

Citizens for a Caring Community

P.O. Box 1781 , Pleasanton CA 94566

April 22, 2014

Pleasanton Planning Commission
City of Pleasanton
Pleasanton CA 94566
Re: Item 6b. Housing Element Update

Dear Chairman Olson and Planning Commissioners,

Citizens for a Caring Community (CCC) appreciates the opportunity to participate in the Housing Element (HE) update process. We have reviewed the staff report and offer the following comments and suggestions below, as well as on the attached annotated version of your Exhibit E, the Housing Element Progress Report.

Of particular concern to CCC is staff's premature determination that the City has sufficient land in its housing sites inventory to accommodate Pleasanton's fair share of the Regional Housing Needs Allocation (RHNA). HCD yet to confirm that they concur with staff's finding of a housing site surplus. Yet staff is using this entirely speculative surplus to justify two recommendations we believe the Commission should not approve: The rezoning of the Windstar Communities project to commercial use for Workday's proposed office complex, and the revocation of CM Capital's HDR zoning. Until HCD confirms the existence of a sites surplus within the context of certifying the HE Update, the reality of a surplus is truly uncertain.

For instance, in spite having received HDR zoning, none of the "underutilized" sites staff identifies as generating the bulk of a Very Low and Low Income unit surplus has indicated any interest in moving forward with plans for high density residential (HDR) development during the 2014-2022 planning period. One affordable housing provider in search of opportunities among sites identified by the City as appropriately zoned for affordable development reported to CCC the following responses to his inquiries:

East Dublin BART (249 units) - BART said they had no interest in residential development on this site. (This lack of interest would be consistent with BART's entering into a long term lease with Workday for office development at their West Dublin Station.)

Kaiser (183 units) - A Kaiser representative referred the builder to a broker in Sacramento. No response to his numerous calls regarding the availability of the site for a residential project.

Stoneridge Mall (88 units) - A representative stated the Mall had no interest in or desire to pursue a residential project on the HDR zoned land they own.

Nor have two other "underutilized" sites, **Sheraton (99 units)** and **Roche (56 VLI units and 312 market rate units)** indicated they intend to seek approval for development consistent with their HDR zoning. Only **CM Capital (200 units)** is actively seeking approval for an HDR project. Ironically, the City may revoke CM Capital's HDR zoning, although they are the only property willing to proceed with development. In reality, Pleasanton may need both CM Capital and Windstar in its inventory. We recommend that Pleasanton keep its options open until HCD certifies the HE and weighs in on the viability of the "underutilized" sites.

The Commission must consider that a key purpose of the HE bringing Pleasanton's jobs, and the employees who hold them, closer together. Because a majority of these jobs consist of retail and service positions, 49.6% pay less than \$40,000 a year, or at the Very Low Income level. (Source: Pleasanton's recently completed "*Non-Residential Development Housing Linkage Fee Nexus Study*")

The lack of workforce housing affordable to these employees has caused a growing in-commute, both in terms of absolute numbers of employees and the distances they travel from their homes to Pleasanton. According to the 2013 "Pleasanton Economic Development Strategic Plan Background Report" (PEDSP), 75.7% of the City's nonresident workforce commutes into Pleasanton from outside the Tri-Valley area. Of employed Pleasanton residents, 72.6% commute to jobs outside the Tri-Valley. The percentages of Pleasanton's in-commute and out-commute have increased inexorably since 1990.

In and Out Commuting - 1990 to 2010

Portion of Pleasanton jobs held by employees commuting in from beyond the Tri-Valley:

1990 Census - 36.6% 2000 Census: 47.1% 2010 Census: 75.7%

Portion of Pleasanton residents working in Pleasanton:

1990 Census - 27.3% 2000 Census - 19.8% 2010 Census - 15.4%

Sources: "Economic Development Strategic Plan Background Report" 2006, Bay Area Economics
"Pleasanton Economic Development Strategic Plan Background Report" 2013, Strategic Economics

The result of these commute patterns is increasing greenhouse gas (GHG) emissions.

