

2023-2031 Housing Element – Preliminary Report

City of Pleasanton

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September 2021



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Introduction

This preliminary report provides a high-level summary of the key findings from the technical analysis conducted as a part of the City's Housing Element Update process.

Housing Needs Assessment

Housing needs are determined by a city's population and its existing housing stock. This data provides context for developing housing policy, such as which types of housing and its affordability levels are most needed in the community. The following summarizes key data from the housing needs assessment. The complete needs assessment is attached as Appendix A.



- Pleasanton has a higher income population than Alameda County (county). Pleasanton's 2019 median household income was \$156,400, 57% higher than the county (\$99,406). However, 7.6% of households in Pleasanton are extremely low-income, and almost one in five of Pleasanton households are low-income households (earn less than 80% of Area Median Income (AMI)).
- Home prices are higher in Pleasanton than in the county. Households must earn about \$226,080 (at least 180% of AMI) to be able to afford to buy a home in the city. A household must earn about \$125,600 (100% of AMI) to be able to afford market rent in Pleasanton.
- Almost 24% of Pleasanton homeowners are cost burdened, meaning they spend 30% or more of gross income on housing costs, while almost 44% of renters are cost burdened. Additionally, 21% of renters spend 50% or more of their income on housing, compared to about 10% of homeowners. Pleasanton has a lower proportion of cost-burdened households compared to the county.
- Renter households are more likely to be living in overcrowded conditions than owner-occupied households. Although Pleasanton has a lower rate of overcrowding compared to the region, about 7% of renter households live in overcrowded conditions.
- Half of Pleasanton's population is White, 34.6% Asian, 9.5% Latinx, and 1.8% African American. People of color comprise a lower proportion of Pleasanton's population compared to the Bay Area. African American residents experience the highest rates of poverty in Pleasanton.
- Pleasanton's median age is 41 years, higher than the county (38 years). Seniors (65 years and above) make up almost 15% of the population. Out of the total senior population, approximately one-third is cost burdened. Seniors are a special needs group because they are more likely to be on a fixed income while requiring higher levels of care.
- Pleasanton's special housing needs population include persons with a disability that may require accessible housing (7.0% of residents) and female-headed households who are often at greater risk of housing insecurity (6.9% of households).
- Pleasanton has 2,291 large households (five or more people), which are generally served by 3-bedroom or larger units. Pleasanton's housing mix of 3-bedroom or larger units (20,442 units) is adequate to accommodate larger families.

- Pleasanton is a net importer of workers for jobs at all wage levels, although this is most pronounced for lower-wage jobs. Only 8% of people employed in Pleasanton also live in Pleasanton, which can contribute to traffic congestion.
- Over 70% of Pleasanton's housing stock is single-family (attached and detached); however, multi-family housing of five or more units has experienced the most growth over the last decade. A variety of housing types is important to meet the needs of all members of the community.
- The largest proportion of Pleasanton's housing units was built between 1980 and 1999, and only about 6% were built before 1960. While this represents a more recently-built housing stock compared to the county, aging housing units can reflect poorer living standards and higher repair costs.

Housing Constraints Assessment

City policies and regulations, such as the Zoning Ordinance, and factors outside of the City's control affect the quantity and type of residential development that occur in Pleasanton. The following summarizes key governmental and nongovernmental constraints to housing development. For more detail, please see Appendix C.



Governmental Constraints

- Subjective design guidelines and findings for approval, while not temporarily applicable to multi-family projects due to State law (SB 330), could result in uncertainty for developers and a longer permit review process in the future. The City is currently preparing objective design standards for residential and mixed-use projects.
- Pleasanton makes extensive use of Planned Unit Development (PUD) zoning to provide flexibility from conventional zoning standards to ensure a comprehensive and inclusive development review process. Although City Council approval is required, projects with higher overall densities, exceptions to standards that achieve a more desirable project, and a greater number of affordable units have been approved through the PUD process than would have been possible through conventional zoning standards. Objective design standards currently being prepared will apply to residential and mixed-use projects and result in a non-discretionary PUD process consistent with the Housing Accountability Act.
- Certain zoning provisions will need to be updated to comply with state law (e.g., allow Low Barrier Navigation Centers where residential is allowed (AB 101), allow qualifying supportive housing by-right where residential is allowed (AB 2162), increase density bonus up to 50% (AB 2345), etc.).

Nongovernmental Constraints

- Economic conditions in Pleasanton reflect a competitive housing market for both for-sale and rental housing.

- Pleasanton has little undeveloped land available, so future housing development will be constrained by existing development or require demolishing existing structures, improvements, and uses. The shortage of available vacant land may constrain housing production due to the increased costs associated with redevelopment.

Review of Existing Programs

Many of the current Housing Element programs are ongoing City efforts or were successfully completed. Most programs are recommended to be continued with some being updated to reflect changes since the last Housing Element adoption or merged with other programs to reduce overlap. Recommended program modifications include integrating state law updates (e.g., no net loss (SB 166), Housing Crisis Act (SB 330), supportive housing, emergency shelters, etc.) and providing more specificity in terms of City actions. Programs that can be effectively addressed through other existing or modified programs are recommended to be deleted. Please see Appendix D for the program-by-program analysis.



Housing Resources Assessment

The City has various local resources available to support the continued development, preservation, and rehabilitation of housing in Pleasanton. Appendix G provides a detailed list of financial and administrative resources, as well as opportunities for energy conservation. Some key resources include:



- **Lower-Income Housing Fund (LIHF):** The City's collects affordable housing fees from all residential and commercial office or industrial development projects unless exempt, and those fees are deposited into the LIHF. The LIHF must be used to implement the City's Housing Element.
- **Down Payment Assistance (DPA) Program:** The DPA program offers \$100,000 in down payment assistance for potential first-time homebuyers whose household income does not exceed 120% of AMI.
- **Housing Rehabilitation Program:** This City program provides loans and grants to lower income homeowners for repair and rehabilitation projects ranging from \$10,000 to \$150,000.

In addition to Pleasanton-specific resources, there are regional resources that can support the City's housing goals, including those offered through Alameda County and the Housing Authority of the County of Alameda (HACA). State and federal resources are also available.

At-Risk Housing Analysis

"At-risk" assisted housing units are multi-family rental housing units that receive government assistance and are eligible to convert to market-rate units due to termination of a rent subsidy contract, mortgage prepayment, or other expiring use restrictions in the next 10 years. There are no assisted housing units in Pleasanton that are at risk of conversion to market rate in the next 10 years. For more detail, please see Appendix A, Section A.5.4.



Appendices

A: Housing Needs Assessment

B: [Reserved]

C: Housing Constraints

D: Existing Programs Review

E: [Reserved]

F: [Reserved]

G: Housing Resources

Appendix A: Housing Needs Assessment

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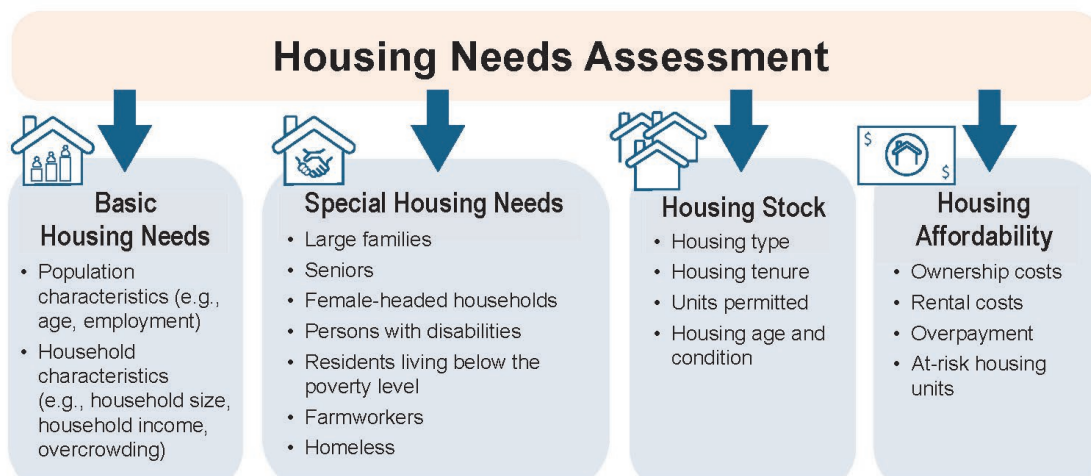
Section A.1 Introduction and Summary

A.1.1 Introduction

This Appendix forms the foundation for understanding Pleasanton’s housing needs. It analyzes a range of demographic, economic, and housing-related variables to determine the extent and context of the city’s housing-related need. Information gathered through this section provides a basis from which to build housing goals, policies, and programs to address those needs.



This needs assessment includes an analysis of the city’s population, special needs groups, employment, housing stock, and housing affordability.



The main source of data used to form the majority of this section is HCD pre-certified local housing data provided by ABAG, which relies primarily on the American Community Survey 2015-2019, California Department of Finance, and HUD’s Comprehensive Housing Affordability Strategy (“CHAS”) data.

A.1.2 Summary

Housing needs are determined by a city’s population and its existing housing stock and provide context for developing housing policy, such as which types of housing and its affordability levels are most needed in the community. The following summarizes key data from this housing needs assessment.

- Pleasanton has a higher income population than Alameda County (county). Pleasanton’s 2019 median household income was \$156,400, 57 percent higher than the county (\$99,406). However, 7.6 percent of households in Pleasanton are extremely low-income,

and almost one in five of Pleasanton households are low-income households (earn less than 80 percent of Area Median Income (AMI)).

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- Almost 24 percent of Pleasanton homeowners are cost burdened, meaning they spend 30 percent or more of gross income on housing costs, while almost 44 percent of renters are cost burdened. Additionally, 21 percent of renters spend 50 percent or more of their income on housing, compared to about 10 percent of homeowners. Pleasanton has a lower proportion of cost-burdened households compared to the county.
- Renter households are more likely to be living in overcrowded conditions than owner-occupied households. Although Pleasanton has a lower rate of overcrowding compared to the region, about seven percent of renter households live in overcrowded conditions.
- Half of Pleasanton's population is White, 34.6 percent Asian, 9.5 percent Latinx, and 1.8 percent African American. People of color comprise a lower proportion of Pleasanton's population compared to the Bay Area. African American residents experience the highest rates of poverty in Pleasanton.
- Pleasanton's median age is 41 years, higher than the county (38 years). Seniors (65 years and above) make up almost 15 percent of the population. Out of the total senior population, approximately one-third is cost burdened. Seniors are a special needs group because they are more likely to be on a fixed income while requiring higher levels of care.
- Pleasanton's special housing needs population include persons with a disability that may require accessible housing (7.0 percent of residents) and female-headed households who are often at greater risk of housing insecurity (6.9 percent of households).
- Pleasanton has 2,291 large households (five or more people), which are generally served by three-bedroom or larger units. Pleasanton's housing mix of three-bedroom or larger units (20,442 units) is adequate to accommodate larger families.
- Pleasanton is a net importer of workers for jobs at all wage levels, although this is most pronounced for lower-wage jobs. Only eight percent of people employed in Pleasanton also live in Pleasanton, which can contribute to traffic congestion.
- Over 70 percent of Pleasanton's housing stock is single-family (attached and detached); however, multi-family housing of five or more units has experienced the most growth over the last decade. A variety of housing types is important to meet the needs of all members of the community.

- The largest proportion of Pleasanton’s housing units was built between 1980 and 1999, and only about six percent were built before 1960. While this represents a more recently-built housing stock compared to the county, aging housing units can reflect poorer living standards and higher repair costs.

Section A.2 Population Characteristics

A.2.1 Population

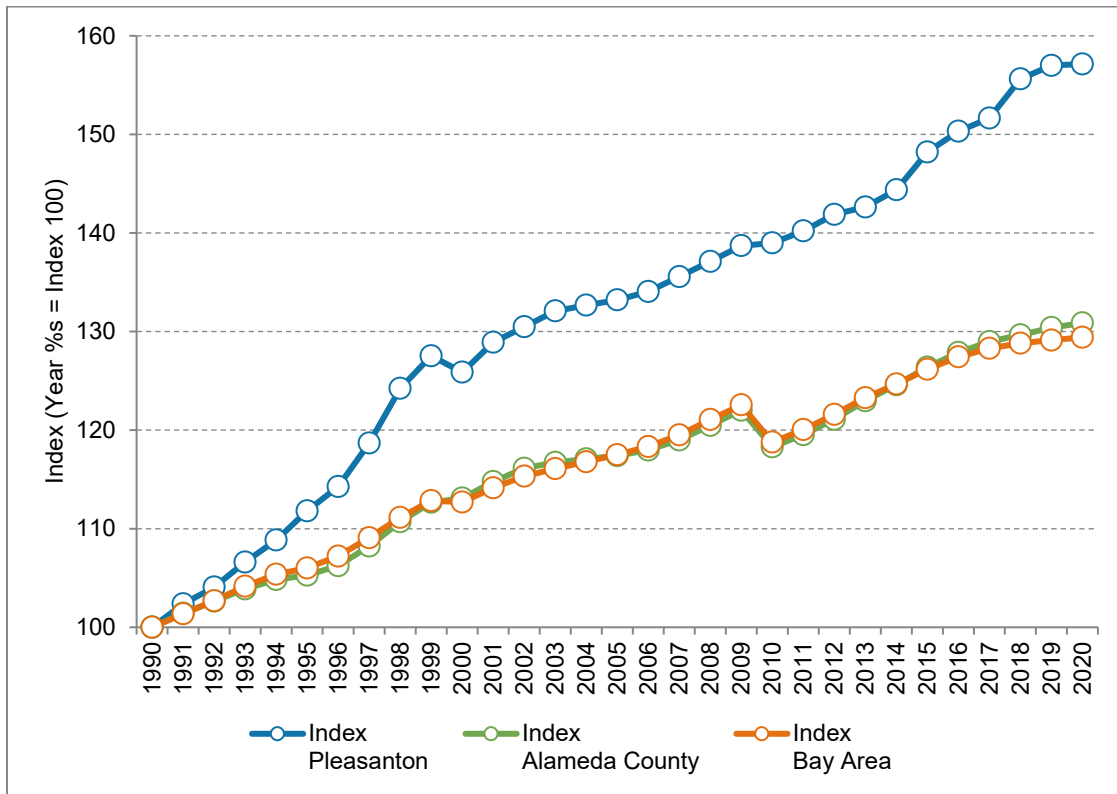
The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth. Since 2000, Pleasanton’s population has increased by 24.8 percent; this rate is above that of the region as a whole, at 14.8 percent. In Pleasanton, roughly 12.5 percent of its population moved during the past year, a number 0.9 percentage points smaller than the regional rate of 13.4 percent.

Table A-1: Population Growth Trends

| | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Geography | | | | | | | |
| Pleasanton | 50,570 | 56,539 | 63,654 | 67,363 | 70,285 | 74,950 | 79,464 |
| Alameda County | 1,276,702 | 1,344,157 | 1,443,939 | 1,498,963 | 1,510,271 | 1,613,528 | 1,670,834 |
| Bay Area | 6,020,147 | 6,381,961 | 6,784,348 | 7,073,912 | 7,150,739 | 7,595,694 | 7,790,537 |
| <i>Source: ABAG 2021 Pre-certified Housing Needs Data (California Department of Finance, E-5 series)</i> | | | | | | | |

In 2020, the population of Pleasanton was estimated to be 79,464 (see Table A-1). From 1990 to 2000, the population increased by 25.9 percent, while it increased by 10.4 percent during the first decade of the 2000s. In the most recent decade, the population increased by 13.1 percent. From 2019 to 2020, Pleasanton’s population declined by less than 0.25 percent. From 2020 to 2021, statewide population declined by 0.46 percent, attributed to lower natural increase (births minus non-COVID-19 deaths), a decline in immigration, and COVID-19 deaths. During this year, Pleasanton’s population declined by 0.36 percent and Alameda County’s population declined 0.39 percent. The population of Pleasanton makes up 4.8 percent of Alameda County.

Figure A-1: Population Growth Trends



Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year. For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts. DOF uses the decennial census to benchmark subsequent population estimates.

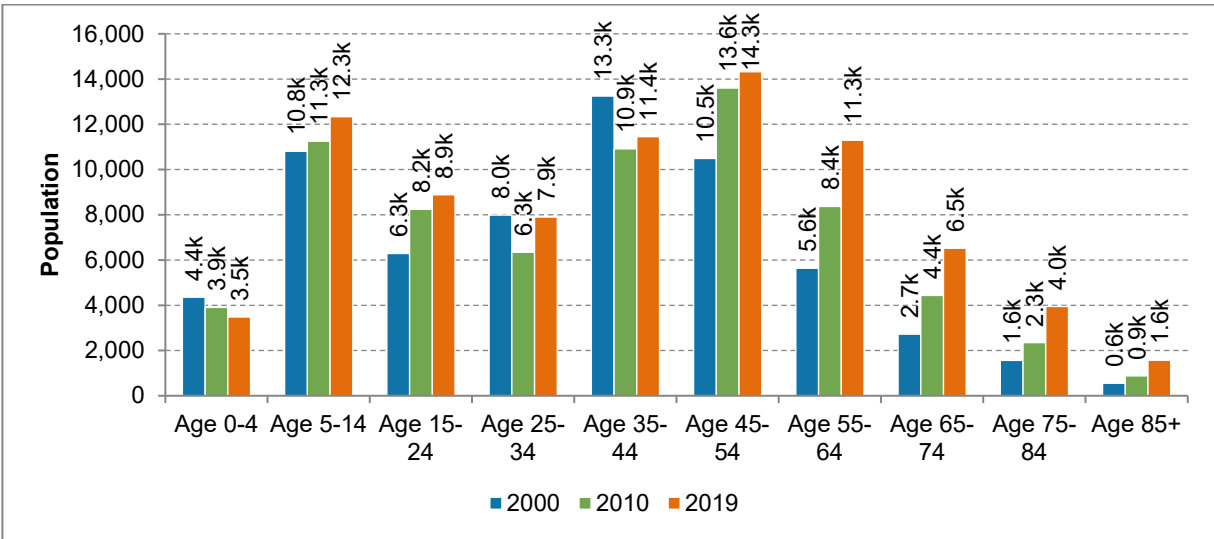
Source: ABAG 2021 Pre-certified Housing Needs Data (California Department of Finance, E-5 series)

A.2.2 Age

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multi-family and accessible units are also needed.

In Pleasanton, the median age in 2000 was 36.6; by 2019, this figure had increased to around 41 years. The population of seniors (65 years and above) increased 149 percent since 2000 and makes up almost 15% of the population. Additionally, the population of those above 45 years has increased since 2010 (see Figure A-2). In 2019, the median age in Alameda County was around 38 years.

Figure A-2: Population by Age, 2000-2019



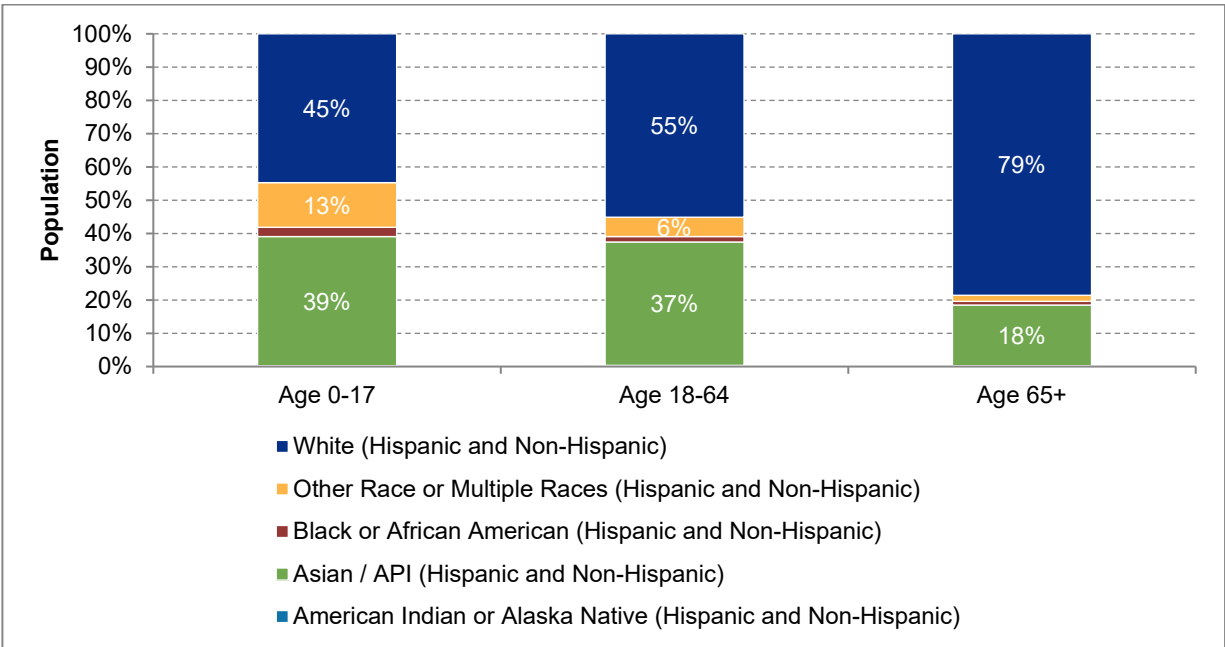
Notes:

Universe: Total population

Source: ABAG 2021 Pre-certified Housing Needs Data ((U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001)

Looking at the senior and youth population by race can add an additional layer of understanding, as families and people of color are even more likely to experience challenges finding affordable housing. People of color (all non-white racial groups) make up 21.4 percent of seniors and 55.3 percent of youth under 18 years of age (see Figure A-3).

Figure A-3: Senior and Youth Population by Race



Notes:

Universe: Total population

In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart.

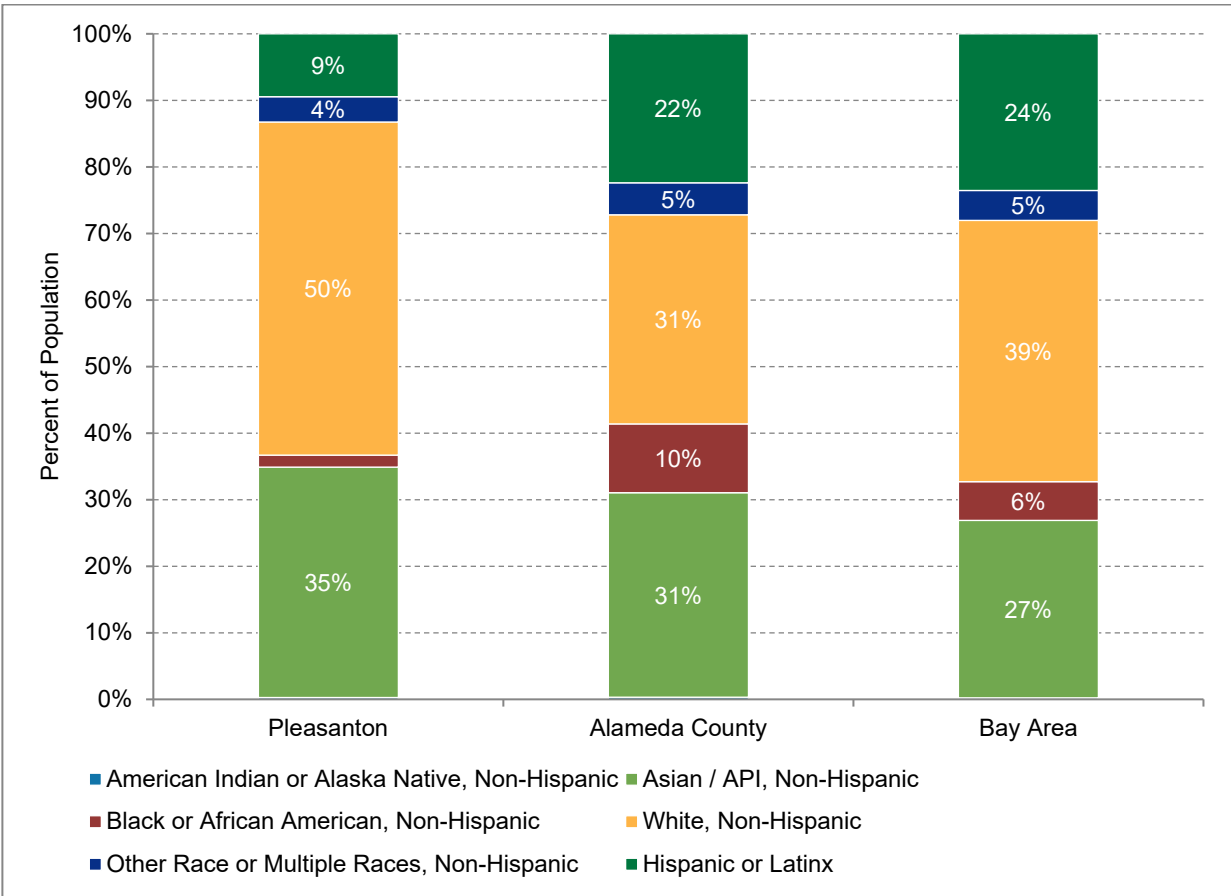
Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G))

A.2.3 Race/Ethnicity

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today.

