping, and employment centers.</p>	<p>Ongoing</p>	<p>The City continues to maintain existing residential sites near transportation corridors and services as needed to ensure that the City can meet its share of regional housing needs.</p>

<p>Program 38.1: Maintain existing zoning of infill sites at densities compatible with infrastructure capacity and General Plan Map designations.</p>	<p>Strongly encourage residential infill in areas where public facilities are or can be made to be adequate to support such development.</p>	<p>Ongoing</p>	<p>The City continues to maintain existing zoning of infill sites with densities consistent with the General Plan. This program is implemented on an ongoing basis.</p>
<p>Program 38.2: 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.</p>	<p>Strongly encourage residential infill in areas where public facilities are or can be made to be adequate to support such development.</p>	<p>Ongoing</p>	<p>The City continues to encourage the development of accessory dwelling units and adopted a revised Accessory Dwelling Unit Ordinance in 2017.</p>
<p>Program 38.3: For those properties designated for high density residential development with existing commercial uses, conduct outreach with property owners and businesses 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: · Transfer of development rights · A review of traffic requirements and evaluation measures to facilitate mixed use development · Development of transit alternatives · Use of development agreements · Flexibility of parking standards; and Expedited processing of development applications.</p> <p>Program 40.1: Acquire and/or assist in the development of one or more sites for housing affordable to low- and very-low-income households.</p>	<p>Strongly encourage residential infill in areas where public facilities are or can be made to be adequate to support such development.</p> <p>Reserve suitable sites for subsidized housing affordable to low- and very-low-income households.</p>	<p>Annually</p> <p>Convene City staff meeting annually to discuss potential opportunities and ongoing; dependent on specific proposals and opportunities.</p>	<p>Of the high density sites within the City, the CM Capital 2 site is occupied by corporate offices, and the Sheraton Hotel site adjacent to the West Dublin/Pleasanton BART Station also contains commercial uses. The City will continue to identify specific incentives for business relocation and to encourage property owners to develop their properties with housing.</p> <p>The City continues to assist in the development of affordable housing. As noted previously, the City will acquire one parcel of land within Irby Ranch with the intent of using the land to provide new affordable housing in partnership with Sunflower Hill (a nonprofit). The City will continue to monitor future opportunities to acquire sites for affordable housing.</p>
<p>Program 40.2: 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.</p>	<p>Reserve suitable sites for subsidized housing affordable to low- and very-low-income households.</p>	<p>Ongoing; dependent on specific proposals and opportunities.</p>	<p>The City continues to look for new financing mechanisms to assist in the development of affordable units. In 2016, the City supported the passage of a new affordable housing bond (Measure A1) for Alameda County that awarded Pleasanton \$11.7 million dollars in new funds for affordable housing in Pleasanton.</p>
<p>Program 40.3: 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.</p> <p>Program 42.1: Support State and Federal provisions for enforcing anti-discrimination laws.</p>	<p>Reserve suitable sites for subsidized housing affordable to low- and very-low-income households.</p> <p>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 housing opportunities affordable to low- and very low-income households and fair housing issues on its web site.</p>	<p>As Appropriate (i.e., Based on Land Availability) Quantified Objective: 150 units</p> <p>As needed</p>	<p>In 2018 the City did not acquire any new properties but approved the future acquisition of one parcel of land within Irby Ranch with the intent of using the land to provide new affordable housing in partnership with Sunflower Hill (a nonprofit). The City will continue to stay committed to providing affordable housing in the future.</p> <p>The City continues to support State and Federal provisions for enforcing anti-discrimination laws. This program is implemented on an ongoing basis.</p>
<p>Program 42.2: Publicize information on fair housing laws and refer all complaints to the US Department of Housing and Urban Development, ECHO, and the California Department of Fair Employment and Housing.</p>	<p>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 housing opportunities affordable to low- and very low-income households and fair housing issues on its web site.</p>	<p>Ongoing as needed</p>	<p>The City continues to provide information and other suggested resources on fair housing laws on the City's website and works closely with ECHO to provide tenant/landlord education programs.</p>
<p>Program 43.1: 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, SROs, 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 or those with disabilities (including developmental disabilities). 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>Provide for the special-housing needs of large households, the elderly, persons with disabilities including developmental disabilities, extremely low income households, the homeless, farmworkers, and families with single-parent heads of households.</p>	<p>Seek funding annually and ongoing</p>	<p>The City continues to provide housing opportunities for households with special needs. The City has been working diligently with MidPen Housing on Kottinger Gardens, the 185-unit project for low- and extremely low-income elderly. As described already, Phase 1 (131-units) was completed and fully leased up in July 2018, while Phase 2 (54-units) commenced construction in January 2018. The City also approved the Sunflower Hill project which will have affordable housing for adult with developmental disabilities.</p>
<p>Program 43.2: 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>Provide for the special-housing needs of large households, the elderly, persons with disabilities including developmental disabilities, extremely low income households, the homeless, farmworkers, and families with single-parent heads of households.</p>	<p>As projects with low- and very low-income units come forward.</p>	<p>The City continues to require universal design standards on all development projects involving new construction of 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. In 2017, the Housing and Planning Commissions held a joint workshop and directed staff to include additional Universal Design standards including requiring roll-in showers with a portion of all new multi-family residential projects with more than 15 units.</p>