Through AB 32, California has set a requirement to reduce GHG emissions to 1990 levels by 2020. Pleasanton cannot accomplish this without housing Pleasanton's workforce closer to their jobs. To generate revenue, Pleasanton continues to encourage retail business to locate here. For instance, the City is contemplating rezoning the Clorox office site on Johnson Drive to accommodate Costco or other big box retailer. However, it is irresponsible to pursue these local economic benefits at the expense of the environment, the communities in between the homes of Pleasanton employees and their jobs, and the Pleasanton employees who have the least ability to pay the cost of traveling that ever increasing distance.

The HE urgently needs a comprehensive makeover to improve the City's ability to address these issues. The current HE has resulted in HDR development proposals that will generate more demand for lower income workforce housing than they provide, and make no contribution to addressing Pleasanton's deficit of workforce housing, a deficit that looms squarely in the way of meeting GHG reduction requirements.

Furthermore, the City's reliance upon a legally invalid IZO and market rate developers rather than nonprofits to provide affordable housing has resulted in perpetuation of the housing discrimination against families which Pleasanton pledged to end years ago as part of its Settlement Agreement with Urban Habitat. Market rate developers will only agree to provide a few (now fewer than ever!) units affordable to households earning either 80% AMI or 50% AMI. Thus, implementation of the City's current IZO has systematically facilitated the exclusion any new construction of housing affordable to workforce families earning between 51% and 79% AMI, or below 50% AMI. Indeed, since the adoption of the current HE, the City has not even planned to build a single unit affordable to these households. Yet, during the same period we managed to plan for increasing our supply of 100% VLI senior housing through the redevelopment of Kottinger Place and Pleasanton Gardens. While this senior housing is welcomed and needed, at this point in time the shortage of affordable workforce housing has become far more critical.

It is within this context that CCC offers our performance assessment of the 2006-2013 HE and our recommendations for the updated 2014-2022 HE. (Attached) We look forward to hearing your ideas for resolving these issues.

Thank you for your consideration.

Very sincerely,

Becky Dennis

Citizens for a Caring Community

925-426-1525

Attachments: 1

cc: Paul McDougall, HCD

HOUSING ELEMENT PROGRESS REPORT
Housing Element Implementation

Program Implementation Status

Program Description (By Housing Element Program Names)	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.	Housing Programs Progress Report - Government Code Section 65583.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation	Continue Modify or Delete
<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>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.</p>	<p>On-going</p>	<p>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.</p>	<p>Windstar changed to commercial. CM Capital (the only ready to develop site) also to revert to commercial?</p>
<p>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.</p>	<p>Policy 2: Permit mobile homes and factory-built housing on appropriately located sites.</p>	<p>On-going</p>	<p>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.</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>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.</p>	<p>Complete next survey by December 2013</p>	<p>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.</p>	

Housing Programs Progress Report - Government Code Section 65583.				
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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.		Initiate by end of 2012	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.	Create additional incentives per Housing Commission's suggestions. Offer sewer and water discounts in addition to other assistance?
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.		Jan-1	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.	
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.	Policy 7: Encourage at least 50 percent of multiple-family housing units to be rental apartments.	On-going	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.	
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	Policy 8: Minimize displacement of tenants in rental apartments and encourage ownership of lower-cost residential units by prior renters	As Needed	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	

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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> <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>	<p>Secure sufficient nonprofit development to serve the majority of Pleasanton's workforce, which currently earns less than 60% AMI.</p>	<p>On-going; Dependent on Specific Development Proposals</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 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>	
<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>	<p>Secure sufficient nonprofit development to serve the majority of Pleasanton's workforce, which currently earns less than 60% AMI.</p>	<p>Enhanced promotional effort to be completed by June 2012</p>	<p>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</p>	<p>Incentives are insufficient and policies currently too weak to cause property owners to seek nonprofit participation in the development of their properties.</p>