Pleasanton has a higher share of residents identifying as White, Non-Hispanic and a smaller share of residents identifying as American Indian or Alaskan Native, Black or African American compared to the county and region. In 2020, half of Pleasanton’s population was White, 34.6 percent was Asian, 9.5 percent was Latinx, and 1.8 percent was African American.

Figure A-4: Population by Race, 2019



Notes:

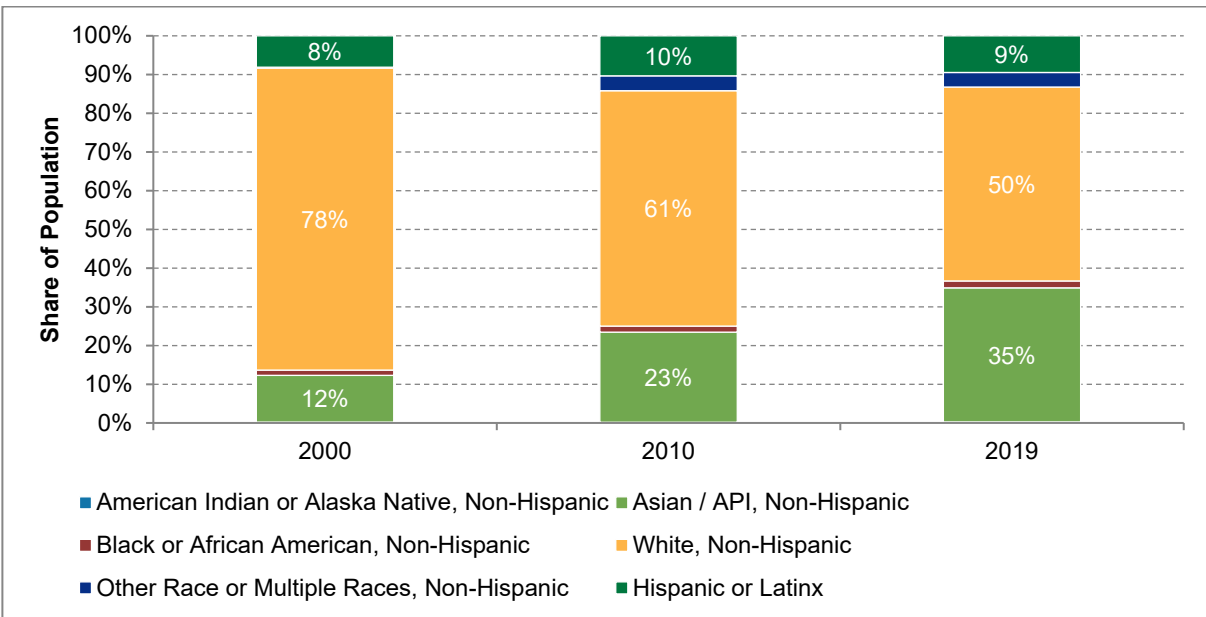
Data for 2019 represents 2015-2019 ACS estimates.

The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002)

Since 2000, the percentage of residents in Pleasanton identifying as White has decreased – and by the same token the percentage of residents of all other races and ethnicities has increased – by 27.9 percentage points, with the 2019 population standing at 40,917 (see Figure A-5). In absolute terms, the Asian / API, Non-Hispanic population increased the most while the White, Non-Hispanic population decreased the most.

Figure A-5: Population by Race, 2000-2019



Notes:

Data for 2019 represents 2015-2019 ACS estimates.

The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

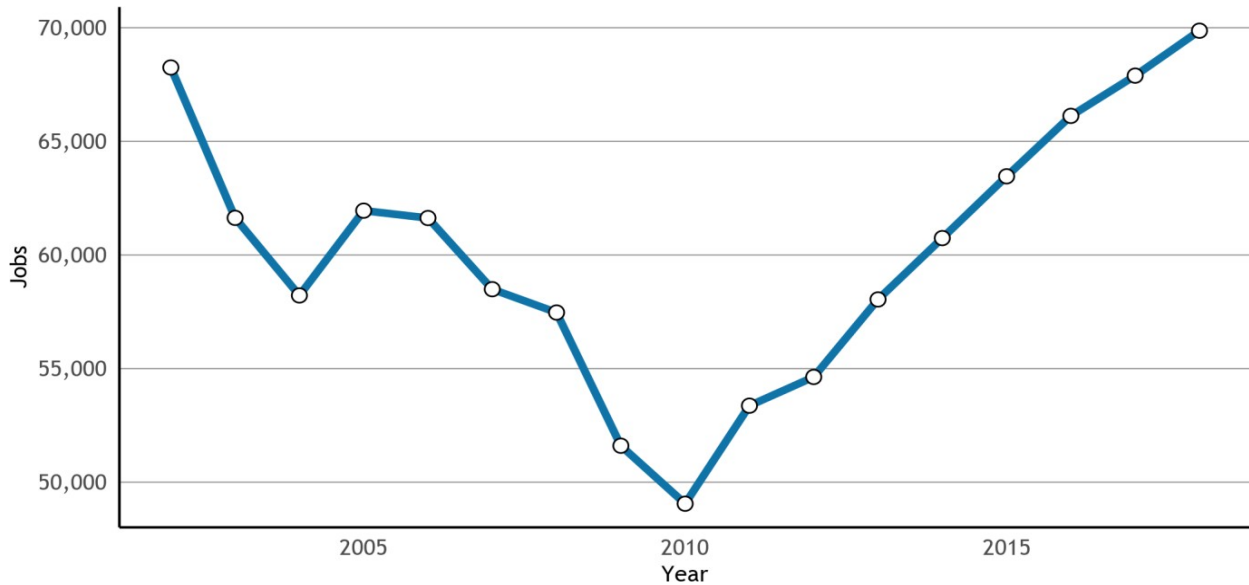
Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002)

A.2.4 Employment

A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city, but more often employ workers commuting into the city. Smaller cities typically will have more employed residents than jobs and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent the regional transportation system is set up to accommodate this flow of workers to the region’s core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of this is the relationship between workers and jobs. A city with a surplus of workers “exports” workers to other parts of the region, while a city with a surplus of jobs must conversely “import” workers. Between 2002 and 2018, the number of jobs in Pleasanton increased by 2.4 percent overall (see Figure A-6). However, during this period the city saw a steep decline during the Great Recession, since which the number of jobs in Pleasanton has risen back to (and now slightly exceeds) pre-Recession levels

Figure A-6: Jobs in a Jurisdiction



Notes:

Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment

The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018)

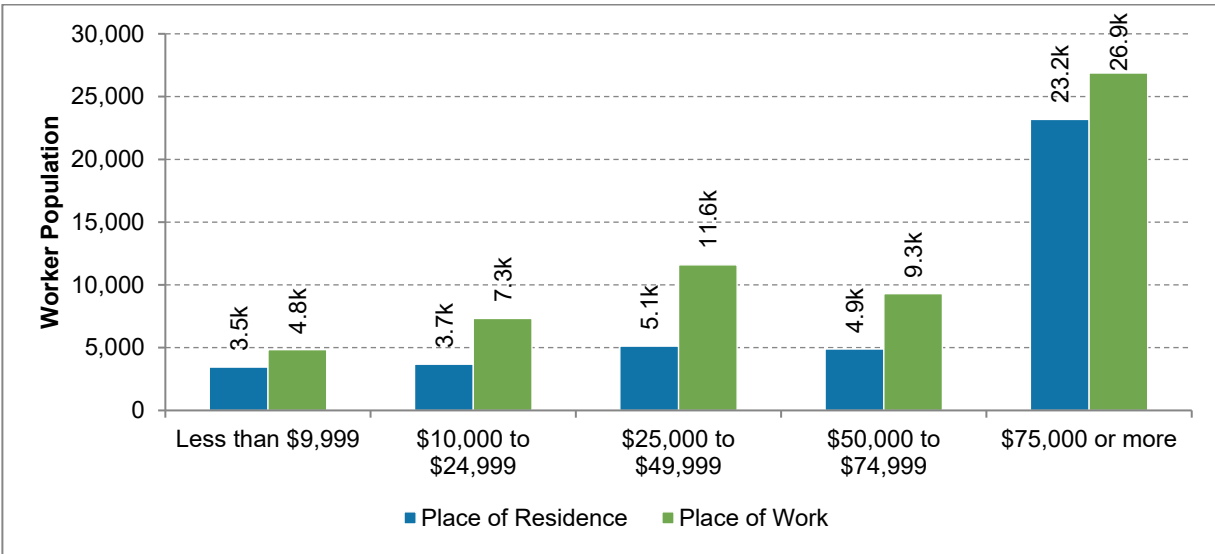
There are 40,332 employed residents, and 59,950 jobs¹ in Pleasanton - the ratio of jobs to resident workers is 1.49; Pleasanton is a net importer of workers. Overall, only eight percent of people employed in Pleasanton also live in the city.

Figure A-7 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low-income workers but have relatively few housing options for those workers - or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative surplus of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear. Pleasanton has more jobs than employed residents at all wage levels (see Figure A-7)².

¹ Employed residents in a jurisdiction is counted by place of residence (they may work elsewhere) while jobs in a jurisdiction are counted by place of work (they may live elsewhere). The jobs may differ from those reported in Figure A-6 as the source for the time series is from administrative data, while the cross-sectional data is from a survey.

² The source table is top-coded at \$75,000, precluding more fine grained analysis at the higher end of the wage spectrum.

Figure A-7: Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence



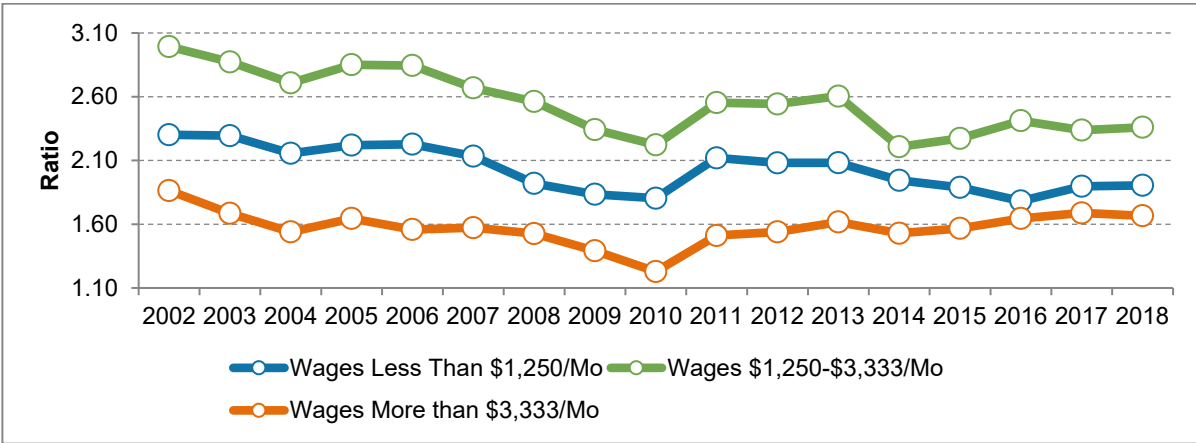
Notes:

Universe: workers 16 years and over with earnings

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519)

Figure A-8 shows the balance of a jurisdiction’s resident workers to the jobs located there for different wage groups as a ratio instead - a value of one means that a city has the same number of jobs in a wage group as it has resident workers - in principle, a balance. Values above one indicate a jurisdiction will need to import workers for jobs in a given wage group. Pleasanton has the greatest need to import workers for lower-wage jobs (\$1,250 - \$3,333 per month). At the regional scale, the overall ratio is 1.04 jobs for each worker, implying a modest import of workers from outside the region.

Figure A-8: Jobs-Worker Ratios, by Wage Group



Notes:

Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment

The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018)

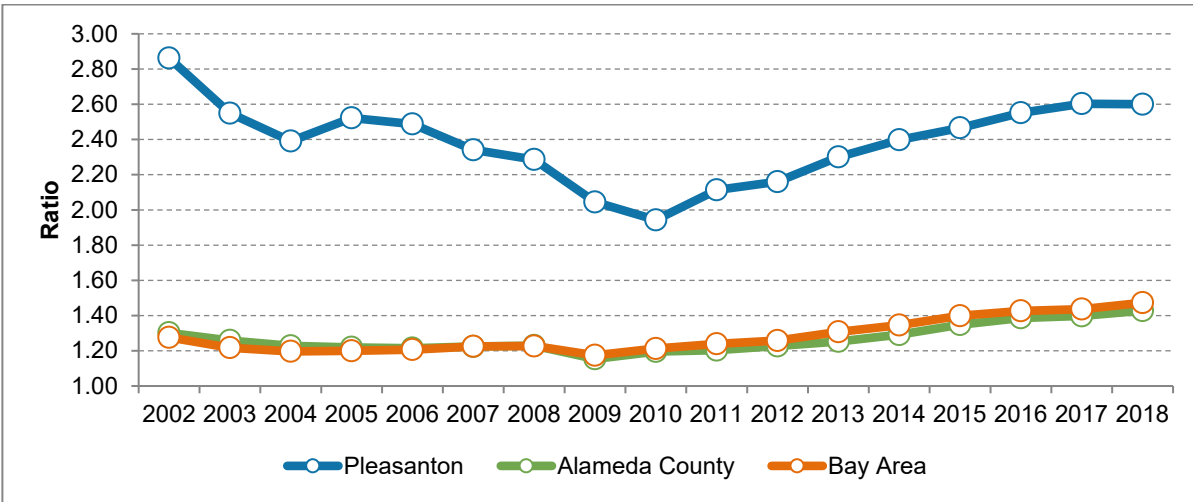
Such balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate it contributes to traffic congestion and time lost for all road users.

If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high jobs-to-household ratio. The jobs-household ratio in Pleasanton has decreased from 2.86 in 2002, to 2.6 jobs per household in 2018 (see Figure A-9)³. Pleasanton’s jobs-household ratio is higher than both Alameda County and the region, suggesting the city has a higher concentration of jobs relative to the rest of the Bay Area. Furthermore, only eight percent of people who work in Pleasanton also live in Pleasanton⁴.

³ The ratio of jobs to housing has tracked with the overall number of jobs in the city, being at its lowest during the Great Recession, and rising over more recent years, although still reflecting an improved balance since 2002.

⁴ Longitudinal Employer-Household Dynamics (LEHD), OnTheMap, 2018.

Figure A-9: Jobs-Household Ratio



Notes:

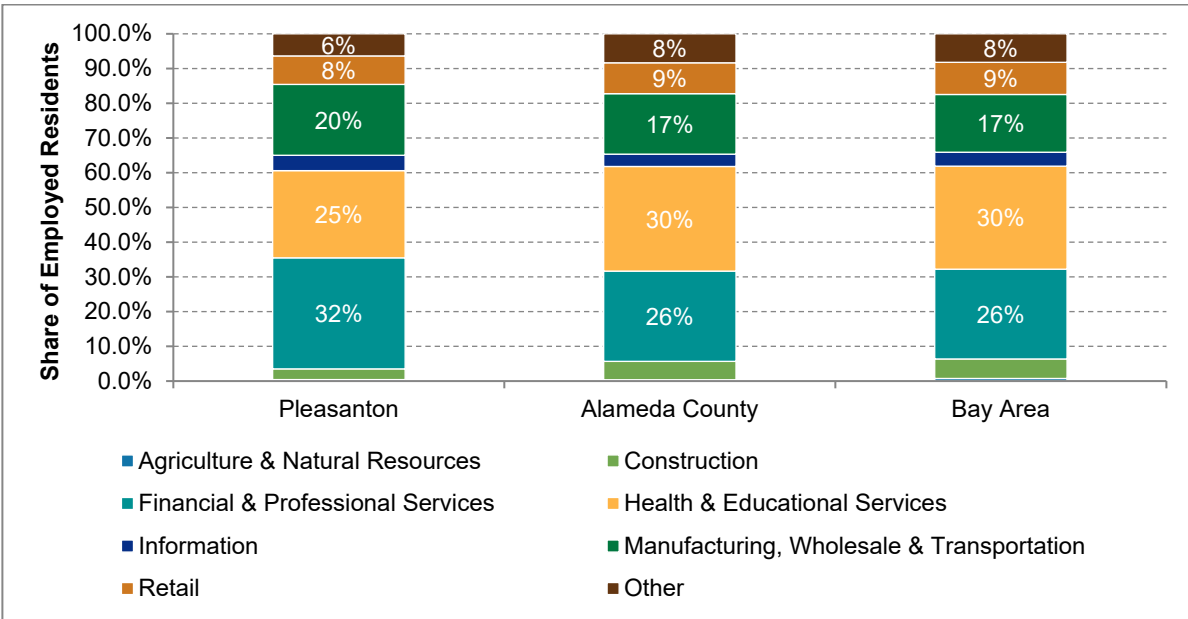
Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction

The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction's jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households))

In terms of sectoral composition, the largest industry in which Pleasanton residents work is Financial & Professional Services, and the largest sector in which Alameda County residents work is Health & Educational Services (see Figure A-10). For the Bay Area as a whole, the Health & Educational Services industry employs the most workers.

Figure A-10: Resident Employment by Industry



Notes:

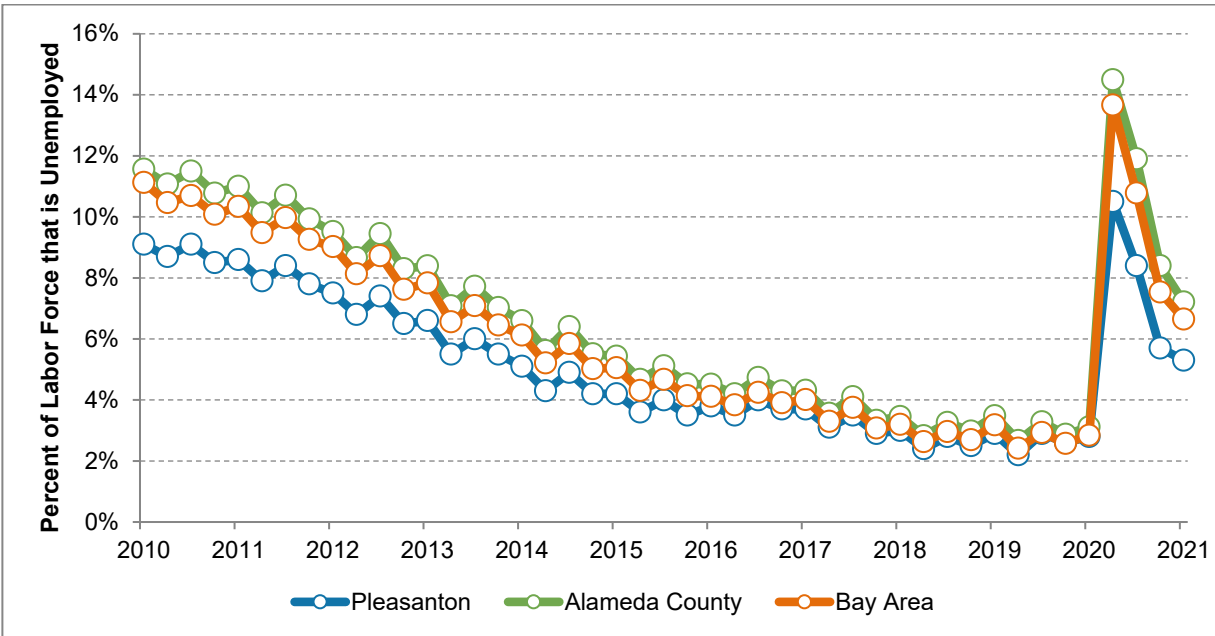
Universe: Civilian employed population age 16 years and over

The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not). Categories are derived from the following source tables: Agriculture & Natural Resources: C24030_003E, C24030_030E; Construction: C24030_006E, C24030_033E; Manufacturing, Wholesale & Transportation: C24030_007E, C24030_034E, C24030_008E, C24030_035E, C24030_010E, C24030_037E; Retail: C24030_009E, C24030_036E; Information: C24030_013E, C24030_040E; Financial & Professional Services: C24030_014E, C24030_041E, C24030_017E, C24030_044E; Health & Educational Services: C24030_021E, C24030_024E, C24030_048E, C24030_051E; Other: C24030_027E, C24030_054E, C24030_028E, C24030_055E

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030)

In Pleasanton, there was a 3.8 percentage point decrease in the unemployment rate between January 2010 and January 2021. Jurisdictions through the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and recovery in the later months of 2020.

Figure A-11: Unemployment Rate



Notes:

Universe: Civilian employed population age 16 years and over

Unemployment rates for the jurisdiction level is derived from larger-geography estimates. This method assumes that the rates of change in employment and unemployment are exactly the same in each sub-county area as at the county level. If this assumption is not true for a specific sub-county area, then the estimates for that area may not be representative of the current economic conditions. Since this assumption is untested, caution should be employed when using these data. Only not seasonally-adjusted labor force (unemployment rates) data are developed for cities and CDPs.

Source: ABAG 2021 Pre-certified Housing Needs Data (California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021)

Section A.3 Household Characteristics

A.3.1 Household Size

In Pleasanton, the largest share of households (32 percent) consists of a household with two people, while the lowest share of households (8 percent) consists of five-or-more persons. According to the California Department of Finance, Pleasanton had an average household size of 2.85 in 2021.

Table A-2: Household Size

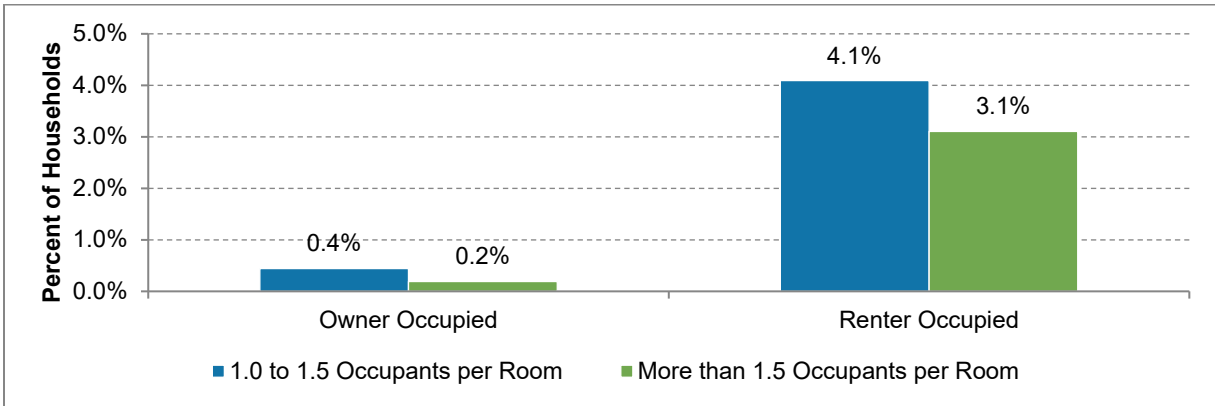
| | Total | % |
|---|--------------|----------|
| 1-person household | 5,143 | 18% |
| 2-person household | 9,374 | 32% |
| 3-person household | 5,540 | 19% |
| 4-person household | 6,663 | 23% |
| 5-or-more person household | 2,291 | 8% |
| Total occupied housing units | 29,011 | |
| <i>Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009)</i> | | |

A.3.2 Overcrowding

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

Overcrowding is often related to the cost of housing and can occur when housing demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In Pleasanton, 3.1 percent of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 0.2 percent of households that own (see Figure A-12). In Pleasanton, 4.1 percent of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 0.4 percent of households that own.