<p>Program 43.3: 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>Provide for the special-housing needs of large households, the elderly, persons with disabilities including developmental disabilities, extremely low income households, the homeless, farmworkers, and families with single-parent heads of households.</p>	<p>Annually</p>	<p>The City continues to set aside CDBG public funds each year for low-income service providers such as Open Heart Kitchen. The City's Human Services Commission included housing in its priority statement for the Housing and Human Services Grant (HHSG) application processes in 2018. However, the City does not utilize its CDBG funds for housing-related activities.</p>
<p>Program 43.4: 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.</p>	<p>Provide for the special-housing needs of large households, the elderly, persons with disabilities including developmental disabilities, extremely low income households, the homeless, farmworkers, and families with single-parent heads of households.</p>	<p>Annually</p>	<p>The City continues to set aside Lower-Income Housing Fund (LIHF) money to assist in projects that accommodate those with special needs. In 2017, the Housing Commission and Planning Commission recommended approval of Irby Ranch which included the dedication of 1.64 acres of land to the City to be used in partnership with Sunflower Hill for a residential development for adult individuals with special needs. In February 2018, City Council approved financing for the Sunflower Hill project, which was needed to apply for tax credit financing.</p>
<p>Program 43.5: Give priority for the production of housing for persons with disabilities in infill locations, which are accessible to City services.</p>	<p>Provide for the special-housing needs of large households, the elderly, persons with disabilities including developmental disabilities, extremely low income households, the homeless, farmworkers, and families with single-parent heads of households.</p>	<p>Ongoing</p>	<p>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.</p>
<p>Program 43.6: Encourage the provision of special-needs housing, such as community care facilities for the elderly, and persons with disabilities (including developmental 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 provides fee reductions per Pleasanton Municipal Code Chapter 18.86 (Reasonable Accommodations) on the basis of hardship. The City will maintain flexibility within the Zoning Ordinance to permit such uses in non-residential zoning districts.</p>	<p>Provide for the special-housing needs of large households, the elderly, persons with disabilities including developmental disabilities, extremely low income households, the homeless, farmworkers, and families with single-parent heads of households.</p>	<p>Ongoing</p>	<p>The City provides fee reductions per Code Chapter 18.86 (Reasonable Accommodations) of the Pleasanton Municipal Code and continues to encourage special-needs and affordable housing for the elderly and those with disabilities.</p>
<p>Program 43.7: Require some units to include Universal Design and accessibility features for all new residential projects receiving governmental assistance, including tax credits, land grants, fee waivers, or other financial assistance. Consider requiring some units to include Universal Design and accessibility 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.</p>	<p>Provide for the special-housing needs of large households, the elderly, persons with disabilities including developmental disabilities, extremely low income households, the homeless, farmworkers, and families with single-parent heads of households.</p>	<p>Ongoing</p>	<p>The City continues to require universal design for larger new residential projects. Inclusion of universal design elements was required as a condition of approval for all new projects involving new construction of 15 or more multifamily dwellings, both ownership and rental housing eligible projects must provide a minimum of 10 percent of the total units as universally designed units that meet standard condition requirements. In 2017, the Housing and Planning Commissions held a joint workshop and directed staff to include additional Universal Design standards including requiring roll-in showers with a portion of all new multi-family rental residential projects with more than 15 units.</p>