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<p>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.</p>	<p>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.</p>	
<p>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.</p>	<p>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</p>	<p>On-going</p>
<p>Program 9.6: Adopt a density bonus ordinance consistent with State law.</p>	<p>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</p>	<p>Mid-2013</p>
<p>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</p>	<p>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.</p>	<p>Sep-12</p>

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<p>developers during the PUD process.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>Policy 11: Strive toward meeting Pleasanton's share of regional housing needs, as defined by the Regional Housing Needs Determination (RHND).</p>	On-going	<p>The City continues to monitor the zoning within the City to accommodate all RHNA needs. This is implemented on an on-going basis.</p>	<p>Pleasanton does not have an adequate inventory of HDR sites. Most HDR property owners have shown no interest in development. The City may return Windstar and CM Capital (which is the only property owner desiring to move forward) to commercial zoning.</p>	
		Annually, On-going	<p>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.</p>		
		By 2014	<p>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.</p>		

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<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Program 13.4: Provide rehabilitation funds where appropriate for apartment complexes in exchange for extended or perpetual assisted-housing time periods.</p> <p>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.</p>	<p>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.</p>	<p>Initiate program by end of 2012.</p> <p>On-going</p> <p>As Needed</p> <p>On-going</p> <p>On-going; dependent on specific proposals</p> <p>On-going; dependent on specific proposals</p>	<p>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. 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.</p> <p>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.</p> <p>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.</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 2012. The City will continue to monitor future opportunities for providing financial assistance to existing apartment complexes in exchange for affordability restrictions.</p> <p>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.</p>	<p>Outreach to employers, particularly retail and food service re:Housing Commission's proposed initiative to provide workforce housing in the secondary units and spare bedrooms of Pleasanton homeowners.</p>

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<p>Program 14.1: Identify a funding mechanism for infrastructure improvements contained in the General Plan to accommodate projected housing growth.</p>	<p>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.</p>	Annually	<p>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.</p>	<p>Determine Pleasanton's probable needs for workforce housing at buildout and reserve the necessary portion of our limited sewer capacity to meet that future need.</p>	
<p>Program 14.2: Waive City fees for housing developments affordable to extremely low-, low- and very-low-income households.</p>		On-going	<p>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).</p>		
<p>Program 14.3: Expedite the development review process for housing proposals affordable to moderate-, low-, extremely low, and very-low-income households.</p>		On-going	<p>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.</p>		
<p>Program 14.4: Advocate changes in Federal and State legislation to provide incentives for</p>		On-going	<p>The City continues to advocate Federal and State legislative changes and provides general support on</p>		

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<p>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.</p> <p>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.</p> <p>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.</p> <p>Program 14.7: Assess future sewer infrastructure needs, including sewer infrastructure upgrades and facilities to accommodate future RHINA cycles in the region.</p> <p>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.</p> <p>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</p>	<p>Ensure Pleasanton's ability to support education, economic development, and quality of life while reducing environmental impacts and meeting GHG reduction goals.</p> <p>On-going</p>	<p>As Needed or in Conjunction with the Housing Element Update</p> <p>2011-2012</p> <p>On-going</p> <p>On-going</p>	<p>an on-going basis.</p> <p>The City continues to support State reform and provides general support on an on-going basis.</p> <p>The City continues to assess infrastructure constraints and needs on a periodic basis to be addressed as-needed.</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.</p> <p>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.</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. By April each year, the City has submitted its APR to the State.</p>	<p>Lobby for an increased return of property tax revenue to support schools and community infrastructure in exchange for achieving goals in jobs housing balance and reductions in GHG emissions</p> <p>See Program 14.1</p> <p>Lobby the State for return of Property tax dollars for education in conjunction with achievements in attaining jobs/housing balance.</p>