Figure A-12: Overcrowding by Tenure and Severity



Notes:

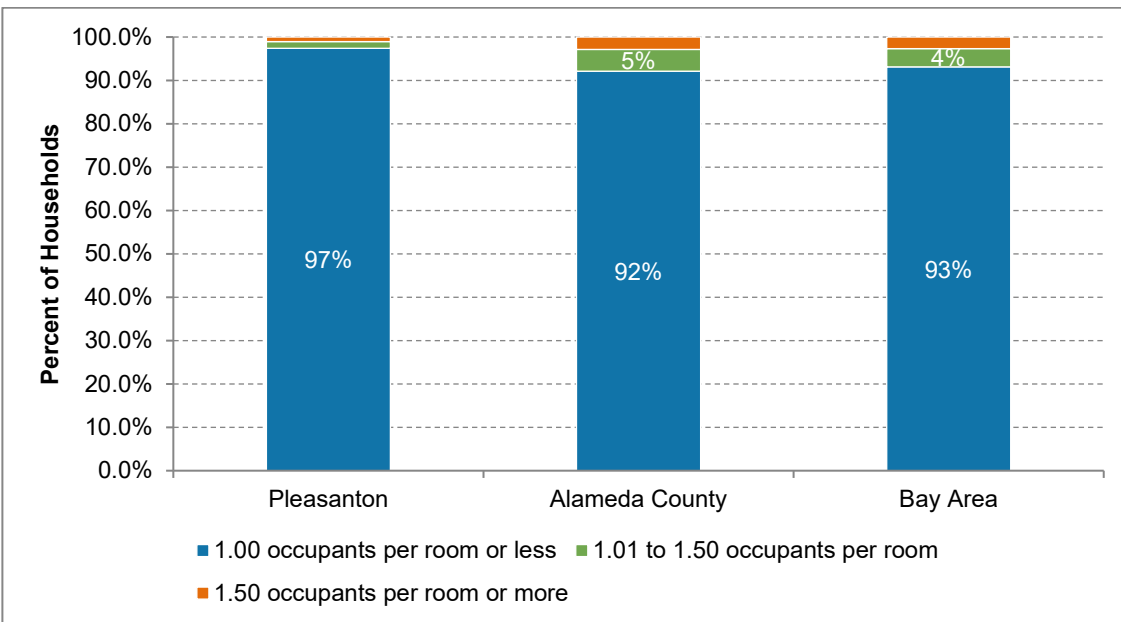
Universe: Occupied housing units

The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Overall, Pleasanton has a lower rate of overcrowding than the rest of the region. Only 3 percent of Pleasanton residents face overcrowded conditions compared to 8 percent in Alameda County and 7 percent in the Bay Area.

Figure A-13: Overcrowding Severity



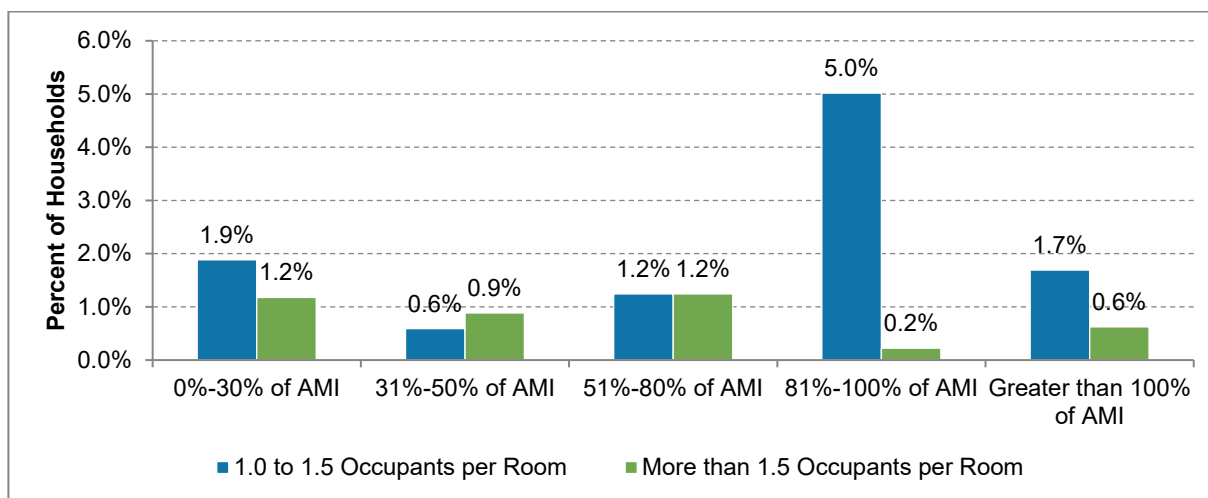
Notes:

The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Overcrowding often disproportionately impacts low-income households. 1.2 percent of extremely low-income households (below 30 percent AMI) experience severe overcrowding, while 0.6 percent of households above 100 percent experience this level of overcrowding (see Figure A-14). Similar levels of severe overcrowding are experienced by all lower income households (below 80 percent AMI).

Figure A-14: Overcrowding by Income Level and Severity



Notes:

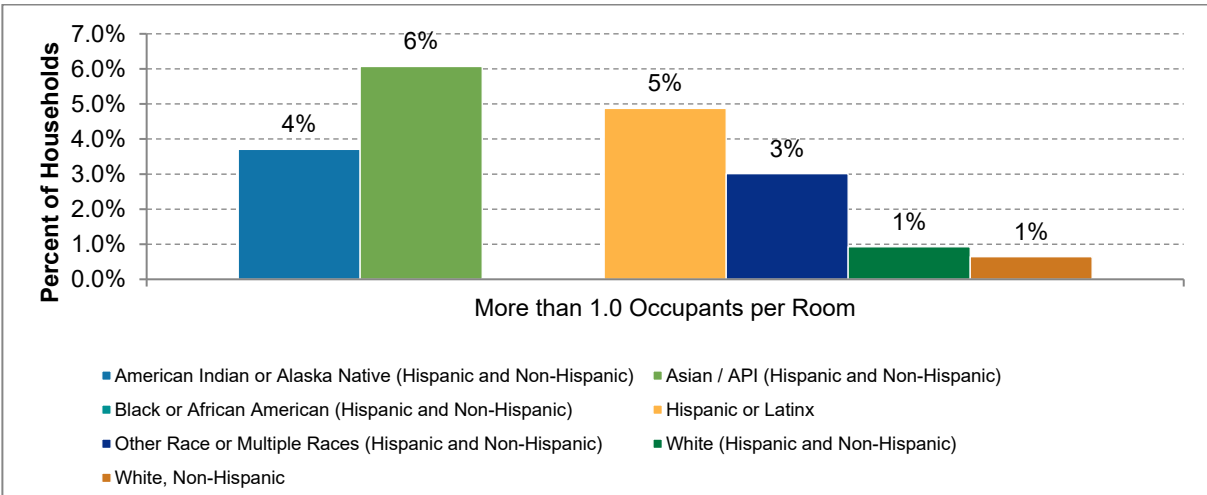
Universe: Occupied housing units

The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Pleasanton, the racial group with the largest overcrowding rate is Asian / API (Hispanic and Non-Hispanic) (see Figure A-15). No overcrowding was reported in Black or African American (Hispanic and Non-Hispanic) households.

Figure A-15: Overcrowding by Race



Notes:

Universe: Occupied housing units

The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here.

The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled “Hispanic and Non-Hispanic” are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014)

A.3.3 Household Income

Household income is a critical component of housing affordability. Income impacts the decision to rent versus own, the size of unit, and location of housing. Overall, household income in Pleasanton is higher than that of Alameda County. Pleasanton’s median household income in 2019 was \$156,400, which is 57 percent higher than the county’s median income of \$99,406. The mean income in Pleasanton (\$192,532) is 47 percent higher than in Alameda County (\$130,710).

Table A-3: Household Income

| | Pleasanton | Alameda County |
|---|------------|----------------|
| Median Income | \$156,400 | \$99,406 |
| Mean Income | \$192,532 | \$130,710 |
| <i>Source: ACS 5-year estimates (2019), S1901</i> | | |

The RHNA includes specific income categories defined by their respective proportion of the county area median income (AMI). Table A-4 defines these income categories.

Table A-4: Income Categories as a Percentage of AMI

| | % of AMI |
|--|-----------------|
| Extremely Low | 0-30% |
| Very Low | 30-50% |
| Low | 50-80% |
| Moderate | 80-120% |
| Above Moderate | >120% |
| <i>Source: Department of Housing and Community Development, 2021</i> | |

Table A-5 shows the 2021 income limits for these income categories in Alameda County. The above moderate category includes all households earning above the upper limit of the moderate-income category.

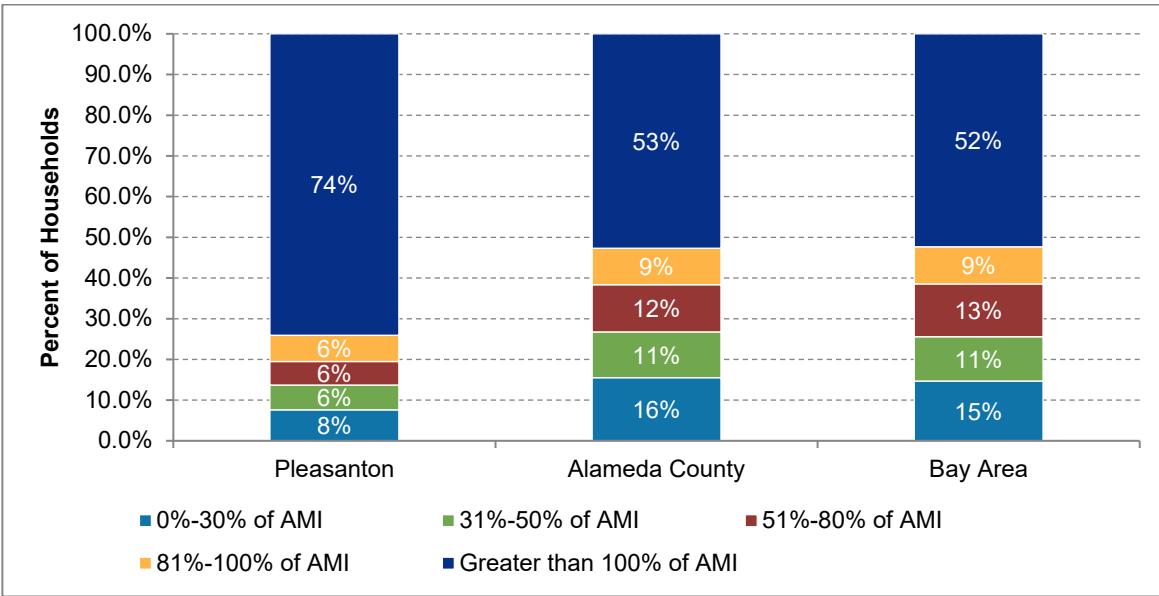
Table A-5: Alameda County 2021 Annual Income Limits by Household Size

| Number of Persons in Household: | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|--|----------------------|----------|----------|----------|----------------|----------|----------|----------|----------|
| Alameda County Area Median Income: \$125,600 | Extremely Low | 28,800 | 32,900 | 37,000 | 41,100 | 44,400 | 47,700 | 51,000 | 54,300 |
| | Very Low Income | 47,950 | 54,800 | 61,650 | 68,500 | 74,000 | 79,500 | 84,950 | 90,450 |
| | Low Income | 76,750 | 87,700 | 98,650 | 109,600 | 118,400 | 127,150 | 135,950 | 144,700 |
| | Median Income | 87,900 | 100,500 | 113,050 | 125,600 | 135,650 | 145,700 | 155,750 | 165,800 |
| | Moderate Income | 105,500 | 120,550 | 135,650 | 150,700 | 162,750 | 174,800 | 186,850 | 198,900 |
| <i>Source: Department of Housing and Community Development, 2021</i> | | | | | | | | | |

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state.

In Pleasanton, 74.1 percent of households make more than 100 percent of AMI compared to 7.6 percent making less than 30 percent of AMI, which is considered extremely low-income (see Figure A-16). Regionally, more than half of all households make more than 100 percent AMI, while 15 percent make less than 30 percent AMI. Of Pleasanton’s total households, 19.5 percent are lower income (earning 80 percent of AMI or less), while around 38.5 percent of households in the county and Bay Area are lower income. Many households with multiple wage earners – reflecting those such as food service workers, full-time students, teachers, farmworkers and healthcare professionals – can fall into lower AMI categories due to relatively stagnant wages in many industries.

Figure A-16: Households by Household Income Level



Notes:

Universe: Occupied housing units

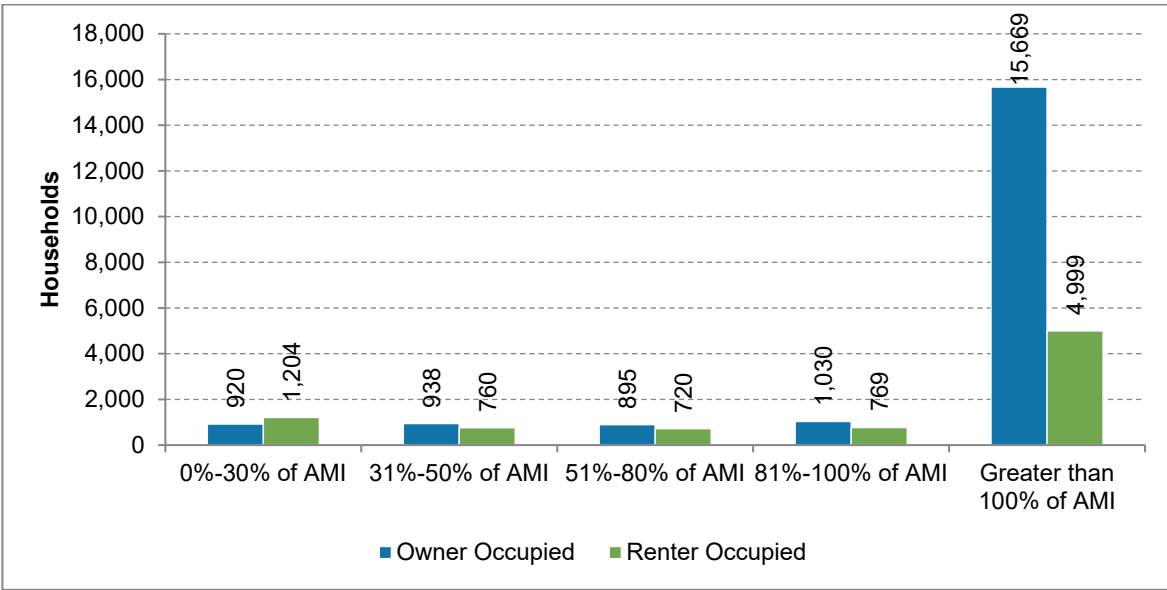
Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. The data that is reported for the Bay Area is not based on a regional AMI but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located. Local jurisdictions are required to provide an estimate for their projected extremely low-income households (0-30% AMI) in their Housing Elements. HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. As Bay Area jurisdictions have not yet received their final RHNA numbers, this document does not contain the required data point of projected extremely low-income households. The report portion of the housing data needs packet contains more specific guidance for how local staff can calculate an estimate for projected extremely low-income households once jurisdictions receive their 6th cycle RHNA numbers.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households.

In Pleasanton, the largest proportion of both renters and owners falls in the Greater than 100 percent of AMI income group (see Figure A-17). The only income group in Pleasanton with more renters than owners is the extremely low-income group (0-30 percent of AMI).

Figure A-17: Household Income Level by Tenure



Notes:

Universe: Occupied housing units

Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

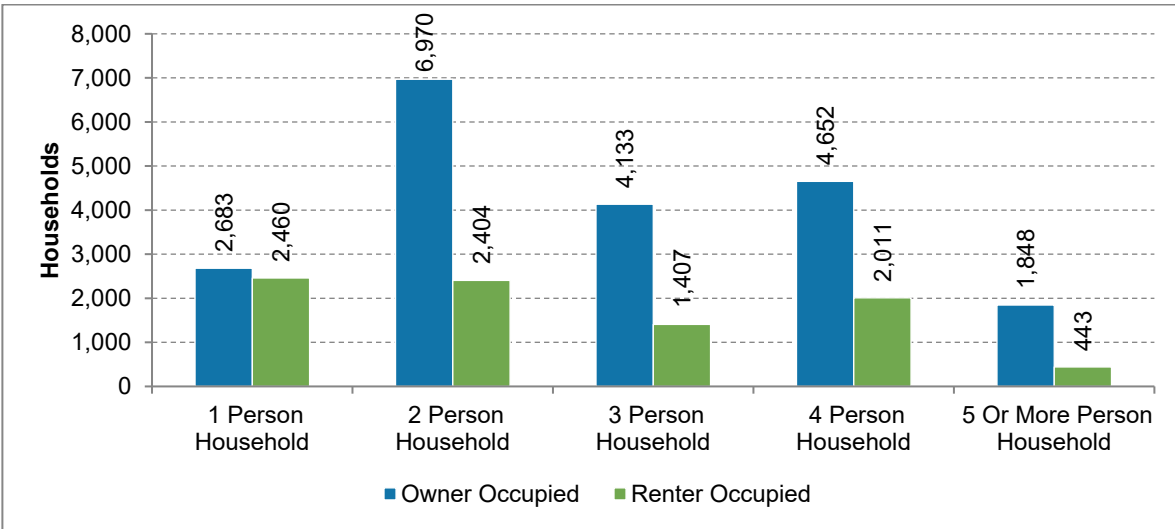
Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

A.3.4 Special Housing Needs

Large Families

Large households often have different housing needs than smaller households. If a city’s rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In Pleasanton, for large households with five or more persons, most units (80.7 percent) are owner occupied (see Figure A-18). In 2017, 5.8 percent of large households were very low-income, earning less than 50 percent of AMI.

Figure A-18: Household Size by Tenure



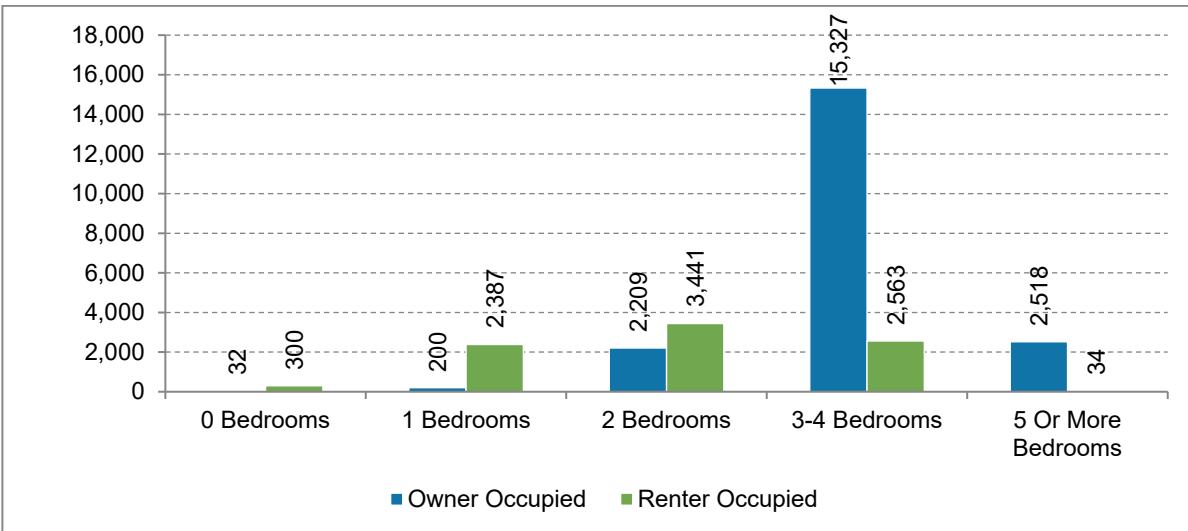
Notes:

Universe: Occupied housing units

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009)

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with three or more bedrooms, of which there are 20,442 units in Pleasanton. Among these large units with three or more bedrooms, 12.7 percent are renter occupied and 87.3 percent are owner occupied.

Figure A-19: Housing Units by Number of Bedrooms



Notes:

Universe: Housing units

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042)

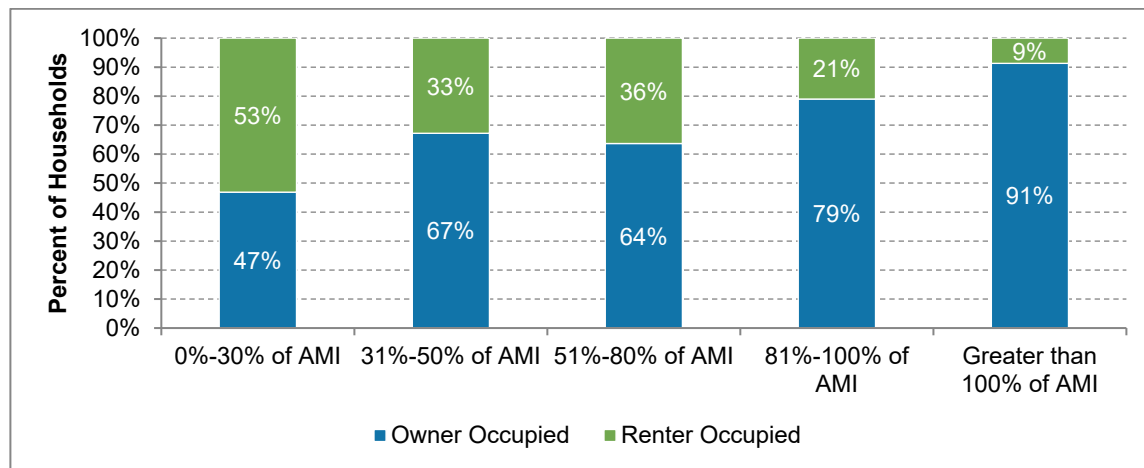
Eight percent of all households in Pleasanton, or 2,291 households, are considered large households (those that contain five or more members). Therefore, the housing mix in Pleasanton is considered adequate to accommodate larger household sizes.

Senior Households

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They frequently live on fixed incomes and are more likely to have disabilities, chronic health conditions, and/or reduced mobility.

Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make no more than 30 percent of AMI, while the largest proportion of senior households who are homeowners falls in the income group Greater than 100 percent of AMI (see Figure A-20).

Figure A-20: Senior Households by Income and Tenure



Notes:

Universe: Senior households

For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose- Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

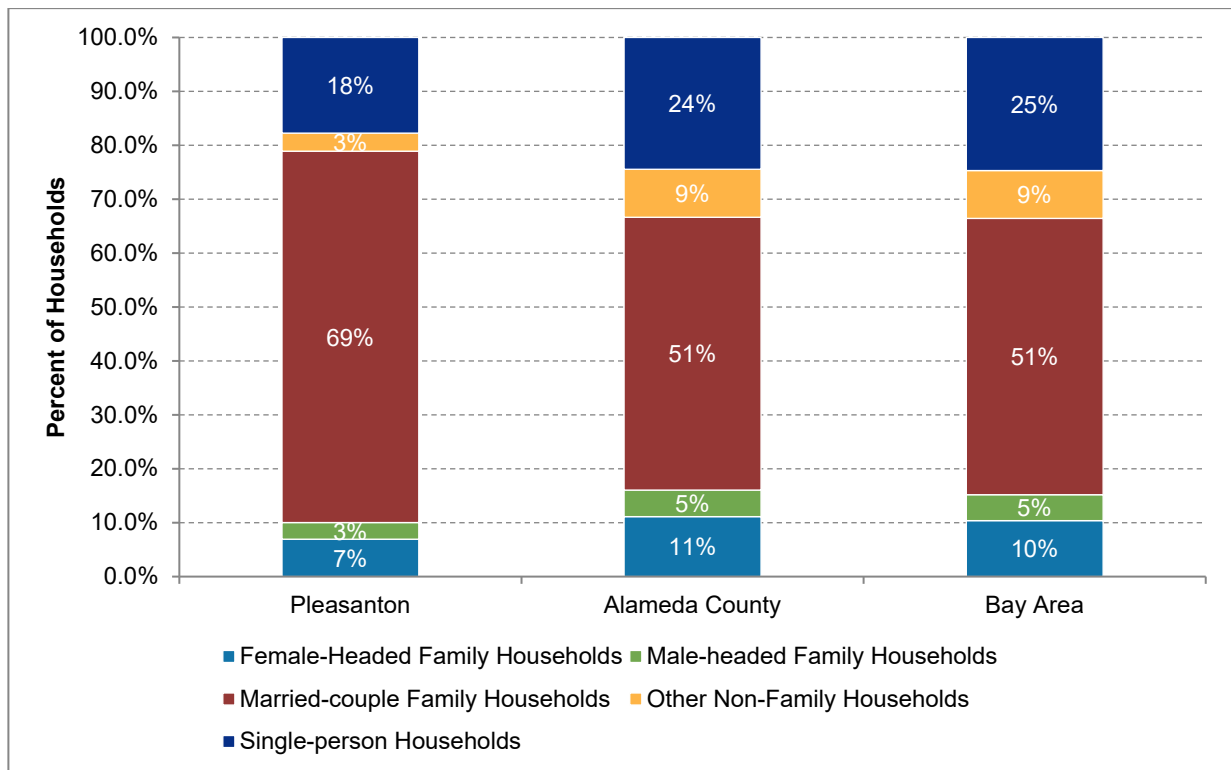
The City of Pleasanton has approximately 600 rental apartments for low and very low-income seniors. Recently completed in 2019, the Kottinger Gardens housing project provides over 180 affordable senior units. Larger facilities for low and very low-income seniors that offer housing with services ranging from assisted living to skilled nursing include the Parkview, Eden Villa, Pleasanton Nursing and Rehabilitation Center, and Sunol Creek Memory Care. The City's

Housing Division provides information on assisted living facilities in Pleasanton and the surrounding area that are available for low and very low-income seniors⁵.