<p>Program 46.1: 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: Policy 6 and programs 6.1 and 6.3 of the Air Quality and Climate Change Element; Programs 1.5, 1.7, 1.8, 1.12, 1.13, 1.14, and 3.12 of the Water Element; Program 9.1 of the Community Character Element; 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</p>	<p>Preserve and enhance environmental quality in conjunction with the development of housing, including additions and remodels.</p>	<p>Ongoing</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 ongoing basis through project review.</p>
<p>Program 46.2: 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>Preserve and enhance environmental quality in conjunction with the development of housing, including additions and remodels.</p>	<p>Ongoing; dependent on specific proposals</p>	<p>The City continues to encourage the use of City's Lower-Income Housing Fund through a partnership with GRID Alternatives (an ongoing program). The solar systems promote affordability by reducing the monthly housing costs for these residents. However activity was temporarily suspended due to a transition to a new contractor.</p>
<p>Program 47.1: 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>Implement Resolution 10-390, requiring enhancements to existing non-discrimination housing policies.</p>	<p>When Other Programs Are Reviewed, Such as Community Development Block Grant and Home Programs, as Appropriate</p>	<p>The Background Report for the Pleasanton Housing Element was finalized in 2015 as part of the Housing Element Update. It includes analyses of housing affordability and special needs housing. A part of the Housing Element Update the City Council considered updates to the City's programs, goals and policies to appropriately address the identified needs.</p>
<p>Program 47.2: 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.</p>	<p>Implement Resolution 10-390, requiring enhancements to existing non-discrimination housing policies.</p>	<p>By December 2017.</p>	<p>The City continues to promote the creation of three bedroom affordable rental units. However, no requests for rehabilitation occurred in 2018.</p>
<p>Program 47.3: 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.</p>	<p>Implement Resolution 10-390, requiring enhancements to existing non-discrimination housing policies.</p>	<p>Schedule workshop by January 2017; other assistance dependent on specific proposals</p>	<p>The City continues to support the development of new residential projects and projects for those with special needs. The City is continuously working with developers to identify funding gaps in project financing and can provide contributions from its Lower Income Housing Fund to help close this gap. In 2018, the City approved the financing for Sunflower Hill, which will provide affordable rental housing for individuals/households with developmental disabilities.</p>
<p>Program 47.4: 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 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.</p>	<p>Implement Resolution 10-390, requiring enhancements to existing non-discrimination housing policies.</p>	<p>Annually or as deemed needed by City Manager</p>	<p>In August of each year, the Consolidated Annual Performance Evaluation Reports (CAPER) is completed for the previous fiscal year. The reports were reviewed by the Pleasanton Housing and Human Services Commissions prior to their submittal to HUD. The reports included demographic information on persons assisted by various programs during the fiscal year, including income, race, elderly and disabled. In addition, around April each year the City Council is presented the Housing Element Annual Progress Report which includes a summary of the City's efforts to attract well-designed housing affordable to low and very low income households.</p>
<p>Program 47.5: The City will work in good faith with non-profit and for-profit developers to secure property, within Pleasanton and its current sphere of influence, for the development of well-designed affordable housing for families with children in Pleasanton.</p>	<p>Implement Resolution 10-390, requiring enhancements to existing non-discrimination housing policies.</p>	<p>Ongoing</p>	<p>The City continues to explore opportunities within the current sphere of influence to develop affordable housing for families with children throughout the City.</p>
<p>General Comments:</p>			

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction	Pleasanton	
Reporting Period	2018	(Jan. 1 - Dec. 31)

Note: + Optional field
 Cells in grey contain auto-calculation formulas

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

NOT APPLICABLE