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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 educate 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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<p>incentives could include enhanced public amenities or other investment in areas where additional multifamily housing is planned.</p> <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>Program 16.2: Review the City's Inclusionary Zoning Ordinance and amend if required:</p> <ul style="list-style-type: none"> 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 	<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>high quality neighborhoods. The City continues to analyze and review possible programs for future incentives in coordination with new projects.</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>Annually/On-going</p>	<p>The current IZO is completely ineffective and has resulted in the approval of fewer affordable units than ever before. Replace with policies and incentives that assure participation of nonprofits on HDR sites.</p> <p>Revisit an increase in the LIHF before approving any additional commercial development.</p> <p>In addition, or as an alternative, pledge a small proportion of sales tax revenue to contribute to no profit housing for lower income employees who predominantly work in the retail sales and services industries which contribute substantially to our local economy.</p>	
		Annually/on-going		
		Annually/on-going		

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<p>housing affordable to low- and very-low-income households;</p> <ul style="list-style-type: none"> to be consistent with recent court decisions regarding rental housing; as a potential constraint to housing. 	<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>Palmer, Costa-Hawkins).</p> <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>See comments on program 16.1 and 16.2.</p> <p>Market rate developers should not be required to provide low and Very Low Income units. This currently results in the City losing LIHFs from the market rate portions of the development which increase affordable housing demand.</p>	
<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>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>	<p>Only HDR market rate/nonprofit development partnership proposals that provide at least 50% VLI and LI units should receive a LIHF waiver (market rate portion) or LIHF contributions (market rate).</p>	

<p align="center">Housing Programs Progress Report - Government Code Section 65583.</p> <p align="center">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.</p>		Continue Modify or Delete
<p align="center">Program Description (By Housing Element Program Names)</p>	<p align="center">Objective</p>	<p align="center">Timeframe in H.E.</p>
<p align="center">Name of Program</p>	<p align="center">Status of Program Implementation</p>	<p align="center">Continue Modify or Delete</p>
<p>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.</p>	<p>Get proposals that include nonprofit developers that provide at least 50% VLI and LI units consistent with the profile of Pleasanton's workforce housing needs.</p>	<p>As Needed/On-going</p>
<p>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.</p>	<p>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).</p>	<p>Use the LIHF only to support HDR development that provides at least 50% VLI and LI units.</p>
<p>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.</p>	<p>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.</p>	<p>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.</p>
<p>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-</p>	<p>Policy 25: Encourage non-profit and joint for-profit housing developments by offering incentives. Non-profit and joint for-profit housing developers of</p>	<p>On-going; information to property owners by August 2012.</p>
<p>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-</p>	<p>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</p>	<p>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</p>

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<p>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>Program 25.2: 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.</p> <p>Program 25.3: 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>Program 29.1: 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>housing affordable to moderate-, low-, extremely low, and very-low-income households shall have the highest City priority for approval.</p>		<p>addition, a workshop was organized for February 5, 2013, to provide direct information to nonprofit housing developers on specific opportunities and programs.</p>	
		On-going	<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 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.</p>	
	<p>Assure the availability of City owned land for nonprofit housing development.</p> <p>Policy 29: Encourage substantial private development of housing affordable to extremely low, low, and very low income households through the Growth Management Program.</p>	As Needed	<p>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.</p> <p>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.</p>	<p>Develop a source of adequate funding to acquire land for nonprofit workforce housing development - either by increasing the LIHF, enlarging the circumstances in which contributions must be made, or by developing another source of funding such a dedication of a portion of sales tax revenue.</p>

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<p>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.</p>		<p>End of 2012, then annual review.</p>	<p>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.</p>	
<p>Program 32.1: Enforce the provisions of the City Zoning, Building, and Fire Codes.</p>	<p>Policy 32: Encourage the maintenance of safe, sound, and well-kept housing city-wide.</p>	<p>On-going</p>	<p>The City continues to enforce all provisions of the City Zoning, Building and Fire Codes. This program is implemented on an on-going basis.</p>	
<p>Program 34.1: Maintain building and housing code enforcement programs, and monitor project conditions of approval.</p>	<p>Policy 34: Eliminate all substandard housing conditions within the community.</p>	<p>On-going</p>	<p>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.</p>	
<p>Program 34.2: Continue the Rental Housing Rehabilitation Program to improve rental units affordable to low-, extremely low-, and very-low-income households.</p>		<p>On-going</p>	<p>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.</p>	
<p>Program 34.3: Supplement CDBG funds with</p>		<p>On-going</p>	<p>Between 2009-2014, the City continued to</p>	