Female-headed Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. In Pleasanton, the largest proportion of households is Married-couple Family Households at 68.9 percent of total, while Female-Headed Households make up 6.9 percent of all households.

Figure A-21: Household Type



Notes:

For data from the Census Bureau, a “family household” is a household where two or more people are related by birth, marriage, or adoption. “Non-family households” are households of one person living alone, as well as households where none of the people are related to each other.

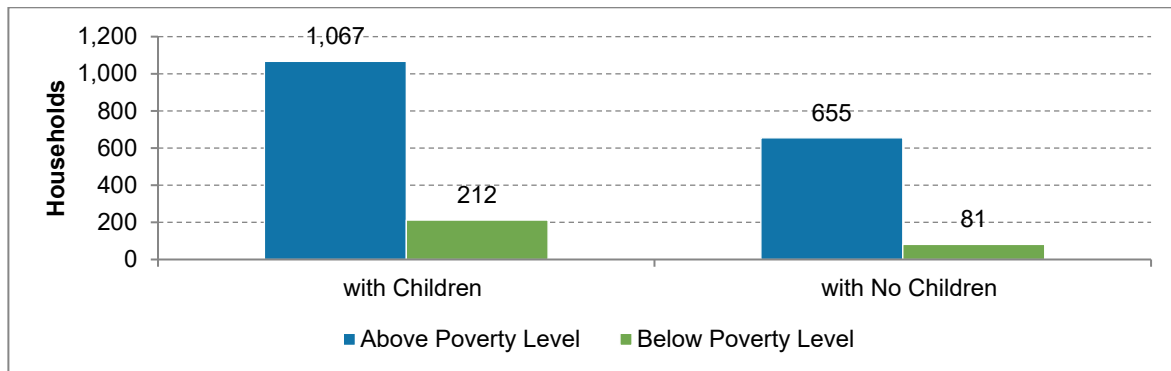
Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001)

⁵ www.cityofpleasantonca.gov/resident/housing/seniors/default.asp

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging.

In Pleasanton, 16.6 percent of female-headed households with children fall below the Federal Poverty Line, while 11.0 percent of female-headed households without children live in poverty.

Figure A-22: Female-Headed Households by Poverty Status



Notes:

The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012)

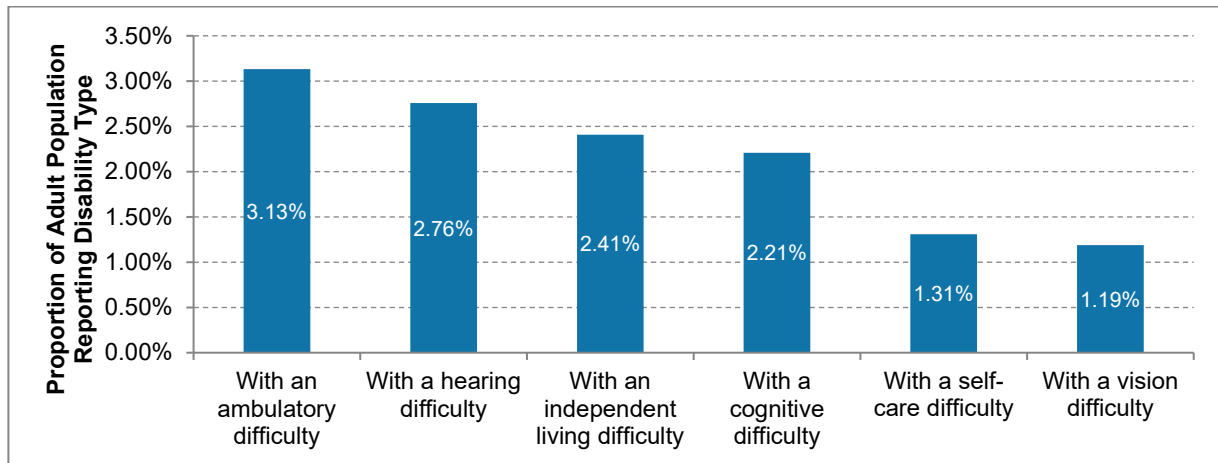
Persons with Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence.

Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers. Figure A-23 shows the rates at which different disabilities are present among residents of Pleasanton. Overall, 7.0 percent of people in Pleasanton have a disability of any kind.

Figure A-23: Disability by Type



Notes:

Universe: Civilian noninstitutionalized population 18 years and over

These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs. Self-care difficulty: has difficulty dressing or bathing. Independent living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107)

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.

In Pleasanton, of the population with a developmental disability, children under the age of 18 make up 57.4 percent, while adults account for 42.6 percent.

Table A-6: Population with Developmental Disabilities by Age

| Age Group | Number of People with a Developmental Disability |
|--|--|
| Age Under 18 | 278 |
| Age 18+ | 206 |
| Notes: Universe: Population with developmental disabilities The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction. | |
| Source: ABAG 2021 Pre-certified Housing Needs Data (California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020)) | |

The most common living arrangement for individuals with disabilities in Pleasanton is the home of parent/family/guardian.

Table A-7: Population with Developmental Disabilities by Residence

| Residence Type | Number of People with a Developmental Disability |
|--|--|
| Home of Parent/Family/Guardian | 427 |
| Independent/Supported Living | 44 |
| Community Care Facility | 10 |
| Other | 0 |
| Foster/Family Home | 0 |
| Intermediate Care Facility | 0 |
| Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction. | |
| Source: ABAG 2021 Pre-certified Housing Needs Data (California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)) | |

The City continues to support and facilitate the development of housing for people with developmental disabilities. During the last planning period, the City acquired a 1.64-acre parcel of land within Irby Ranch and leased it to SAHA/Sunflower Hill who constructed the 31-unit Sunflower Hill project for residents with developmental disabilities and special needs. The City also provided funding necessary for the project’s tax credit financing. Construction was completed in 2020.

Residents Living Below the Poverty Level

The Federal Poverty Level is an estimate of the minimum annual income a household would need to pay for essentials, such as food, housing, clothes, and transportation. This level considers the number of people in a household, their income, and the state in which they live. In Pleasanton, 4.3 percent of the total population (3,520 people) experience poverty, which is about half the rate of Alameda County residents (9.9 percent).

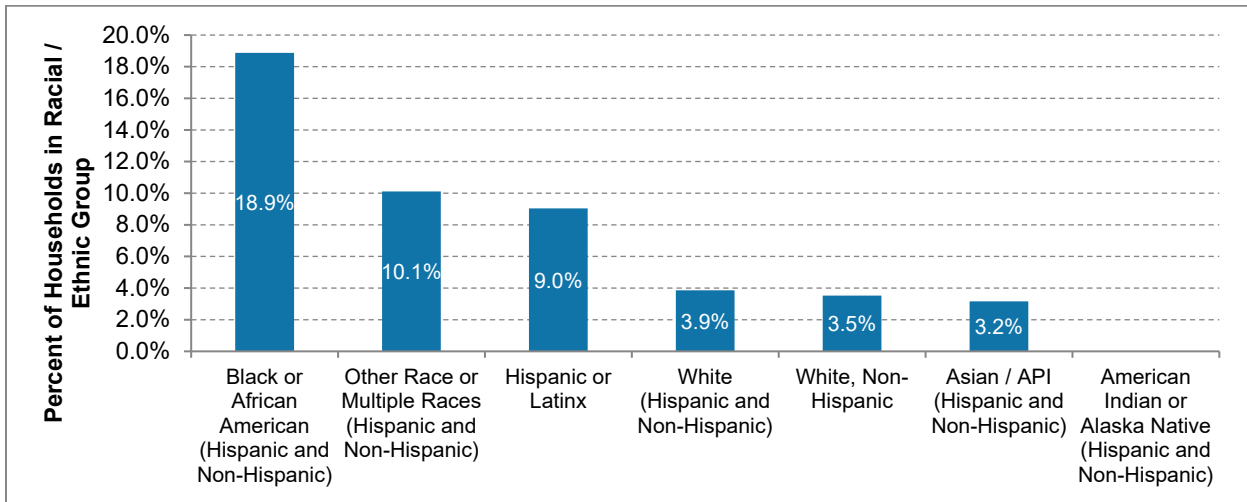
Table A-8: Poverty Status

| | Pleasanton | Alameda County |
|---|------------|----------------|
| % of Population Below Poverty Level | 4.3% | 9.9% |
| <i>Source: ACS 5-year estimates (2019), S1701</i> | | |

As mentioned above, female-headed households with children experience poverty at a disproportionate rate than those without children or the overall population, with 16.6 percent of female-headed households with children living below the Federal Poverty Level in Pleasanton.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In Pleasanton, Black or African American (Hispanic and Non-Hispanic) residents experience the highest rates of poverty, followed by Other Race or Multiple Races (Hispanic and Non-Hispanic) residents (see Figure A-24).

Figure A-24: Poverty Status by Race



Notes:

Universe: Population for whom poverty status is determined

The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I))

Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

In Pleasanton, there were no reported students of migrant workers in the 2019-2020 school year. The trend for the region for the past few years has been a decline of 2.4 percent in the number of migrant worker students since the 2016-2017 school year. The change at the county level is a 9.6 percent decrease in the number of migrant worker students since the 2016-2017 school year.

Table A-9: Migrant Worker Student Population

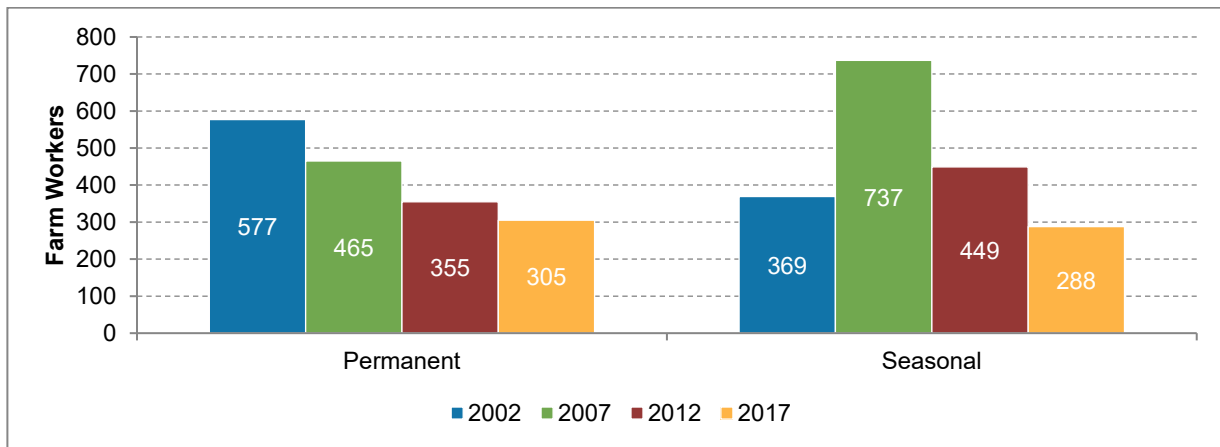
| Academic Year | Pleasanton | Alameda County | Bay Area |
|---------------|------------|----------------|----------|
| 2016-17 | 0 | 874 | 4,630 |
| 2017-18 | 0 | 1,037 | 4,607 |
| 2018-19 | 0 | 785 | 4,075 |
| 2019-20 | 0 | 790 | 3,976 |

Notes:
 Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools
 The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: ABAG 2021 Pre-certified Housing Needs Data (California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020))

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Alameda County has decreased since 2002, totaling 305 in 2017, and the number of seasonal farm workers has decreased, totaling 288 in 2017 (see Figure A-25).

Figure A-25: Farm Operations and Farm Labor by County, Alameda County



Notes:

Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)

Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor)

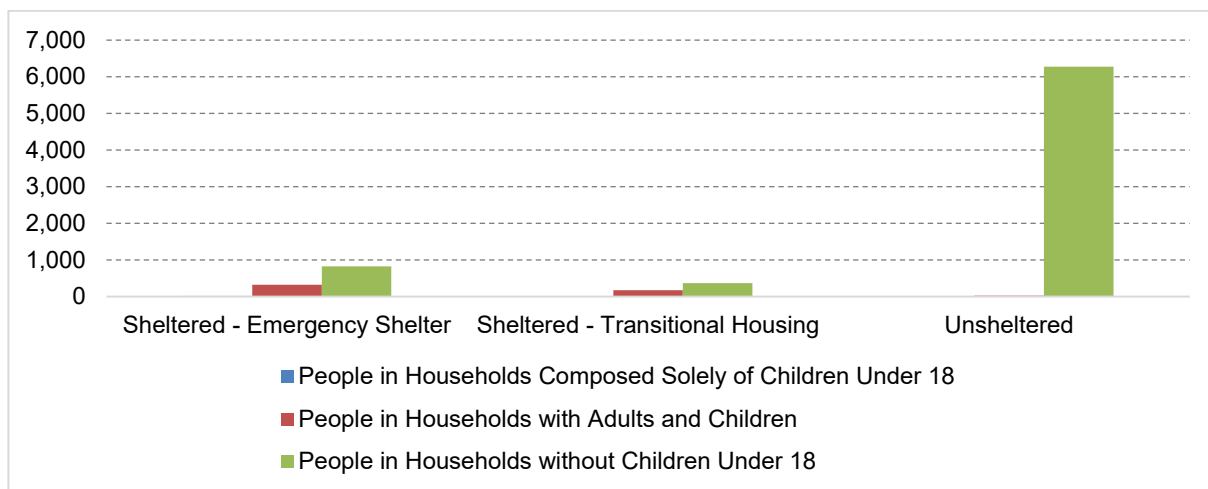
People Experiencing Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have become unhoused in recent years, either temporarily or

longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances.

In Alameda County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 84.0 percent are unsheltered. Of homeless households with children, most are sheltered in emergency shelter (see Figure A-26).

Figure A-26: Homelessness by Household Type and Shelter Status, Alameda County



Notes:

Universe: Population experiencing homelessness, 2019

This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019))

According to the EveryOne Home Point-in-Time (PIT) Count, Pleasanton's population experiencing homelessness grew more than four-fold over two years, from 18 individuals in 2017 to 70 individuals in 2019. Though the PIT Count was not conducted in 2021 due to COVID-19, the City estimates the number of people experiencing homelessness grew to 120.

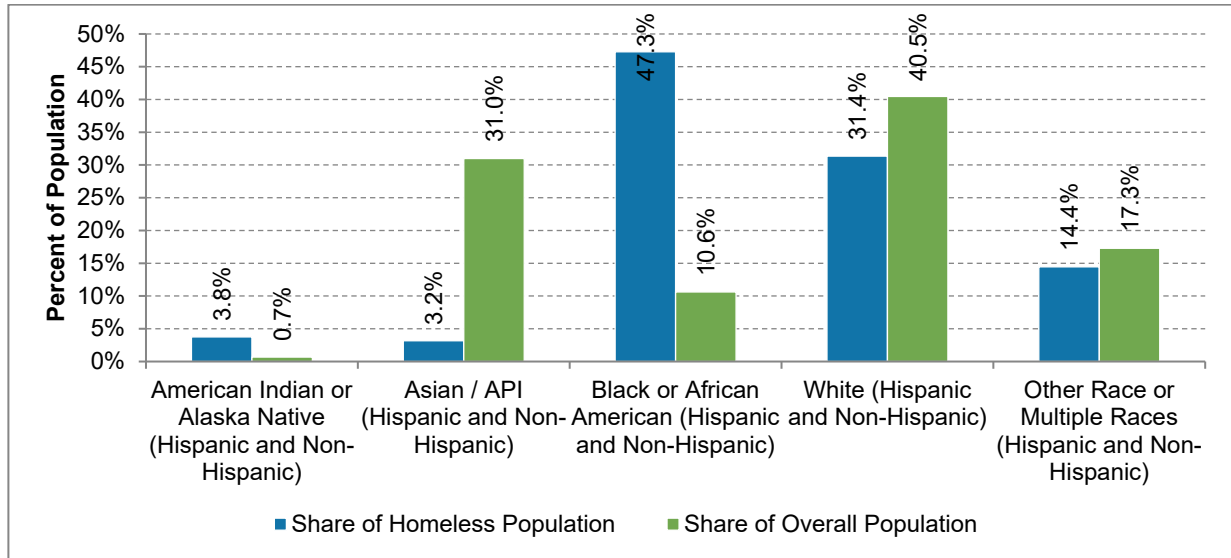
Table A-10: Number of People Experiencing Homelessness in Pleasanton

| | Sheltered | Unsheltered | Total |
|-------------|-----------|-------------|-------|
| 2017 | 0 | 18 | 18 |
| 2019 | 0 | 70 | 70 |
| 2021 | 0 | 120* | 120 |

Source: Everyone Home Alameda County Point-in-Time (PIT) Count
*City estimate. 2021 PIT Count not conducted due to COVID-19.

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. In Alameda County, Black or African American (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness and account for 47.3 percent of the homeless population, while making up 10.6 percent of the overall population (see Figure A-27).

Figure A-27: Racial Group Share of General and Homeless Populations, Alameda County



Notes:

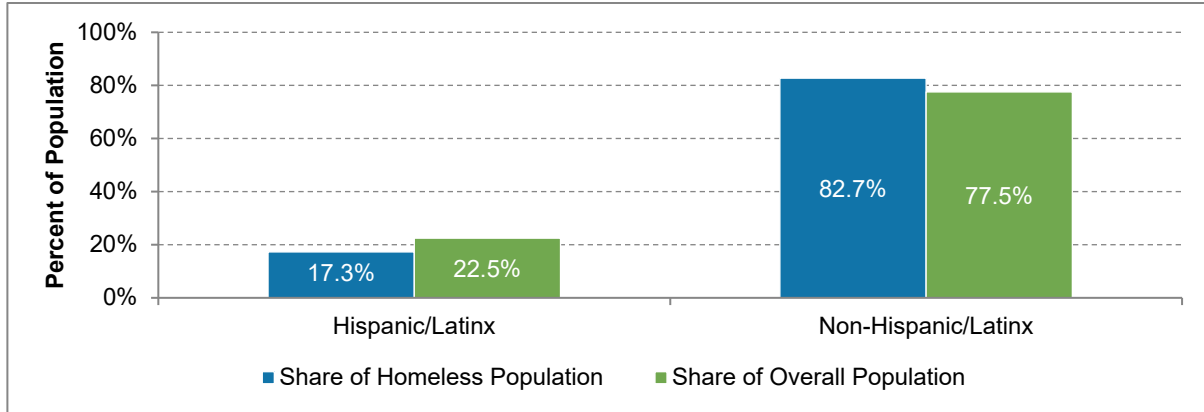
Universe: Population experiencing homelessness

This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. HUD does not disaggregate racial demographic data by Hispanic/Latinx ethnicity for people experiencing homelessness. Instead, HUD reports data on Hispanic/Latinx ethnicity for people experiencing homelessness in a separate table. Accordingly, the racial group data listed here includes both Hispanic/Latinx and non-Hispanic/Latinx individuals.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I))

In Alameda County, Latinx residents represent 17.3 percent of the population experiencing homelessness, while Latinx residents comprise 22.5 percent of the general population (see Figure A-28).

Figure A-28: Latinx Share of General and Homeless Populations, Alameda County



Notes:

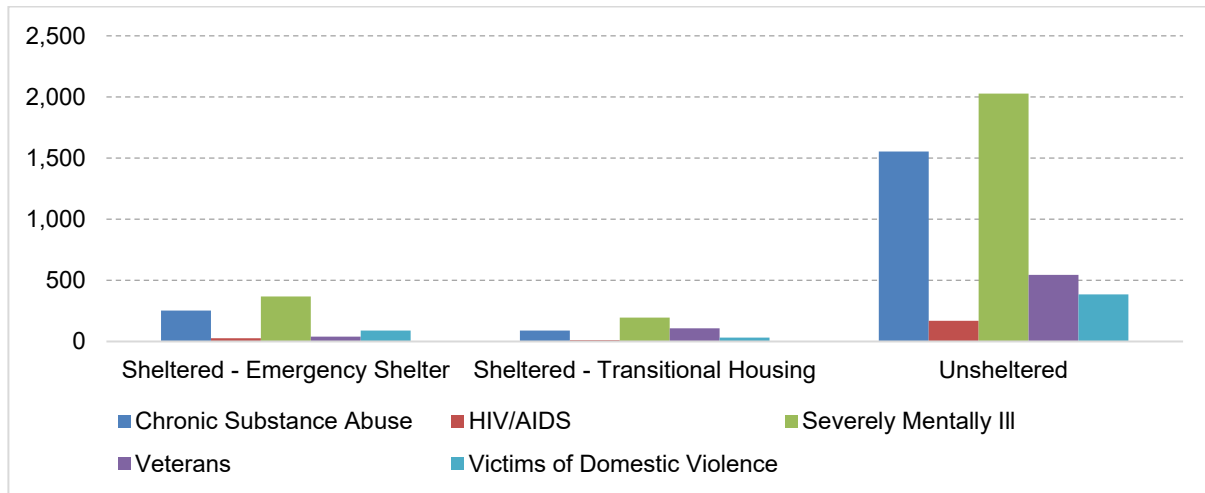
Universe: Population experiencing homelessness

This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I))

Many of those experiencing homelessness are dealing with severe issues – including mental illness, substance abuse and domestic violence – that are potentially life threatening and require additional assistance. In Alameda County, homeless individuals are commonly challenged by severe mental illness, with 2,590 reporting this condition. Of those, some 78.3 percent are unsheltered, further adding to the challenge of handling the issue.

Figure A-29: Characteristics for the Population Experiencing Homelessness, Alameda County



Notes:

Universe: Population experiencing homelessness

This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. These challenges/characteristics are counted separately and are not mutually exclusive, as an individual may report more than one challenge/characteristic. These counts should not be summed.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019))

In Pleasanton, there were no reported students experiencing homeless in the 2019-2020 school year. By comparison, Alameda County has seen an 18.7 percent decrease in the population of students experiencing homelessness since the 2016-2017 school year, and the Bay Area population of students experiencing homelessness decreased by 8.5 percent. During the 2019-2020 school year, there were still some 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer term negative effects.

Table A-11: Students in Local Public Schools Experiencing Homelessness

| Academic Year | Pleasanton | Alameda County | Bay Area |
|---------------|------------|----------------|----------|
| 2016-17 | 24 | 3,531 | 14,990 |
| 2017-18 | 14 | 3,309 | 15,142 |
| 2018-19 | 0 | 3,182 | 15,427 |
| 2019-20 | 0 | 2,870 | 13,718 |

Notes:
 Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools
 The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.
 Source: ABAG 2021 Pre-certified Housing Needs Data (California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020))

Emergency Shelters/Transitional Housing

At this time, there are currently no emergency shelters or shelters for domestic violence victims located in Pleasanton. The Governmental Constraints section describes how the City permits emergency shelters.

Resources for People Experiencing Homelessness

The Alameda County Continuum of Care (CoC), whose lead agency is EveryOne Home, is a collective impact initiative founded in 2007 to facilitate the implementation of Alameda County’s plan to end homelessness, known as the *EveryOne Home Plan*. Everyone Home, through their mission of “Leading the movement to end homelessness in Alameda County,” is designed to promote community-wide planning and the strategic use of resources to address homelessness. Everyone Home is not a direct service provider in Alameda County. The CoC seeks to improve access to and effect utilization of mainstream programs by people who are experiencing or are at-risk of becoming homeless. These services include emergency shelters, transitional and permanent housing, homeless prevention rental assistance, and general wraparound supportive services. People experiencing homelessness in the Tri-Valley will work with local nonprofit providers such as CityServe of the Tri-Valley, Open Heart Kitchen and Tri-Valley Haven. Additional providers include Eden I&R/2-1-1, Abode Services, and the Pleasanton Police Department. Additionally, the CoC seeks to improve and expand the collection of data across the county, develops performance measurements, and allows for each community to tailor its program to the particular strengths and challenges within that community.

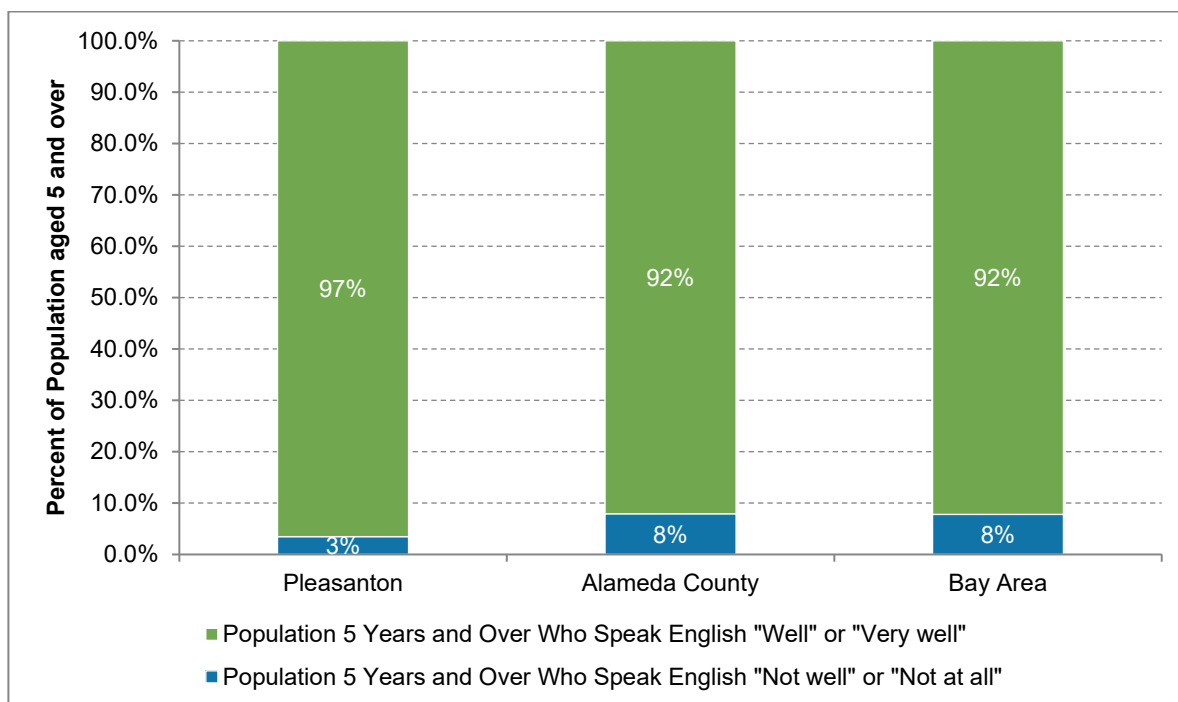
Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have

limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights or they might be wary to engage due to immigration status concerns.

In Pleasanton, 3.5 percent of residents five years and older identify as speaking English not well or not at all, which is below the proportion for Alameda County. Throughout the region the proportion of residents five years and older with limited English proficiency is eight percent.

Figure A-30: Population with Limited English Proficiency



Notes:

Universe: Population 5 years and over

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005)

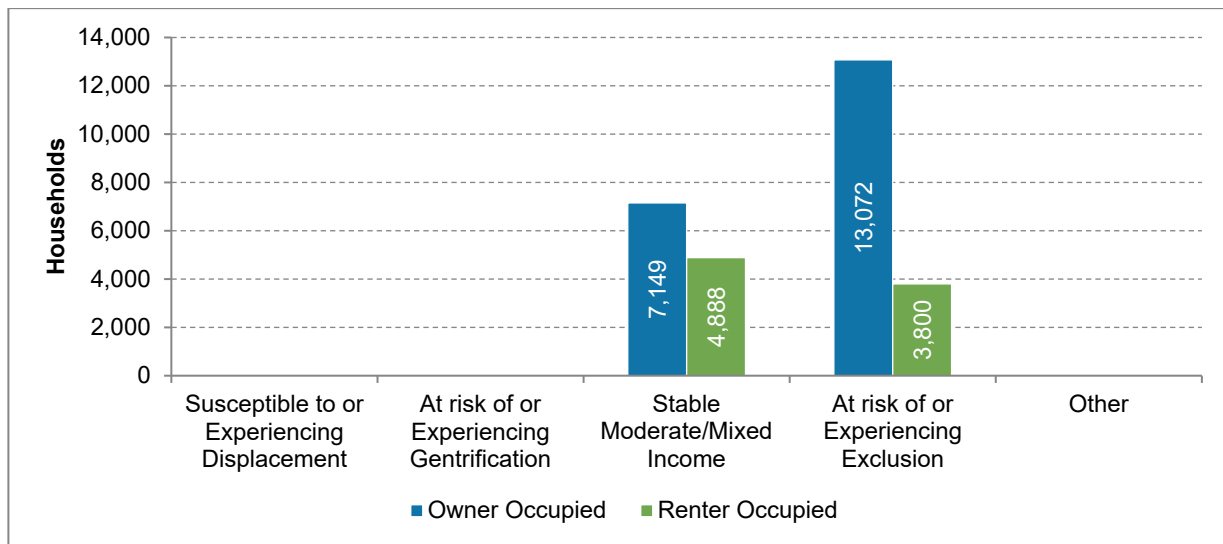
A.3.5 Displacement

Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in Pleasanton, no households live in neighborhoods that are susceptible to or experiencing displacement and no households live in neighborhoods at risk of or undergoing gentrification.

Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that 58.4 percent of households in Pleasanton live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.

Figure A-31: Households by Displacement Risk and Tenure



Notes:

Universe: Households

Displacement data is available at the census tract level. Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification Stable Moderate/Mixed Income: Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low- Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data.

Source: ABAG 2021 Pre-certified Housing Needs Data (Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure)

Section A.4 Housing Stock Characteristics

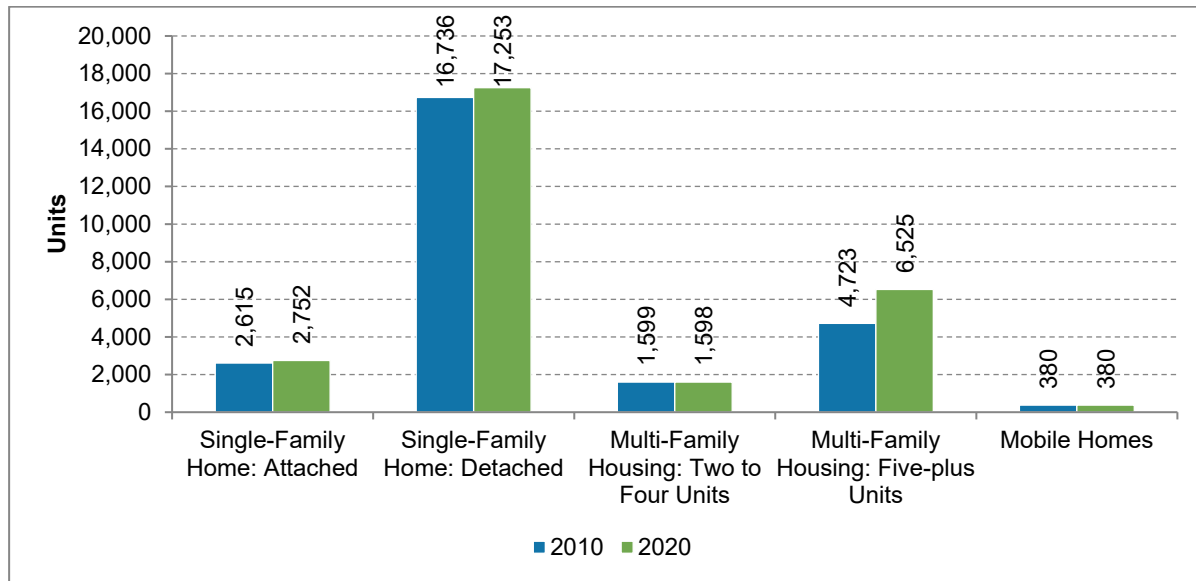
A.4.1 Housing Type and Vacancy

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in “missing middle housing” – including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units (ADUs). These housing types may provide more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

The housing stock of Pleasanton in 2020 was made up of 60.5 percent single-family detached homes, 9.7 percent single-family attached homes, 5.6 percent multi-family homes with 2 to 4 units,

22.9 percent multi-family homes with 5 or more units, and 1.3 percent mobile homes. The proportion of single-family detached homes in Pleasanton generally exceeds other jurisdictions in the region. In Pleasanton, the housing type that experienced the most growth between 2010 and 2020 was Multi-family Housing: Five-plus Units (see Figure A-32).

Figure A-32: Housing Type Trends



Notes:

Universe: Housing units

Source: ABAG 2021 Pre-certified Housing Needs Data (California Department of Finance, E-5 series)

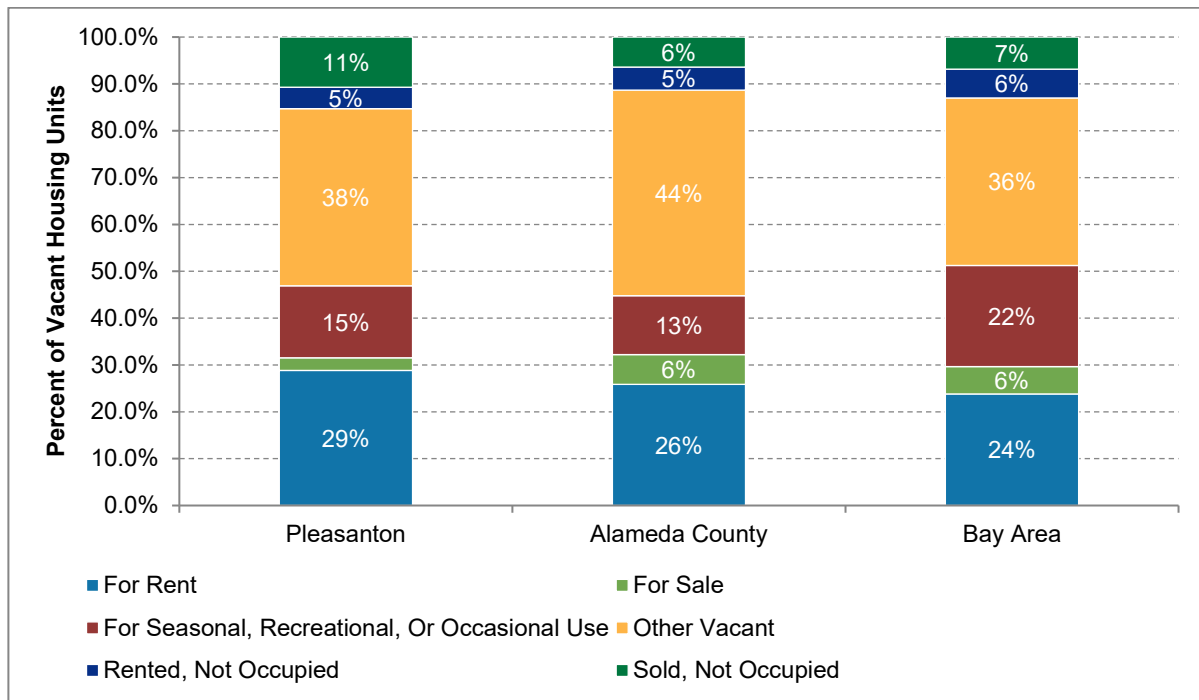
Vacant units make up 4.2 percent of the overall housing stock in Pleasanton. The rental vacancy stands at 4.6 percent, while the ownership vacancy rate is 0.8 percent. Of the vacant units, the most common type of vacancy is Other Vacant (see Figure A-33)⁶.

Throughout the Bay Area, vacancies make up 2.6 percent of the total housing units, with homes listed for rent; units used for recreational or occasional use, and units not otherwise classified (other vacant) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as “for recreational or occasional use” are those that are held for short-term periods of use throughout the year. Accordingly, vacation rentals

⁶ The vacancy rates by tenure is for a smaller universe than the total vacancy rate first reported, which in principle includes the full stock (4.2 percent). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant) - but exclude a significant number of vacancy categories, including the numerically significant “other vacant”.

and short-term rentals like AirBnB are likely to fall in this category⁷. The Census Bureau classifies units as “other vacant” if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration. In a region with a thriving economy and housing market like the Bay Area, units being renovated/repared and prepared for rental or sale are likely to represent a large portion of the “other vacant” category. Additionally, the need for seismic retrofitting in older housing stock could also influence the proportion of “other vacant” units in some jurisdictions. The largest share of vacancies in Pleasanton is due to “other vacant” reasons, similar to that of Alameda County and the Bay area.

Figure A-33: Vacant Units by Type



Notes:

Universe: Vacant housing units

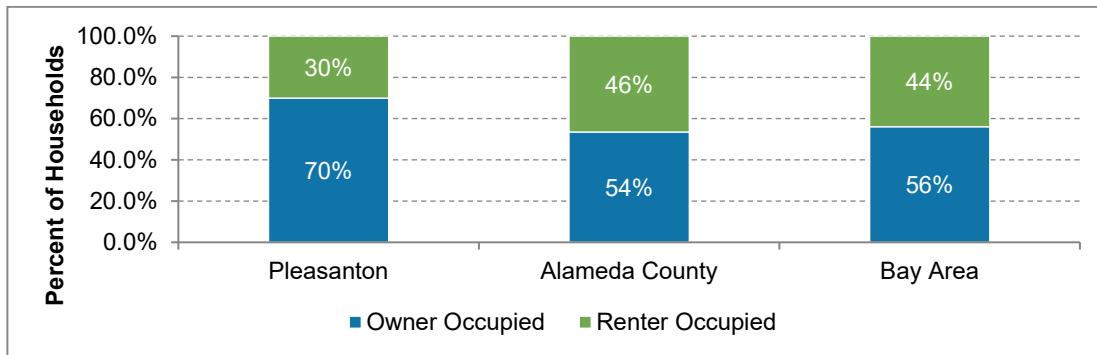
Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004)

⁷ The City does not permit short-term rentals of less than 30 days in residential districts.

A.4.2 Housing Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – ability for individuals to stay in their homes – in a city and region. Generally, renters may be displaced more quickly if prices increase. In Pleasanton there are a total of 29,011 housing units, and fewer residents rent than own their homes (30.1 percent versus 69.9 percent) (see Figure A-34). By comparison, 46.5 percent of households in Alameda County are renters, while 44 percent of Bay Area households rent their homes.

Figure A-34: Housing Tenure



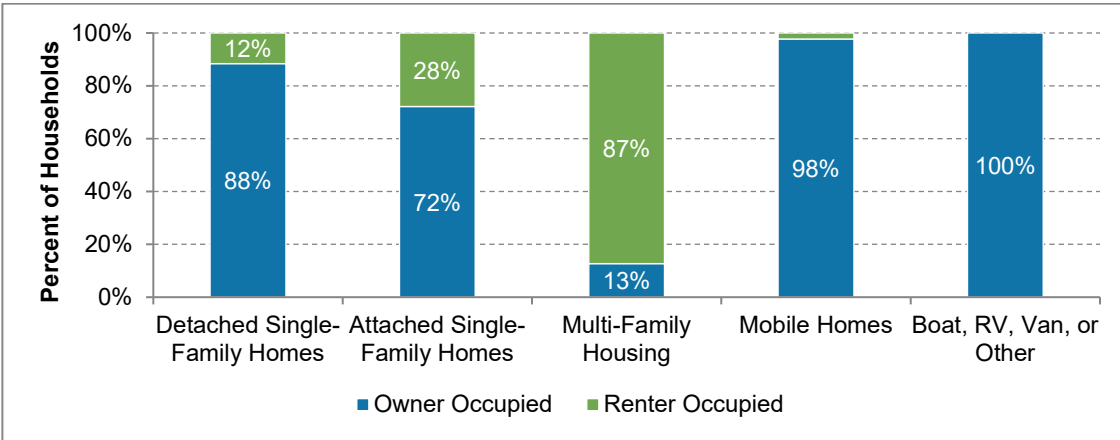
Notes:

Universe: Occupied housing units

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003)

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In Pleasanton, 88.4 percent of households in detached single-family homes are homeowners, while 12.7 percent of households in multi-family housing are homeowners (see Figure A-35). Therefore, most multi-family units in Pleasanton are rented.

Figure A-35: Housing Tenure by Housing Type



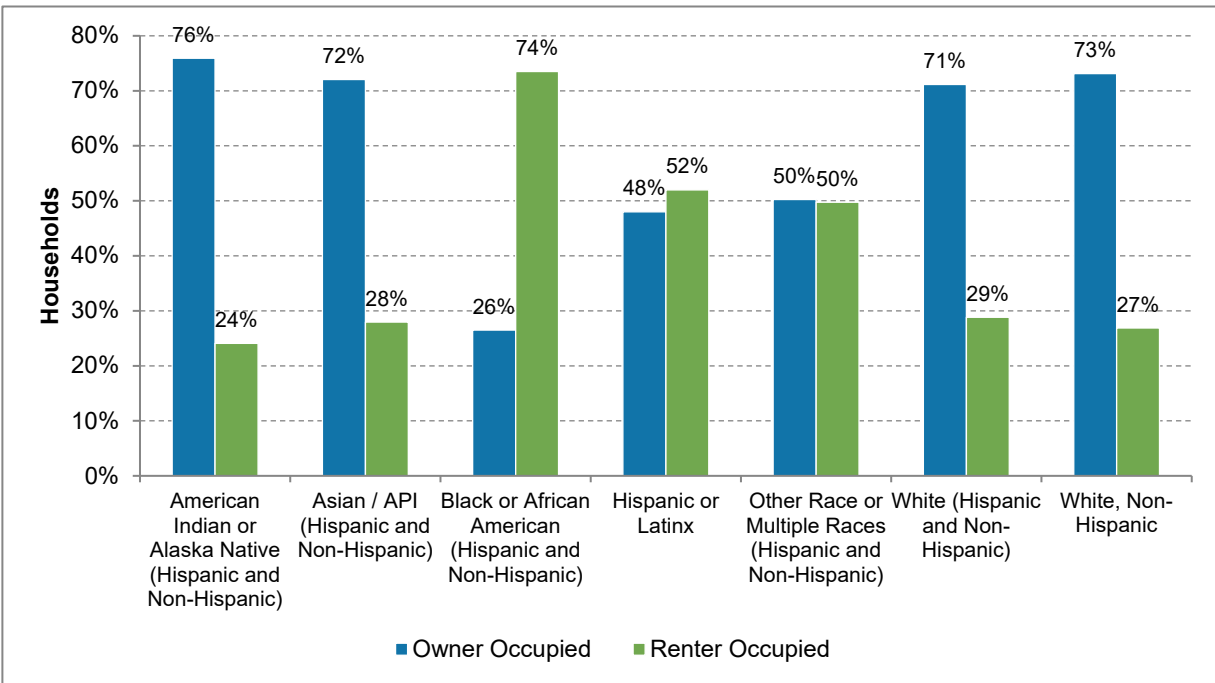
Notes:

Universe: Occupied housing units

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032)

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities. In Pleasanton, 26.5 percent of Black households owned their homes, while homeownership rates were 72.1 percent for Asian households, 48.0 percent for Latinx households, and 71.2 percent for White households. Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their housing elements.

Figure A-36: Housing Tenure by Race of Householder



Notes:

Universe: Occupied housing units

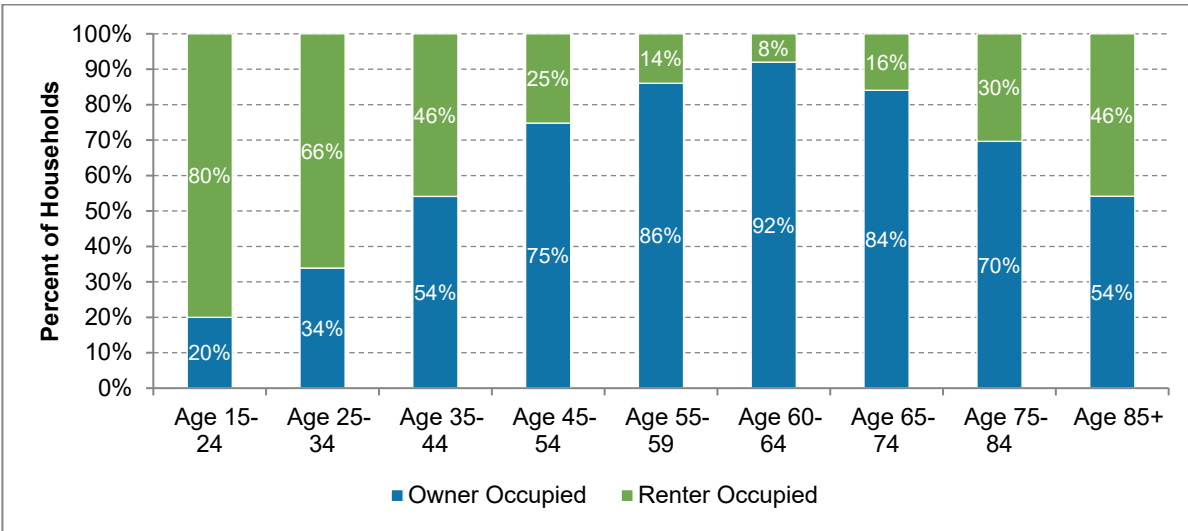
For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I))

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market.

In Pleasanton, 52.3 percent of householders between the ages of 25 and 44 are renters, while 24.6 percent of householders over 65 years of age are renters (see Figure A-37).

Figure A-37: Housing Tenure by Age



Notes:

Universe: Occupied housing units

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007)

A.4.3 Housing Units Permitted

Between 2015 and 2019, 1,941 housing units were issued permits in Pleasanton. Of these housing units permitted, 80.2 percent were for above moderate-income housing, 2.0 percent were for moderate-income housing, and 17.8 percent were for low- or very low-income housing (see Table A-12). Because a large share of its 6th Cycle RHNA is allocated for lower-income housing, the City’s housing plan (Section XX) contains additional programs and policies to increase the representation of very low, low, and moderate-income units permitted.

Table A-12: Housing Permitting

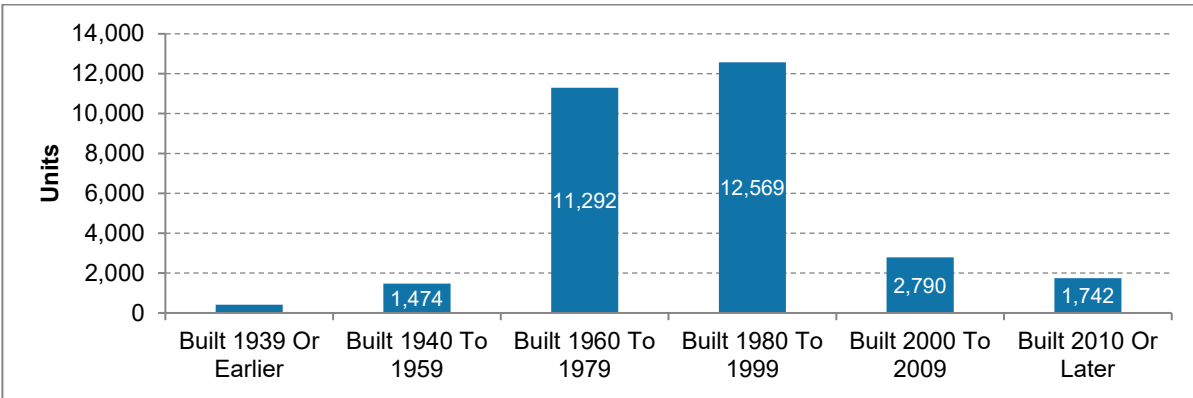
| Income Group | Number of Units |
|--|-----------------|
| Above Moderate Income Permits | 1,557 |
| Very Low Income Permits | 268 |
| Low Income Permits | 78 |
| Moderate Income Permits | 38 |
| Total | 1,941 |
| <p>Notes: Universe: Housing permits issued between 2015 and 2019 HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50% of the Area Median Income for the county in which the jurisdiction is located. Low Income: units affordable to households making between 50% and 80% of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80% and 120% of the Area Median Income for the county in which the jurisdiction is located. Above Moderate Income: units affordable to households making above 120% of the Area Median Income for the county in which the jurisdiction is located.</p> | |
| <p>Sources: ABAG 2021 Pre-certified Housing Needs Data (California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020))</p> | |

A.4.4 Housing Age and Condition

The age of housing stock is a key indicator of the community’s overall housing condition. As homes get older, there is a greater need for maintenance, repair, and/or replacement of key infrastructure systems. If not properly addressed, an aging housing stock can represent poorer living standards, incur more expensive repair costs and, under certain conditions, lower overall property values.