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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.	Actually adhere to this Program.
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. 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"> • 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. 		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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<p>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.</p>	<p>Policy 38: 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 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.</p>	
<p>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.</p>		<p>On-going, 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. 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.</p>	<p>For HDR sites, the objective should 100% affordable mixed income between 80% AMI and 30% AMI workforce housing (not senior).</p>
<p>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.</p>		<p>As appropriate, based on land availability.</p>	<p>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.).</p>	
<p>Program 40.1: Support State and Federal provisions for enforcing anti-discrimination laws.</p>	<p>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</p>	<p>As Needed</p>	<p>The City continues to support State and Federal provisions for enforcing anti-discrimination laws. This program is implemented on an on-going basis.</p>	

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<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>housing opportunities affordable to low- and very-low-income households and fair housing issues on its web site.</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>	On-going	<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>		As Needed	<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>		Annually	<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 (HHSG) application processes between 2007-2014. Between</p>		

<p align="center">Housing Programs Progress Report - Government Code Section 65583.</p> <p align="center">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.</p>		<p align="center">Continue Modify or Delete</p>
<p align="center">Program Description (By Housing Element Program Names)</p>	<p align="center">Objective</p>	<p align="center">Status of Program Implementation</p>
<p align="center">Name of Program</p>	<p align="center">Timeframe in H.E.</p>	<p align="center">Continue Modify or Delete</p>
<p>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.</p>	<p>Annually</p>	<p>2007-2014, the majority of the City's allocation of CDBG funds benefited these groups. 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 HHS grant program to agencies that address the needs of special housing groups. In 2012, \$107,000 in LIHF funds were allocated to these groups.</p>
<p>Program 41.5: Give priority for the production of housing for persons with disabilities in infill locations, which are accessible to City services.</p>	<p>On-going</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 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.</p>	<p>On-going</p>	<p>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.</p>
<p>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.</p>	<p>On-going</p>	<p>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.</p>
<p>Program 41.8: Require some units to include Universal Design and visitability features for all new residential projects receiving</p>	<p>On-going</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</p>

Housing Programs Progress Report - Government Code Section 65583.					
Program Description (By Housing Element Program Names)	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.	Status of Program Implementation	Continue Modify or Delete		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation	Continue Modify or Delete	
<p>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.</p> <p>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.</p> <p>Program 41.10: Adopt a reasonable accommodation ordinance to permit modifications of zoning provisions for housing intended to be occupied by persons with disabilities.</p>			<p>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.</p>		
		Sept. 2012	<p>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.</p>		
		By mid 2013	<p>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.</p>		

Housing Programs Progress Report - Government Code Section 65583.				
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<p>Name of Program</p> <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"> • 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>Objective</p> <p>Meet Pleasanton's requirements for GHG reductions.</p> <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>Evaluate all residential and commercial developments for GHG emission impacts from VMT increases due to increased lower income workforce housing demand. Require 100% mitigation of this impact through the provision of affordable workforce housing.</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>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>
<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>		

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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.			Continue Modify or Delete
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<p>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.</p>		2011 - 2014	<p>for improvement. (See additional comments under Program 45.4 below on the Consolidated Annual Performance Evaluation Report.)</p> <p>The City continues to promote the creation of three bedroom affordable rental units, however no requests for rehabilitation occurred between 2007-2014.</p>	
<p>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.</p>		Schedule workshop by December 2012	<p>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.</p>	<p>Raise sufficient funding through contributions to the LIHF, or develop other dedicated funding sources to fully implement this program. \$1 million is not sufficient to attract interest.</p>
<p>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</p>		Annually or as deemed needed by CM	<p>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</p>	

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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.	Meets Pleasanton's workforce housing needs with new development.	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.	Require the EPSP to AT LEAST fully mitigate its development impacts on GHG emissions with affordable workforce housing.	
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.		