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In Pleasanton, the largest proportion of the housing stock was built between 1980 to 1999, with 12,569 units constructed during this period (see Figure A-38), which is approximately 41.5 percent of housing units. The housing stock in Alameda County is older than that of Pleasanton, with the largest proportion of units built 1960 to 1979. Of the Alameda County housing stock, 39.2 percent was built before 1960; only 6.2 percent of Pleasanton’s housing stock was built before 1960. Since 2010, 5.8 percent of Pleasanton’s current housing stock was built, which is 1,742 units. Only 3.2 percent of Alameda County housing units were built in 2010 or later.

Figure A-38: Housing Units by Year Structure Built



Notes:

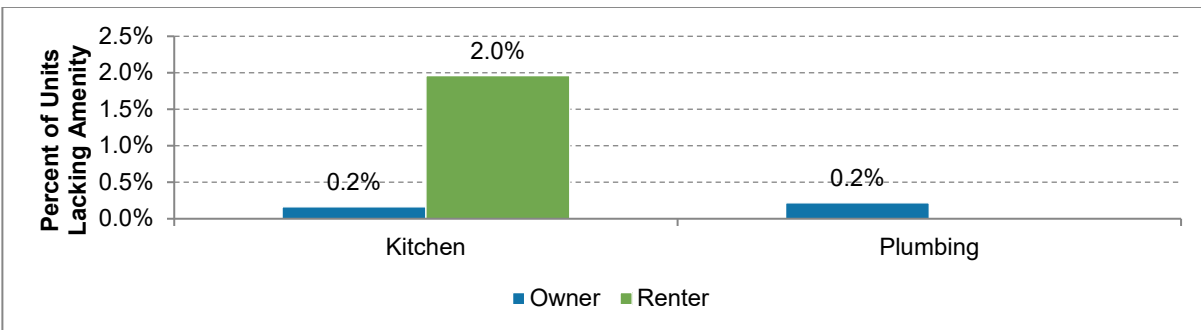
Universe: Housing units

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034)

Substandard Housing

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard conditions that may be present in Pleasanton. For example, 2.0 percent of renters in Pleasanton reported lacking a kitchen and no renters lack plumbing, compared to 0.2 percent of owners who lack a kitchen and 0.2 percent of owners who lack plumbing.

Figure A-39: Substandard Housing Issues



Notes: Per HCD guidance, this data should be supplemented by local estimates of units needing to be rehabilitated or replaced based on recent windshield surveys, local building department data, knowledgeable builders/developers in the community, or nonprofit housing developers or organizations.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049)

The City provided additional information on residential code enforcement cases in Pleasanton. Since 2016, there were 27 cases regarding substandard conditions at single-family and multi-family residences.

**Table A-13: Residential Substandard Conditions
Code Enforcement Cases by Year**

| Year | Cases |
|--|-------|
| 2016 | 3 |
| 2017 | 5 |
| 2018 | 6 |
| 2019 | 8 |
| 2020 | 4 |
| 2021 (Jan-Apr) | 1 |
| <i>Sources: City of Pleasanton, Code Enforcement</i> | |

Section A.5 Housing Costs and Affordability

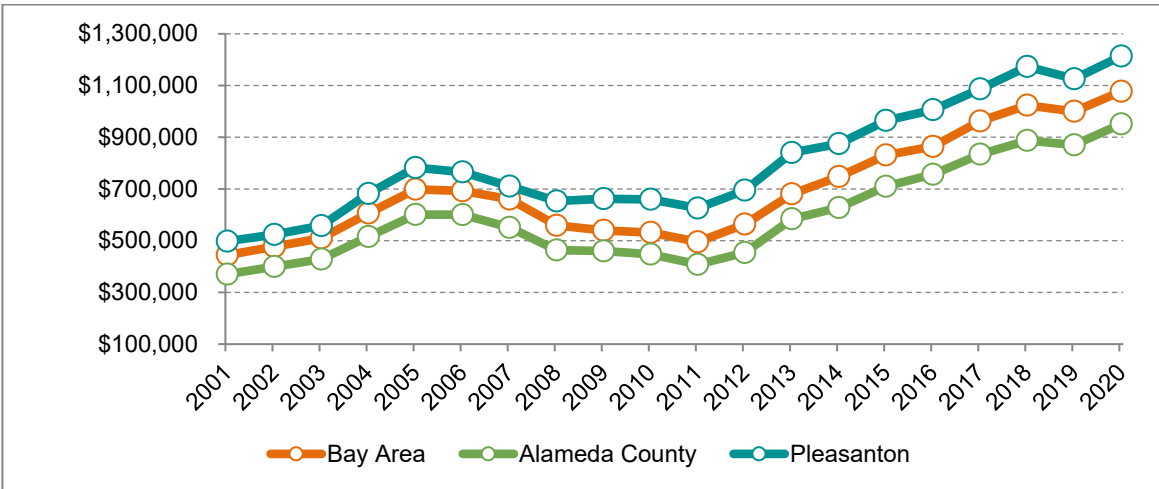
A.5.1 Ownership Costs

Home prices reflect a complex mix of supply and demand factors, including an area’s demographic profile, labor market, prevailing wages and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. It is more expensive to own a home in Pleasanton than it is in Alameda County and the Bay Area. The typical home value in Pleasanton was estimated at \$1,213,900 by December of 2020, per data from Zillow. By comparison, the typical home value was \$951,380 in Alameda County and \$1,077,230 the Bay Area (see Figure A-40)⁸.

The region’s home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 143.8 percent in Pleasanton from \$497,900 to \$1,213,900.

⁸ According to the Zillow Home Value Index (ZHVI), in July 2021, typical home values increased to \$1,486,151 in Pleasanton and \$1,121,267 in Alameda County, a 22.4 and 17.9 percent increase, respectively, since December 2020.

Figure A-40: Zillow Home Value Index (ZHVI)



Notes:

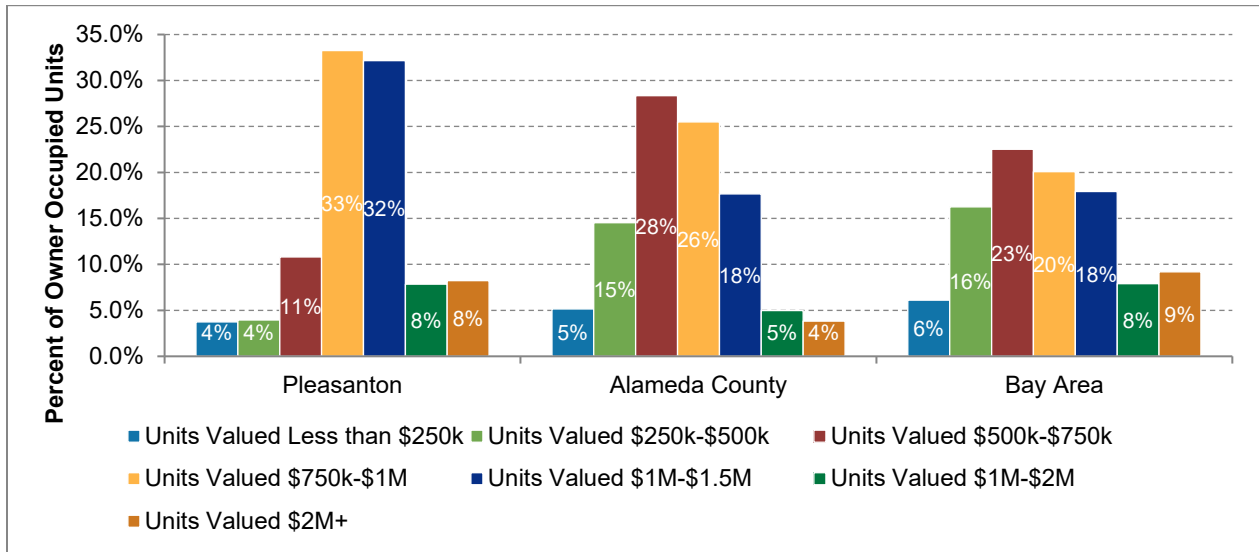
Universe: Owner-occupied housing units

Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF’s E-5 series. For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts.

Source: ABAG 2021 Pre-certified Housing Needs Data (Zillow, Zillow Home Value Index (ZHVI))

Based on U.S. Census data, which often lags market valuations, the largest proportion of homes in Pleasanton were valued between \$750,000 and \$1 million (see Figure A-41).

Figure A-41: Home Values of Owner-Occupied Units



Notes:

Universe: Owner-occupied units

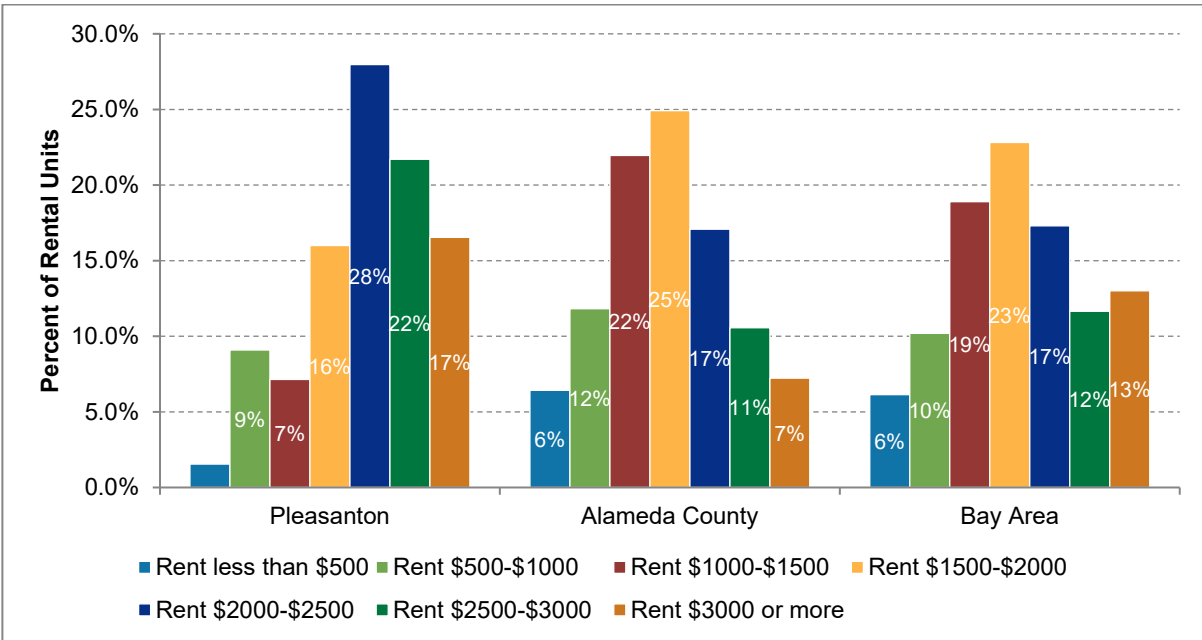
Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075)

A.5.2 Rental Costs

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

It is more expensive to rent a home in Pleasanton than it is in Alameda County and the Bay Area. Based on U.S. Census data, which often lags market valuations, the largest proportion of rental units in Pleasanton rented in the \$2,000-\$2,500 per month category, totaling 28.0 percent, followed by 21.7 percent of units renting in the \$2,500-\$3,000 per month category (see Figure A-42). Looking beyond the city, the largest share of units is in the \$1,500-\$2,000 per month category.

Figure A-42: Contract Rents for Renter-Occupied Units



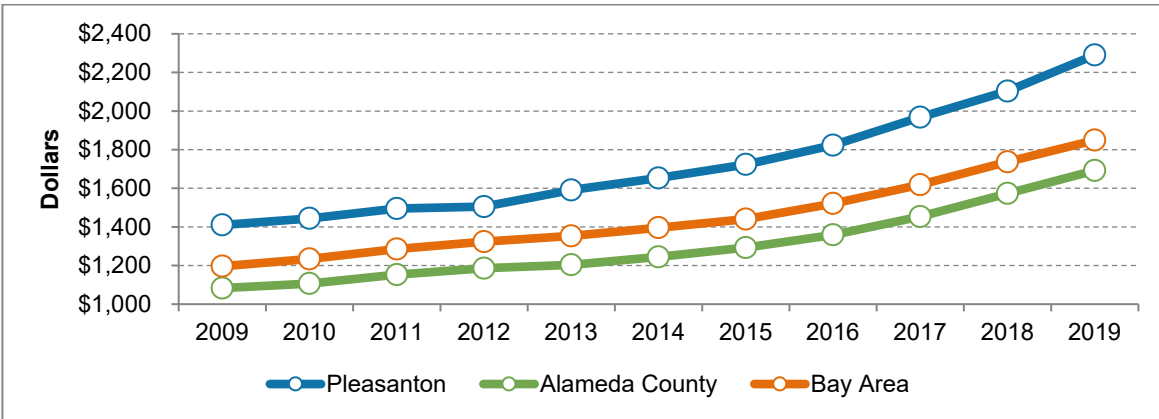
Notes:

Universe: Renter-occupied housing units paying cash rent

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056)

Since 2009, according to U.S. Census data, the median rent has increased by 62.4 percent in Pleasanton, from \$1,650 to \$2,290 per month (see Figure A-43). Since U.S. Census data often lags market rates, Zillow rental data was obtained to provide more current market rates. Based on zip codes that include Pleasanton, Zillow data shows typical observed rent price at approximately \$3,200 per month in December 2020 **[More current and locally sourced rental price data to be added, as available]**. In Alameda County, the median rent has increased 56.2 percent, from \$1,240 to \$1,690. The median rent in the region has increased significantly during this time from \$1,200 to \$1,850, just over a 54.0 percent increase. Pleasanton’s rent increase outpaced both the county and the Bay Area.

Figure A-43: Median Contract Rent



Notes:

Universe: Renter-occupied housing units paying cash rent

For unincorporated areas, median is calculated using distribution in B25056.

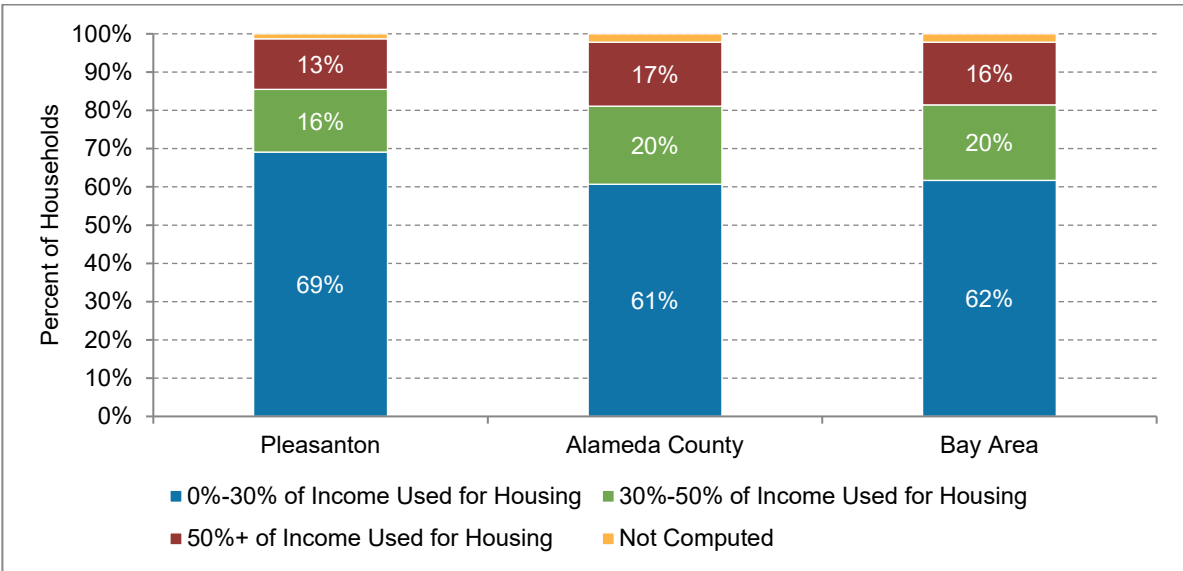
Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year)

A.5.3 Overpayment

A standard measure of housing affordability can be determined by comparing the cost of market rate housing to the price residents can afford to pay for housing based on their income levels. A household is considered “cost-burdened” if it spends more than 30 percent of its monthly income on housing costs, while those who spend more than 50 percent of their income on housing costs are considered “severely cost-burdened.” Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. When a household is overpaying for housing costs, the household has less disposable income for other necessities, including health care, food, and clothing. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness. In the event of unexpected circumstances, such as loss of employment and health problems, lower-income households with a burdensome housing cost are more likely to become homeless or be forced to double-up with other households.

Pleasanton has a lower proportion of cost-burdened households compared to the county and the Bay Area. Of Pleasanton’s households, approximately 16 percent are cost burdened, and 13 percent are severely cost burdened. In the county, the proportions increase to 20 percent and 17 percent, respectively.

Figure A-44: Cost Burden Severity



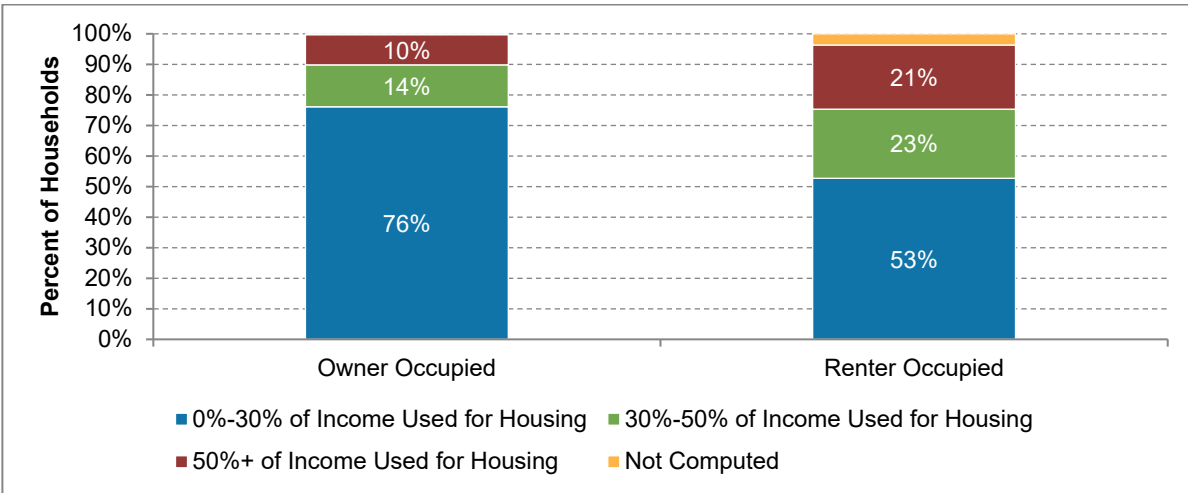
Notes:

Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091)

Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Pleasanton, 22.6 percent of renters spend 30 to 50 percent of their income on housing compared to 13.7 percent of those that own (see Figure A-45). Additionally, 21.0 percent of renters spend 50 percent or more of their income on housing, while 9.9 percent of owners are severely cost burdened. In total, almost 24 percent of homeowners are cost burdened (4,787 households), while almost 44 percent of renters are cost burdened (3,804 households).

Figure A-45: Cost Burden by Tenure



Notes:

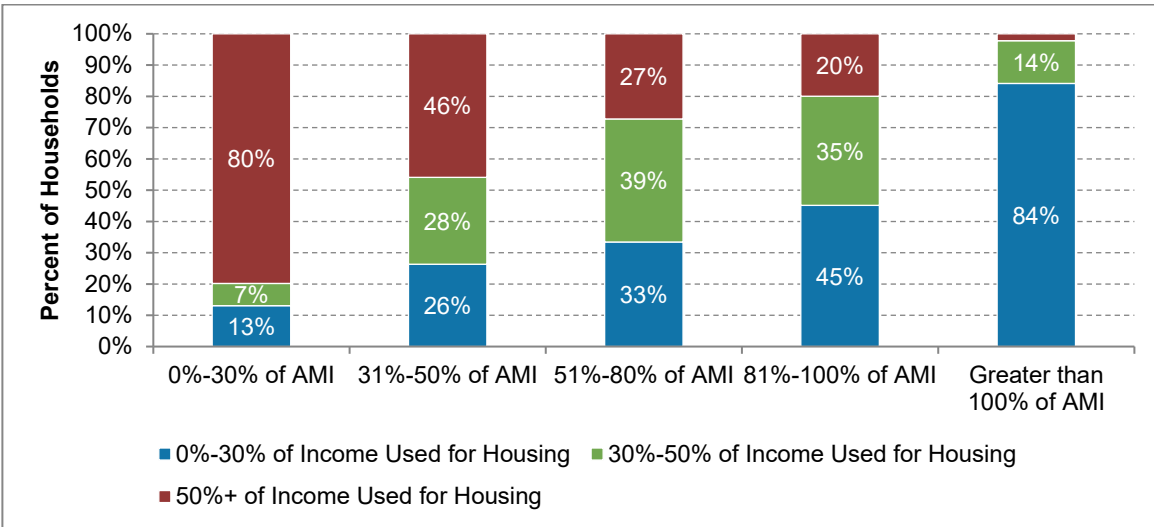
Universe: Occupied housing units

Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091)

In Pleasanton, 13.0 percent of households spend 50 percent or more of their income on housing, while 16.9 percent spend 30 to 50 percent. However, these rates vary greatly across income categories (see Figure A-46). As expected, lower-income households are more likely to be housing cost-burdened than higher-income households. For example, 79.8 percent of Pleasanton households making less than 30 percent of AMI spend most of their income on housing. In total, 4,034 lower-income households are cost burdened. Over half of moderate-income households are cost burdened. For Pleasanton residents making more than 100 percent of AMI, just 2.2 percent are severely cost-burdened, and 84.1 percent of those making more than 100 percent of AMI spend less than 30 percent of their income on housing.

Figure A-46: Cost Burden by Income Level



Notes:

Universe: Occupied housing units

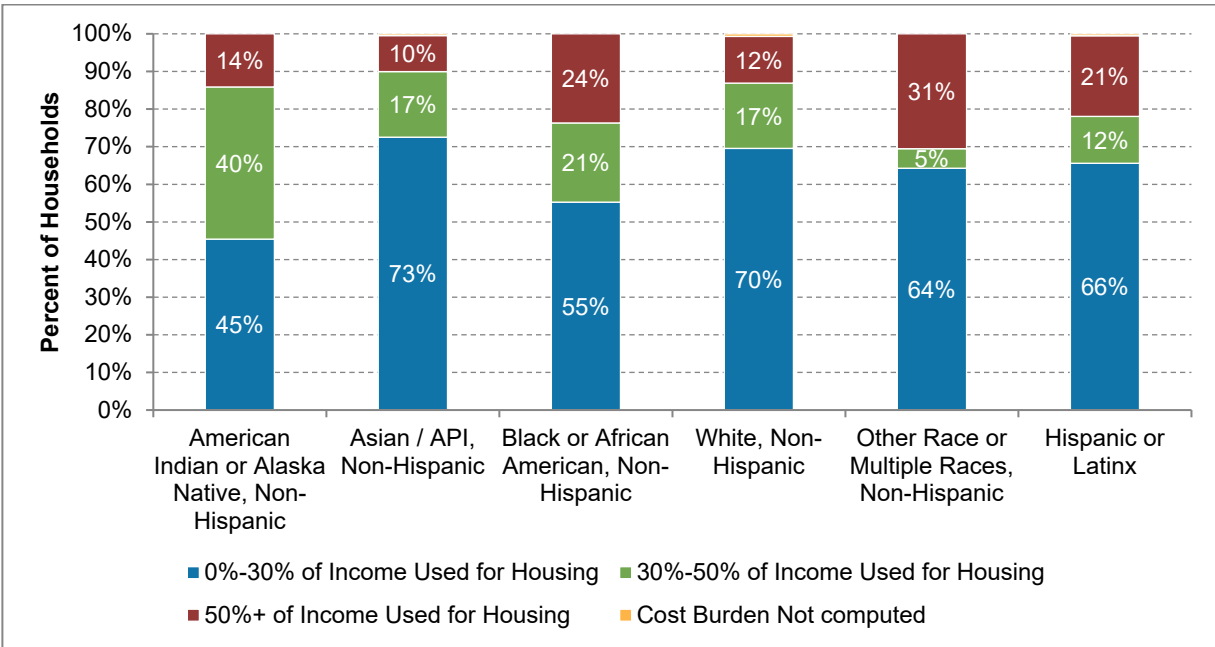
Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

American Indian or Alaska Native, Non-Hispanic residents are the most cost burdened with 40.4 percent spending 30 to 50 percent of their income on housing, and Other Race or Multiple Races, Non-Hispanic residents are the most severely cost burdened with 30.5 percent spending more than 50 percent of their income on housing (see Figure A-47).

Figure A-47: Cost Burden by Race



Notes:

Universe: Occupied housing units

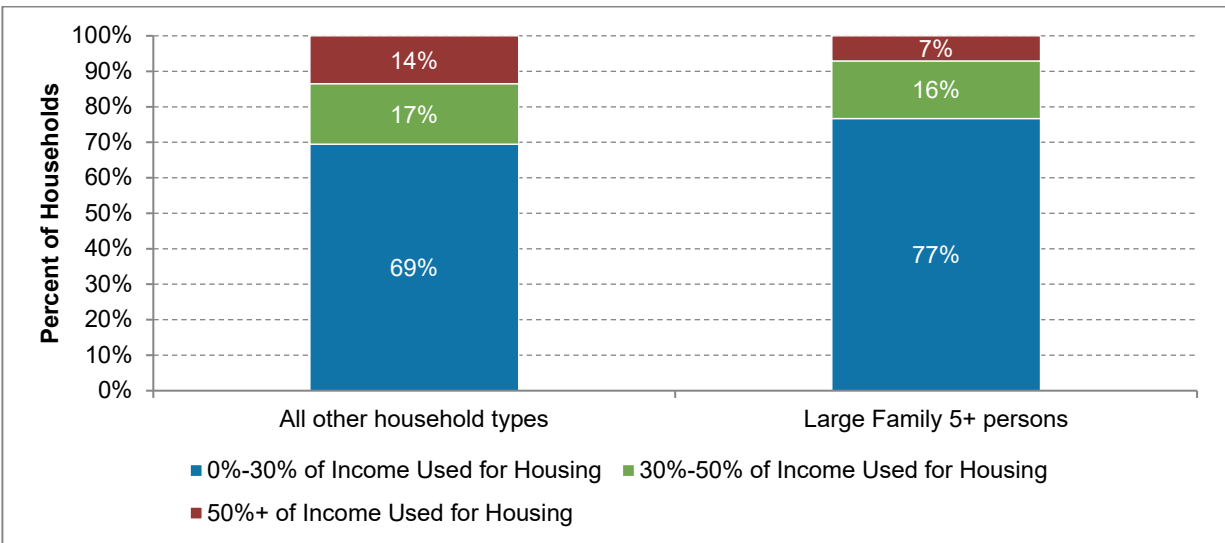
Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

Larger families in Pleasanton are not more likely to be cost burdened than all other household types. In Pleasanton, 16.2 percent of large family households experience a cost burden of 30 to 50 percent, while 7.1 percent of households spend more than half of their income on housing. Approximately 17.0 percent of all other households have a cost burden of 30 to 50 percent, with 13.5 percent of households spending more than 50 percent of their income on housing (see Figure A-48).

Figure A-48: Cost Burden by Household Size



Notes:

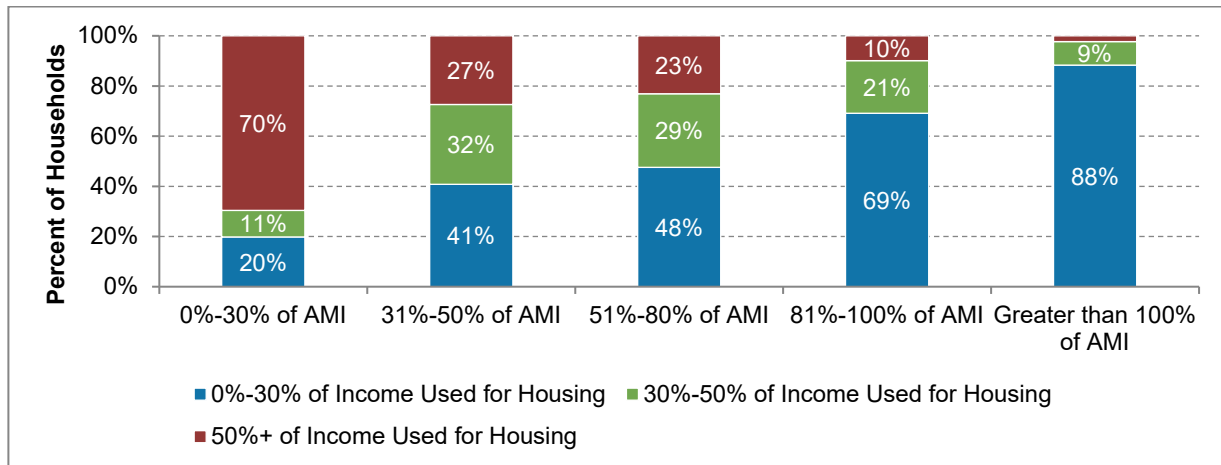
Universe: Occupied housing units

Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. Almost 70 percent of seniors making less than 30 percent of AMI are spending the majority of their income on housing. For seniors making more than 100 percent of AMI, 88.3 percent are not cost burdened and spend less than 30 percent of their income on housing (see Figure A-49). In total, over one-third of seniors are cost burdened.

Figure A-49: Cost-Burdened Senior Households by Income Level



Notes:

Universe: Senior households

For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose- Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Housing Costs Compared to Ability to Pay

The ability to pay for housing is a function of housing cost and other essential living expenses in relation to household income. Since above-moderate income households do not generally have problems in locating affordable units, affordable units are frequently defined as those reasonably priced for households that are low- to moderate-income.

Table A-14 shows the 2021 income limits and compares these income limits to affordable (no more than 30 percent of gross income) rent and purchase prices. As seen above, the median gross rent in Pleasanton is generally within the range of affordability for households earning 50 percent or more of the Alameda County median income but is not affordable for very low or extremely low-income households. However, the median purchase price of a home in Pleasanton (\$1,213,900) is out of reach for even high-earning households. Based on December 2020 home price data, households must earn at least 180 percent of AMI, or about \$226,080, to be able to afford to buy a home in the city.

Table A-14: 2021 Alameda County Ability to Pay for Housing and Fair Market Rent and Purchase Prices

| | Number of Persons in Household | | | |
|---|--------------------------------|-----------|-----------|-----------|
| | 1 | 2 | 3 | 4 |
| Extremely Low (0-30% AMI) | | | | |
| Annual Income Limit | \$28,800 | \$32,900 | \$37,000 | \$41,100 |
| Monthly Income | \$2,400 | \$2,742 | \$3,083 | \$3,425 |
| Max. Monthly Gross Rent ¹ | \$720 | \$823 | \$925 | \$1,028 |
| Max. Purchase Price 5% down ² | \$125,250 | \$145,000 | \$165,000 | \$185,000 |
| Max. Purchase Price 20% down ³ | \$164,000 | \$190,000 | \$215,750 | \$241,750 |
| Very Low (30-50% AMI) | | | | |
| Annual Income Limit | \$47,950 | \$54,800 | \$61,650 | \$68,500 |
| Monthly Income | \$3,996 | \$4,567 | \$5,138 | \$5,708 |
| Max. Monthly Gross Rent ¹ | \$1,199 | \$1,370 | \$1,541 | \$1,713 |
| Max. Purchase Price 5% down ² | \$217,750 | \$250,750 | \$283,750 | \$317,000 |
| Max. Purchase Price 20% down ³ | \$285,000 | \$328,250 | \$371,500 | \$414,500 |
| Low (50-80% AMI) | | | | |
| Annual Income Limit | \$76,750 | \$87,700 | \$98,650 | \$109,600 |
| Monthly Income | \$6,396 | \$7,308 | \$8,221 | \$9,133 |
| Max. Monthly Gross Rent ¹ | \$1,919 | \$2,193 | \$2,466 | \$2,740 |
| Max. Purchase Price 5% down ² | \$356,500 | \$409,500 | \$462,250 | \$515,000 |
| Max. Purchase Price 20% down ³ | \$467,000 | \$536,000 | \$605,000 | \$674,000 |
| Median (100% AMI) | | | | |
| Annual Income Limit | \$87,900 | \$100,500 | \$113,050 | \$125,600 |
| Monthly Income | \$7,325 | \$8,375 | \$9,421 | \$10,467 |
| Max. Monthly Gross Rent ¹ | \$2,198 | \$2,513 | \$2,826 | \$3,140 |
| Max. Purchase Price 5% down ² | \$388,000 | \$449,000 | \$476,951 | \$508,420 |
| Max. Purchase Price 20% down ³ | \$506,000 | \$566,430 | \$630,000 | \$704,800 |
| Moderate (80-120% AMI) | | | | |
| Annual Income Limit | \$105,500 | \$120,550 | \$135,650 | \$150,700 |
| Monthly Income | \$8,792 | \$10,046 | \$11,304 | \$12,558 |
| Max. Monthly Gross Rent ¹ | \$2,638 | \$3,014 | \$3,391 | \$3,768 |
| Max. Purchase Price 5% down ² | \$495,500 | \$568,000 | \$640,500 | \$713,250 |
| Max. Purchase Price 20% down ³ | \$648,250 | \$743,250 | \$838,500 | \$934,750 |
| 120-150% AMI | | | | |
| Annual Income Limit | \$131,850 | \$150,750 | \$169,575 | \$188,400 |
| Monthly Income | \$10,988 | \$12,563 | \$14,131 | \$15,700 |

| | | | | |
|---|-------------|-------------|-------------|-------------|
| Max. Monthly Gross Rent ¹ | \$3,296 | \$3,769 | \$4,239 | \$4,710 |
| Max. Purchase Price 5% down ² | \$559,400 | \$646,200 | \$732,400 | \$818,700 |
| Max. Purchase Price 20% down ³ | \$754,000 | \$871,300 | \$987,500 | \$1,104,000 |
| 150-180% AMI | | | | |
| Annual Income Limit | \$158,220 | \$180,900 | \$203,490 | \$226,080 |
| Monthly Income | \$13,185 | \$15,075 | \$16,958 | \$18,840 |
| Max. Monthly Gross Rent ¹ | \$3,956 | \$4,523 | \$5,087 | \$5,652 |
| Max. Purchase Price 5% down ² | \$682,600 | \$786,900 | \$890,600 | \$994,500 |
| Max. Purchase Price 20% down ³ | \$917,400 | \$1,057,600 | \$1,197,000 | \$1,336,900 |
| 180-200% AMI | | | | |
| Annual Income Limit | \$175,800 | \$201,000 | \$226,100 | \$251,200 |
| Monthly Income | \$14,650 | \$16,750 | \$18,842 | \$20,933 |
| Max. Monthly Gross Rent ¹ | \$4,395 | \$5,025 | \$5,653 | \$6,280 |
| Max. Purchase Price 5% down ² | \$763,300 | \$879,300 | \$994,700 | \$1,110,100 |
| Max. Purchase Price 20% down ³ | \$1,026,000 | \$1,181,700 | \$1,336,910 | \$1,492,000 |
| Notes: | | | | |
| ¹ 30% of income devoted to maximum monthly rent or mortgage payment, including utilities, taxes, and insurance | | | | |
| ² Assumes 95% loan (i.e., 5% down payment) @ 2.875% annual interest rate and 30-year term | | | | |
| ³ Assumes 80% loan (i.e., 20% down payment) @ 2.875% annual interest rate and 30-year term | | | | |
| Source: Zillow Mortgage Calculator | | | | |

A.5.4 At-Risk Housing Assessment

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

The data in the table below comes from the California Housing Partnership's Preservation Database, the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing. According to this database, there are 672 assisted units in Pleasanton in the Preservation Database. Of these units, none are at moderate, high, or very high risk of conversion. As this database does not include all deed-restricted affordable units in the state, the City has reviewed its records for below market rate regulatory agreements. Since 2001, the City has required all affordability restrictions remain in effect in perpetuity (i.e., with no expiration), and the City is unaware of any units that are at risk of conversion to market rate in the next 10 years.

Table A-15: Assisted Units at Risk of Conversion

| Income | Pleasanton | Alameda County | Bay Area |
|---|------------|----------------|----------|
| Low | 672 | 23,040 | 110,177 |
| Moderate | 0 | 167 | 3,375 |
| High | 0 | 189 | 1,854 |
| Very High | 0 | 106 | 1,053 |
| Total Assisted Units in Database | 672 | 23,502 | 116,459 |
| <p>Notes:</p> <p>Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.</p> <p>While California Housing Partnership's Preservation Database is the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table. Housing Partnership uses the following categories for assisted housing developments in its database:</p> <p>Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.</p> <p>High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.</p> <p>Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.</p> <p>Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.</p> | | | |
| <p><i>Source: ABAG 2021 Pre-certified Housing Needs Data (California Housing Partnership, Preservation Database (2020))</i></p> | | | |

Appendix C: Housing Constraints

Contents

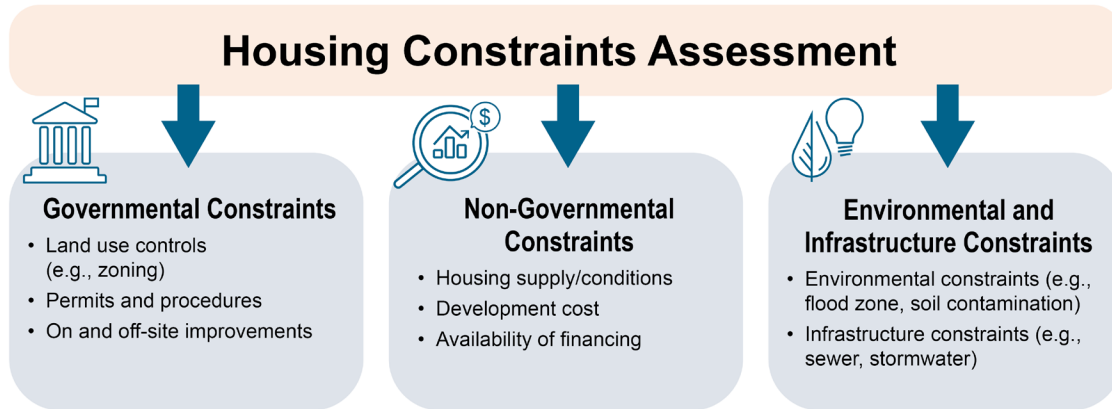
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Section C.1 Introduction and Summary

C.1.1 Introduction



This Appendix covers local governmental, non-governmental, and environmental and infrastructure constraints to housing production in Pleasanton.



C.1.2 Summary

City policies and regulations, such as the Zoning Ordinance, as well as market factors outside of the City’s control affect the quantity and type of residential development that occurs in Pleasanton. The following summarizes key governmental and nongovernmental constraints to housing development as detailed in this Appendix.

Governmental Constraints

- Subjective design guidelines and findings for approval, while not temporarily applicable to multi-family projects due to state law (SB 330), could result in uncertainty for developers and a longer permit review process in the future. The City is currently preparing objective design standards for residential and mixed-use projects.
- Pleasanton makes extensive use of Planned Unit Development (PUD) zoning to provide flexibility from conventional zoning standards to ensure a comprehensive and inclusive development review process. Although City Council approval is required, projects with higher overall densities, exceptions to standards that achieve a more desirable project, and a greater number of affordable units have been approved through the PUD process than would have been possible through conventional zoning standards. Objective design standards currently being prepared will apply to

residential and mixed-use projects and result in a non-discretionary PUD process consistent with the Housing Accountability Act.

- Certain zoning provisions will need to be updated to comply with state law (e.g., allow Low Barrier Navigation Centers where residential is allowed (AB 101), allow qualifying supportive housing by-right where residential is allowed (AB 2162), increase density bonus up to 50 percent (AB 2345), etc.).

Nongovernmental Constraints

- Economic conditions in Pleasanton reflect a competitive housing market for both for-sale and rental housing.
- Pleasanton has little undeveloped land available, so future housing development will be constrained by existing development or require demolishing existing structures, improvements, and uses. The shortage of available vacant land may constrain housing production due to the increased costs associated with redevelopment.

Section C.2 Governmental Constraints

C.2.1 Introduction

Local policies and regulations can affect the quantity and type of residential development. Since governmental actions can constrain the development and the affordability of housing, state law requires the housing element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code §65583(c)(3)).

As with other cities, Pleasanton's development standards and requirements are intended to protect the long-term health, safety, and welfare of the community. The City charges fees and has various procedures and regulations developers are required to follow. There are many locally imposed land use and building requirements that can affect the type, appearance, and cost of housing built in Pleasanton. These local requirements include zoning standards, development processing procedures, development fees, and subdivision design standards. Other building and design requirements imposed by Pleasanton follow state laws, the California Building Code, Subdivision Map Act, energy conservation requirements, etc. In addition to a review of these policies and regulations, an analysis of the governmental constraints on housing production for persons with disabilities is included in this Section.

C.2.2 Land Use Controls

This section provides an overview of the City’s land use controls and their relation to the City’s housing supply.

General Plan Land Use Designations

The City adopted the Pleasanton General Plan 2005 – 2025 in 2009. The Land Use Element of the General Plan directs the location and form of future development in the city.

The General Plan includes five land use designations that allow residential development at a variety of densities (see Table C-1). The General Plan indicates density ranges for residential development so that zoning districts can be consistent with the General Plan and to enable developments of varying densities to be built under each residential land use designation. The mid-point of the General Plan density ranges is used to designate holding capacity so that the City can plan its infrastructure, facilities, and services to accommodate new development. This concept acknowledges that development will occur both under and over the mid-point, while in general averaging towards the mid-point at build-out.

Table C-1: City General Plan Residential Land Use Designations

| General Plan Designation | Allowable Density Range | Average (Mid-Point) Density ¹ |
|-----------------------------------|-----------------------------|--|
| Rural-Density Residential | 0-0.2 units/acre | 0.2 units/acre |
| Low-Density Residential | 0-2 units/acre | 1.0 units/acre |
| Medium-Density Residential | 2-8 units/acre | 5.0 units/acre |
| High-Density Residential | 8+ units/acre | 15.0 units/acre |
| Mixed-Use | 20+ units/acre ² | N/A ² |

¹ The average or mid-point of the General Plan density ranges designates holding capacity so that the City can plan its infrastructure, facilities, and services to accommodate new development. Development is expected to occur both under and over the mid-point density, while averaging towards the mid-point at build-out.

² Density will be based on a planned unit development (PUD) or specific plan, but is subject to 150% maximum floor area ratio (FAR).

Source: City of Pleasanton General Plan

The Rural-, Low-, and Medium-Density designations are discrete density ranges, and the mid-point, in addition to being used for holding capacity, indicates a density above which project amenities are required to be provided to compensate for the added density of housing built. Land Use Element Policy 11 identifies the following examples of amenities to justify higher densities: provision of affordable housing and dedication and/or improvement of parkland, open space, or trails beyond City requirements.

While the General Plan does not establish density maximums for High-Density Residential and Mixed-Use designations, the maximum density for properties in these designations shall be determined on a case-by-case basis based on site characteristics, amenities, and affordable housing incorporated into the development (Land Use Element Policy 11). Furthermore, density maximums are established in zoning districts, described under Zoning Districts below.

Specific Plans

The City has a number of adopted specific plans, the majority of which were adopted to guide new development in largely undeveloped areas of the city; in most cases the land uses envisioned under those specific plans are now largely built out. The Downtown Specific Plan was originally adopted in 1989 with comprehensive updates in 2002 and 2019, addressing development and redevelopment within Pleasanton’s historic downtown and surrounding neighborhoods.

Zoning Districts

The Zoning Ordinance is Title 18 of the Pleasanton Municipal Code; Title 17 of the Pleasanton Municipal Code - Planning and Other Matters incorporates several chapters that also relate to land use and housing. The Zoning Ordinance and Zoning Map are available on the City’s website consistent with Government Code §65940.1(a)(1)(B). This Section analyzes the Zoning Ordinance and the zoning districts which allow residential development, including the Mixed Use-Transitional (MU-T) and Mixed Use-Downtown (MU-D) zoning districts, which were established in 2019 according to the Downtown Specific Plan. Table C-2 lists the zoning districts that allow residential development with a description of each.

Table C-2: Zoning Districts that Allow Residential Development

| Zoning District | Description |
|--|---|
| Agricultural (A) | Allows certain agricultural activities and ensures adequate light, air, and privacy for each dwelling unit. |
| One-Family Residential (R-1) | Allows one-family dwellings while preserving hillsides and protecting residential properties from hazards. |
| Multi-Family Residential (RM) | Allows a variety of types of dwellings while protecting residential properties from hazards. |
| Mixed Use-Transitional (MU-T) | Accommodates a range of lower-intensity commercial uses that are compatible with residential uses. |
| Mixed Use-Downtown (MU-D) | Supports a balanced mix of uses and is intended to foster a dynamic missed use destination at the southern end of the downtown that complements and extends the vitality of the existing Central-Commercial District. |
| Central Commercial (C-C) | Maintains a compact and more intensive central business district with an attractive pedestrian shopping area. |
| <i>Source: City of Pleasanton Zoning Ordinance</i> | |

Development Standards

Development standards can constrain new residential development if the standards make it economically unfeasible or physically impractical to develop a particular lot, or when it is difficult to find suitable parcels to accommodate development meeting the criteria for building form, massing, height, and density in a particular zoning district.

Through its Zoning Ordinance, the City enforces minimum site development standards for new residential uses. Table C-3 summarizes the basic standards for the City's zoning districts that allow residential development.

Table C-3: Development Standards in Zones that Allow Residential Development

| Zoning District | | Site Area / Unit (s.f.) | Max. Units / Acre ¹ | Min. Lot Dimensions | | | Min. Setbacks (ft.) | | | Group Usable OpenSpace / Unit (s.f.) | Floor Area Limit (Floor Area Ratio (FAR)) | Max. Height of Main Structure (ft.) |
|---------------------------------|------------|-------------------------|--------------------------------|---------------------|-------------|-------------|---------------------|-----------------------|-----------------|--------------------------------------|---|-------------------------------------|
| | | | | Area (s.f.) | Width (ft.) | Depth (ft.) | Front | One Side / Both Sides | Rear | | | |
| Agricultural | A | -- | 1/site | 5 acres | 300 | -- | 30 | 30/100 | 50 | -- | -- | 30 |
| One-Family Residential | R-1-40,000 | 40,000 | 1.09 | 40,000 | 150 | 150 | 30 | 5/50 | 30 | -- | 0.25 | 30 |
| | R-1-20,000 | 20,000 | 2.18 | 20,000 | 100 | 125 | 25 | 5/30 | 25 | -- | 0.30 | 30 |
| | R-1-10,000 | 10,000 | 4.36 | 10,000 | 80 | 100 | 23 | 5/20 | 20 | -- | 0.40 | 30 |
| | R-1-8,500 | 8,500 | 5.12 | 8,500 | 75 | 100 | 23 | 5/15 | 20 | -- | 0.40 | 30 |
| | R-1-7,500 | 7,500 | 5.81 | 7,500 | 70 | 100 | 23 | 5/14 | 20 | -- | 0.40 | 30 |
| | R-1-6,500 | 6,500 | 6.70 | 6,500 | 65 | 100 | 23 | 5/12 | 20 | -- | 0.40 | 30 |
| Multi-Family Residential | RM-4,000 | 4,000 | 10.89 | 8,000 | 70 | 100 | 20 ² | 7/16 ² | 30 ² | -- | 0.40 | 30 |
| | RM-2,500 | 2,500 | 17.42 | 7,500 | 70 | 100 | 20 ² | 8/20 ² | 30 ² | 400 ^{3,4} | 0.50 | 30 |
| | RM-2,000 | 2,000 | 21.78 | 10,000 | 80 | 100 | 20 ² | 8/20 ² | 30 ² | 350 ^{3,4} | 0.50 | 30 |

| Zoning District | Site Area / Unit (s.f.) | Max. Units / Acre ¹ | Min. Lot Dimensions | | | Min. Setbacks (ft.) | | | Group Usable OpenSpace / Unit (s.f.) | Floor Area Limit (Floor Area Ratio (FAR)) | Max. Height of Main Structure (ft.) | |
|-------------------------------|-------------------------|--------------------------------|---------------------|-------------|-------------|---------------------|-----------------------|-------------------|--------------------------------------|---|-------------------------------------|-----------------|
| | | | Area (s.f.) | Width (ft.) | Depth (ft.) | Front | One Side / Both Sides | Rear | | | | |
| | RM-1,500 | 1,500 | 29.04 | 10,500 | 80 | 100 | 20 ² | 8/20 ² | 30 ² | 300 ^{3,4} | 0.50 | 30 |
| Mixed Use-Downtown | MU-D | 1,000 | 43.56 | -- | -- | -- | -- | -- | -- | 150 | 3.0 | 46 / 3 stories |
| Mixed Use-Transitional | MU-T | 1,000 | 43.56 | 10,000 | 80 | 100 | 20 | 10/20 | 10 | 150 | 1.25 | 36 / 2 stories |
| Central Commercial | C-C | 1,000 | 43.56 | -- | -- | -- | -- | -- | -- | 150 ⁴ | 3.0 | 40 ⁵ |

¹ Densities described in the City's Zoning Ordinance as units per square foot have been converted to units per acre.

² For developments with 10 or fewer multi-family units on RM-zoned properties within the Core Area Overlay District, setback requirements are reduced to 15-foot front setback, 5-foot one side, 10 feet both sides, and 10-foot rear setback.

³ In the RM Zoning Districts, each dwelling unit shall have a minimum of 150 square feet of private usable open space at the ground level and 50 square feet of private usable open space above ground level.

⁴ For developments with 10 or fewer multi-family units on RM and C-C-zoned properties within the Core Area Overlay District, open space requirements are reduced to 75 square feet for units with no more than one bedroom and 50 square feet per bedroom for units with two or more bedrooms.

⁵ For properties in the C-C Zoning District and within the Downtown Specific Plan, building heights of up to three stories are allowed consistent with Downtown Specific Plan policies.

Source: *City of Pleasanton Zoning Ordinance, City of Pleasanton Downtown Specific Plan*

Parking Requirements

Required parking spaces for residential uses are shown in Table C-4, and reduced parking rates for RM and C-C-zoned properties within the Core Area Overlay District are shown in Table C-5.

Table C-4: Residential Parking Rates

| Residential Use | Required Number of Spaces |
|--|---|
| Single Family Homes | Minimum 2 parking spaces with at least one space located in a garage or carport |
| Condominiums, Community Apartments, Separately Owned Townhouses | Minimum 2 parking spaces / unit with at least one space / unit located in a garage or carport |
| Apartment Houses | <ul style="list-style-type: none"> - 0-2-bedroom units: minimum 2 spaces / unit up to the 1st four units; 1.5 spaces / each additional unit - 3 or more-bedroom units: minimum 2 spaces / unit - Visitor parking: minimum one space / 7 units - At least one space / unit located in a garage or carport |
| Trailer Parks | Minimum 1 space / unit plus 1 additional space / every three units |

Source: City of Pleasanton Municipal Code 18.88.030

Table C-5: Residential Parking Rates – Core Area Overlay District¹

| Residential Use | Required Number of Spaces ² |
|-------------------------------------|---|
| Studio Apartments | Minimum 1 parking space / unit |
| 1 and 2-Bedroom Apartments | Minimum 1.5 parking spaces / unit *For mixed-use projects in the C-C Zoning District, minimum 1 parking space / unit for 1-bedroom units |
| 3-Bedroom or More Apartments | Minimum 2 parking spaces / unit |

¹ Applies to developments with 10 or fewer multi-family units on RM or C-C-zoned properties within the Core Area Overlay District.
² No visitor parking required. All parking may be uncovered
Source: City of Pleasanton Municipal Code 18.80.070

The City allows for parking reductions in certain circumstances:

- Eligible parcels within the downtown revitalization district can provide a public on-site amenity in lieu of off-street parking when approved by City Council.
- Fees in lieu of parking may be provided for properties in the C-C and MU zoning districts.
- Shared parking for uses with different operating hours may result in a reduction in the total number of parking spaces required.

The City also requires a transit benefit to be provided to residents of new projects that are located within one-half mile of a BART station and contain 20 or more multi-family dwelling units. At

minimum, the transit benefit would be one pass or tickets for local bus transit service for unlimited local travel for one person in each unit for a period of six months (Zoning Ordinance 17.26.020).

Development Standards Analysis

The basic development standards allow a moderate amount of density and intensity for residential development. The large-lot, single-family residential zoning districts (R-1-20,000 and R-1-40,000) are typically found in hillside areas where steep slopes and other environmental constraints dictate larger lots, greater setbacks, and increased open space.

The Core Area Overlay District provides flexibility from conventional development standards to facilitate housing in the downtown area. This Overlay District provides for reductions in setback, open space, and parking standards for multi-family and mixed-use developments of 10 or fewer units in the RM and C-C zoning districts. This allows more land to be used for housing in and near downtown and is reflective of the allowed density and historic single-family residential structures in and near downtown. Several developments have taken advantage of these reduced development standards in recent years, such as small infill projects located at 4727 Harrison Street and 4745 Augustine Street to construct two and three new apartments behind existing single-family homes.

The City also provides flexibility from conventional development standards through the Planned Unit Development (PUD) process, which is used extensively in Pleasanton. The Zoning Ordinance does not specify any development standards for PUDs, and instead indicates that standards be created on a case-by-case basis based on General Plan density, proposed housing type, City and developer objectives, opportunities to increase density and affordability, neighborhood issues, and environmental constraints. The City has been able to approve developments with higher overall densities, exceptions to certain development standards, and include a greater number of affordable housing units through the PUD process than it would have been possible with conventional zoning. For example, certain properties deemed suitable for higher density housing during the 5th Cycle Housing Element have been zoned as Planned Unit Development - Mixed Use (PUD-MU) with densities up to a maximum of 30 to 40 units per acre, minimum densities of 20 to 40 units per acre, maximum heights of 65 feet or five stories, and reduced parking requirements. An analysis of the PUD process is included in Section C.2.4 (Permits and Procedures).

Design Standards and Guidelines

Design standards and guidelines are evaluated as they have the potential to increase development costs and extend the permitting process if they are unclear or subjective. The City has design guidelines applicable to multi-family development on higher density housing sites and in downtown.

The Housing Site Development Standards and Design Guidelines, adopted in 2012, apply to higher density housing sites identified through the 5th Cycle Housing Element. The higher density housing sites are zoned PUD-HDR or PUD-MU; therefore, the Housing Site Development

Standards and Design Guidelines provide direction to developers and property owners on key components of use, density, building mass and height, setbacks, architectural features, parking, access, and street character. These standards and guidelines help to ensure that the flexibility of the PUD process does not create uncertainty for potential developers. However, some of the design guidelines are not mandatory or are subjective (e.g., *large open spaces should be the fundamental organizing element of the site plan (A8.a)*, *windows should emphasize vertical massing of buildings (C2.b)*, etc.). Similar standards and guidelines are included in the Hacienda Design Guidelines, which apply to certain higher density sites (e.g., BART site¹). The subjectivity of design guidelines could lead to a protracted approval process and potentially a denial based on guideline interpretation. Currently, Senate Bill 330 (Housing Accountability Act) precludes jurisdictions from applying subjective design standards to housing development projects; however, the provisions of Senate Bill 330 sunset on January 1, 2025 (unless otherwise extended by the State). The City is currently underway with an update to the existing Housing Site Development Standards and Guidelines to replace subjective design guidelines with objective standards, and to provide a broader range of objective design standards for more types of residential and mixed-use development, beyond high-density housing projects.

The Downtown Design Guidelines, adopted in 2004/amended in 2019, contain guidelines for multi-family zones, the majority of which are subjective. For example, *“Multiple-family housing complexes should be designed to follow the rhythm and scale of the surrounding homes.”* As application of these guidelines require City discretion, the City may consider refinement so that all critical standards are described objectively to ensure application to housing development projects is consistent with the Housing Accountability Act. The Objective Design Standards project underway would also be applicable to residential projects in the downtown, which will help to address this issue.

Provisions for a Variety of Housing

The City has adopted provisions in its Zoning Ordinance that facilitate a range of residential development types. Table C-6 provides a list of housing types and the zoning districts in which they are permitted, require a conditional use permit, or are not permitted.

¹ AB 2923 requires a minimum net density of 75 units per acre on BART TOD sites. Consistent with AB 2923, the City will update the Housing Site Development Standards and Design Guidelines by July 1, 2022.

Table C-6: House Types Permitted by Zoning District

| Housing Type | Zoning Districts | | | | | | | |
|--|------------------|------------------------|--------------------------|--------------------|------------------------|--------------------|--------------------|--------------------------------|
| | Agricultural | One-Family Residential | Multi-Family Residential | Mixed Use-Downtown | Mixed Use-Transitional | Central Commercial | Service Commercial | Freeway Interchange Commercial |
| | A | R-1 | RM | MU-D | MU-T | C-C | C-S | C-F |
| Single-family dwellings | P ¹ | P | P | - | - | - | - | - |
| Multi-family dwellings | - | - | P | P ² | P ² | P ³ | - | - |
| Trailer/mobile home parks | - | - | C ⁴ | - | - | - | C | C |
| Accessory dwelling units | P | P | P | P | P | P | - | - |
| Nursing homes and senior care/assisted living facilities | C | C ⁵ | P ⁵ | - | - | - | - | - |
| Homeless shelters ⁶ | - | - | - | - | - | - | C | - |
| Transitional housing (<6 persons) | P | P | P | P ⁷ | P | P ⁷ | - | - |
| Transitional housing (>6 persons) | - | - | P | - | - | - | - | - |
| Supportive housing (<6 persons) | P | P | P | P ⁷ | P | P ⁷ | - | - |
| Supportive housing (>6 persons) | - | - | P | - | - | - | - | - |
| Employee housing (agricultural) (6 or fewer employees per Health & Safety Code §17021.5) | P | P | P | - | - | - | - | - |
| Employee housing (agricultural) (up to 36 beds or 12 units/spaces per Health & Safety Code §17021.6) | P | C | - | - | - | - | - | - |
| P = Permitted C = Conditionally Permitted - = Not Permitted/Not Specified | | | | | | | | |

| Housing Type | Zoning Districts | | | | | | | |
|--------------|------------------|------------------------|--------------------------|--------------------|------------------------|--------------------|--------------------|--------------------------------|
| | Agricultural | One-Family Residential | Multi-Family Residential | Mixed Use-Downtown | Mixed Use-Transitional | Central Commercial | Service Commercial | Freeway Interchange Commercial |
| | A | R-1 | RM | MU-D | MU-T | C-C | C-S | C-F |

¹ Accessory living quarters without a kitchen for each dwelling on the site are permitted as an accessory use.

² Allowed by reference consistent with the Downtown Specific Plan.

³ Multi-family dwellings and mixed-use developments are permitted in the C-C district provided that dwellings not located above a permitted nonresidential use are be subject to the requirements for usable open space per dwelling unit of the RM-1,500 district, or if applicable, the Core Area Overlay District. Within the Downtown Specific Plan, residential is only allowed on upper floors on properties fronting Main Street but may be located behind commercial uses on properties without frontage on Main Street consistent with the Downtown Specific Plan.

⁴ A minimum of 4,000 square feet of site area is required for each trailer space (Zoning Ordinance 18.108.030.B).

⁵ For not more than three patients.

⁶ Homeless shelters within the Service Facilities (SF) Overlay District that meet the requirements in Zoning Ordinance Chapter 18.82 shall be a permitted use.

⁷ Use is not permitted on the ground floor when the property is also located in the Active Ground-Floor Overlay District, except where an exemption is granted consistent with Zoning Ordinance Chapter 18.81.

Source: City of Pleasanton Zoning Ordinance

Multi-Family

Multi-family dwellings are permitted in the RM district and C-C zoned properties that meet the site development standards described in Table C-3. Multi-family housing is also allowed as a permitted use on properties zoned PUD-MU provided the minimum and maximum densities along with other standards included in the applicable design standards and guidelines are adhered to.

Developments, including multi-family dwellings, within MU-T and MU-D zoning districts are required to be reviewed and approved through the planned unit development (PUD) process. The MU-T and MU-D zoning districts were recently adopted through the Downtown Specific Plan effort (August 2019) and were the result of a task force-led discussion about the long-term vision for the current Civic Center site¹ and the areas along Old Bernal Avenue and the east side of Peters Avenue. Additionally, the new land use designations also created vertical consistency between the General Plan, Specific Plan, and Zoning since there were previously numerous inconsistencies. The PUD process is discussed under Section C.2.4 (Permits and Procedures).

Mobile Home Parks

Chapter 18.108 (Trailers and Trailer Parks) provides supplemental standards for the establishment, maintenance, and operation of mobile home and trailers parks in Pleasanton. Development standards applicable to mobile home and trailer parks include:

- Minimum site area of five acres
- Minimum 4,000 square feet of site area for each trailer space
- Usable open space required consistent with the zoning district
- Landscaping required consistent with the Zoning Ordinance

A preexisting mobile home or trailer park would not be deemed nonconforming if the minimum site area requirements are not met, allowing existing mobile home parks to make improvements and continue operations without triggering additional requirements that may be financially burdensome. These standards do not pose a constraint to the development of mobile homes in Pleasanton.

Accessory Dwelling Units (ADUs)

Zoning Ordinance Chapter 18.106 (Accessory and Junior Accessory Dwelling Units) provides supplemental standards for new ADUs, converted ADUs, and Junior ADUs. These standards were adopted in March 2021 to reflect current state law. The City prohibits the use of ADUs as short-term rentals and as indicated in state law, requires a rental period greater than 30 days. A restrictive covenant is required to be recorded against a lot containing an ADU to address the restrictions and regulations established in Chapter 18.106 and participation in the City's

¹ Moving the existing civic center site to the Bernal property would require voter approval.

monitoring program to determine rent price levels of ADUs being rented. However, the City has not held up building permit issuance for execution of the restrictive covenant.

Emergency Shelters/Low Barrier Navigation Centers

The City's Zoning Ordinance defines "homeless shelter" as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less (see California Health and Safety Code §50801(e)). Homeless or emergency shelters are allowed in the C-S Zoning District with a conditional use permit and in the Service Facilities (SF) Overlay District as a permitted use (approved ministerially with a zoning certificate) provided that all the requirements in Zoning Ordinance Chapter 18.82 are met (see Table C-6). The requirements in Chapter 18.82 include the following:

- The number of beds shall not exceed 50.
- The number of beds shall not exceed one bed for each 400 square feet of lot area.
- One parking space for every four beds, plus one parking space for each employee on the largest shift, plus one space for each company vehicle.
- No individual or family shall reside in a homeless shelter for more than 90 consecutive days. Extensions up to a total stay of 180 days may be provided if no alternative housing is available.
- Homeless shelters must be more than 300 feet apart.

The number of required parking spaces is lower compared to that required for hotels (i.e., one space per two beds) and for multi-family (see Tables C-4 and C-5). Therefore, these requirements are consistent with state law (Government Code §65583(a)(4)(A)).

The SF Overlay District applies to six parcels in Pleasanton that are within the C-S Zoning District (see Table C-7), however three of the six sites have recently been developed. Three remaining parcels are vacant or are currently developed with structures that could reasonable be converted into a shelter facility. Each of the parcels is within one half mile of retail services or other supporting services that occupants of the shelter could utilize or may have a need for, such as grocery stores, clinics/hospitals, churches, schools, public transportation, etc. The surrounding uses are retail and auto service orientated businesses, and not heavy industrial operations. Additionally, the surrounding uses may offer potential of employment opportunities for those shelter occupants pursuing employment. While the City's zoning standards allows one bed per 400 square feet of lot area, the City conservatively assumed a rate of one bed per 600 square feet based on previous discussions with local emergency shelters. Considering these assumptions, the three potential sites could accommodate up to 129 emergency shelter beds. In 2021, the City estimated that there were 120 unsheltered homeless people in Pleasanton as a Point-in-Time (PIT) Count was not conducted in 2021 due to COVID-19 (see Table A-10).

Table C-7: Potential Emergency Shelter Sites

| Address | APN | Zoning | General Plan | Lot Size | Site Capacity (est. # of beds) | Current Use | Surrounding Uses | Proximity to Services |
|-----------------------------------|---------------|--------|--------------|----------|--------------------------------------|---------------|---|---|
| 3956 Santa Rita | 946 110000300 | C-S | Commercial | 0.51 | 37 | Existing home | Industrial, auto services, commercial/retail, grocery store, office, freeway | 0.5 miles to Wal-Mart Shopping Center |
| Vervais Ave. | 946 169100700 | C-S | Commercial | 0.10 | 7 | Vacant | Carwash, park, bank, mobile home park, commercial, retail | 0 miles |
| 3595 Utah St. | 946454202201 | PUD-C | Commercial | 1.17 | 85 | Vacant | Office, vet, auto service, auto part sales, auto paint shop, auto body repair, equipment rental, vacant land, restaurants, gas station, retail church | 0.46 miles to Oakhills Shopping Center |
| Total | | | | | 129 | | | |
| <i>Source: City of Pleasanton</i> | | | | | | | | |

Additionally, the City's Zoning Ordinance does not specifically address Low Barrier Navigation Centers pursuant to AB 101 (Government Code §65660 et seq.). Low Barrier Navigation Centers are Housing First, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low Barrier Navigation Centers must be allowed by-right in all residential zones, areas zoned for mixed-uses, and nonresidential zones permitting multi-family uses.

Transitional Housing and Supportive Housing

In addition to emergency shelters, transitional housing is a type of housing used to further facilitate the movement of homeless individuals and families to permanent housing. It can serve those who are transitioning from rehabilitation or other types of temporary living situations (e.g., domestic violence shelters, group homes, etc.). Transitional housing can take several forms, including group quarters with beds, single-family homes, and multi-family apartments, and typically offers case management and support services to return people to independent living (usually between six and 24 months). Transitional housing is defined as buildings configured as rental housing development but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months (Zoning Ordinance 18.08.568).

Supportive housing is defined as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (Zoning Ordinance 18.08.552).

Transitional and supportive housing must be allowed in all zones that allow residential uses and subject to the same development standards that apply to other residential uses of a similar type within these zones. Furthermore, AB 2162 (Government Code §65650-65656) requires supportive housing to be allowed by-right in zones where multi-family and mixed-uses are permitted, including nonresidential zones that allow multi-family uses, if the proposed development meets certain criteria (e.g., deed restricted for 55 years to lower income households, serving "target population" of homeless individuals, minimum area dedicated for supportive services, etc.).

The City only allows transitional and supportive housing for six or fewer persons in the MU-T, MU-D, and C-C zoning districts that allow multi-family residential projects of higher densities. The City would need to expand the allowance for transitional and supportive housing of more than six persons into these zoning districts. Additionally, Chapter 18.107 (Supportive Housing and Transitional Housing) does not reflect that supportive and transitional housing is allowed in the recently adopted MU-T and MU-D zoning districts and should be amended to be consistent with the updated allowed uses.

Lastly, development standards for supportive and transitional housing are applied consistent with state law, and density is calculated as the first six beds being equivalent to one dwelling unit and every three beds thereafter being equivalent to one dwelling unit (Chapter 18.107).

Farmworker Housing

Employee housing (agricultural) of six or fewer employees is allowed in the A, R-1, and RM zoning districts, consistent with Health and Safety Code §17021.5 that requires employee housing for six or fewer persons to be treated as a single-family structure and residential use.

Health and Safety Code §17021.6 requires that employee housing consisting of no more than 36 beds or 12 units or spaces in group quarters designed for use by a single family or household to be treated as an agricultural use. No conditional use permit, zoning variance, or other discretionary zoning clearance can be required that is not required of any other agricultural activity in the same zone. Employee housing (agricultural) consistent with Health and Safety Code §17021.6 is allowed in the A Zoning District and in the R-1 Zoning District with a conditional use permit. A conditional use permit is required for agricultural activity in the R-1 Zoning District; therefore, the zoning requirements are consistent with state law.

Single-Room Occupancy (SROs)

A Single Room Occupancy (SRO) unit is considered a small, affordable housing unit that can serve as an entry point into more stable or long-term housing for people who previously experienced homelessness. SRO units may have shared cooking or bathroom facilities and may be efficiency units as defined in Health and Safety Code §17958.1. The City's Zoning Ordinance does not specifically identify SRO units as a permitted use, but the City has stated that an SRO application would likely be processed as a multi-family dwelling application. The City will amend the Zoning Ordinance to specifically allow SRO units in at least one zoning district.

Manufactured Housing

While it is the City's practice is to treat a manufactured home on a foundation as a conventional single-family home consistent with Government Code §65852.3, the Zoning Ordinance does not reflect this practice. Therefore, the City will amend its Zoning Ordinance to clarify compliance with state law (e.g., definition of single-family home or one-family dwelling, etc.).

Housing for Persons with Disabilities

Persons with disabilities normally have certain housing needs that include accessibility of dwelling units, access to transportation, employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive services. The Lanterman Developmental Disabilities Services Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. This classification includes facilities that are licensed by the State of California to provide permanent living accommodations and 24 hour primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. It includes hospices, nursing homes, convalescent facilities,

and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug addictions. The use of property as a licensed residential care facility for the care of six or fewer persons must be considered a residential use that is permitted in all residential zoning districts. No local agency can impose stricter zoning or building and safety standards on these homes than otherwise required for homes in the same district.

The City complies with state law regarding allowing group homes with six or fewer individuals by right (see Transitional and Supportive Housing, above). There are no spacing requirements or other standards to limit their establishment. Also, the City defines “family” to include unrelated individuals living as a housekeeping unit. To further facilitate these types of housing, the City has reduced the number of parking spaces for assisted living and other special needs housing projects through the PUD process, where it is shown that the demand for the required parking does not exist. Furthermore, the Zoning Administrator has the authority to determine the number of parking spaces for uses not specified in the Zoning Ordinance.

The City ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations and the Americans with Disabilities Act (ADA)) and federal requirements for accessibility. Additionally, it is the City’s practice to require universal design standards¹, such as roll-in showers, in a minimum of 10 percent of total units in all multi-family projects of more than 15 units as a condition of project approval.

Reasonable Accommodation

Both the federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Ordinance to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances. Municipal Code Chapter 18.86 (Reasonable Accommodation) establishes a formal procedure for individuals with disabilities seeking equal access to housing to request a reasonable accommodation and criteria to be used when considering such requests. The Code allows a reasonable accommodation request to be made by any person with a disability or their representative when the rules, standards, and practices required for housing acts as a barrier to fair housing opportunities. The following factors are required to be considered prior to a decision on a reasonable accommodation request:

¹ Universal design refers to building in a way that makes it accessible to everyone. For example, levers instead of knobs on doors make them easier to open

- Whether the subject housing will be used by a person with a disability.
- Whether the request is necessary to make specific housing available to a person with a disability.
- Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the City.
- Whether the reasonable accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning.
- Potential impact on surrounding uses.
- Physical attributes of the property and structures.
- Alternative reasonable accommodations which may provide an equivalent level of benefit.

These are reasonable factors for the City to consider in approving a reasonable accommodation request. The City has not had any reasonable accommodation requests over the last planning period.

Density Bonus and Incentives for Affordable Housing

The City provides for the development of affordable housing for lower-income households through its affordable housing bonus program (Chapter 17.38 (Density Bonus) of the Municipal Code). These density bonus provisions were updated most recently in 2013 in accordance with state density bonus law (Government Code §65915 et seq.). In 2020, AB 2345 was adopted, which increased the allowed density bonus from 35 percent to 50 percent for qualifying development projects. Therefore, Chapter 17.38 should be updated for consistency with AB 2345. Also, General Plan Land Use Element Policy 11 discusses a 25 percent density bonus for affordable housing on PUD-zoned parcels, which is inconsistent with Chapter 17.38 and state law. The City should amend Land Use Element Policy 11 for consistency.

Incentives may be approved for projects that provide affordable housing, including affordable units consistent with the City's inclusionary housing requirements (see Inclusionary Housing below). Examples of incentives that may be approved for projects with on-site affordable units are:

- Fee waiver or deferral
- Design modifications (reduced setbacks; reduction in infrastructure requirements; reduced open space requirements; reduced landscaping requirements; reduced interior or exterior amenities; reduction in parking requirements; and height restriction waivers)
- Use of available lower income housing funds for the purpose of providing second mortgages to prospective unit owners or to subsidize the cost of a unit to establish an affordable rent or an affordable sales price

- Priority processing of building and engineering approvals

Inclusionary Housing

Inclusionary Housing Ordinance

In 2000, the City adopted an Inclusionary Zoning Ordinance (IZO) (Municipal Code Chapter 17.44) which modified the City's requirements for the provision of affordable housing by the builders of new residential projects. The IZO, which has not been amended since 2000, requires below market rate units to be provided in the following projects:

- New single-family residential developments of 15 units or more must provide at least 20 percent of its units at a below-market sales price
- New multi-family development of 15 or more units must provide at least 15 percent of the total units for multi-family developments).

Inclusionary units must be dispersed throughout the project, unless otherwise approved by the City, and be constructed with identical exterior materials and an exterior architectural design that is consistent with the market rate units in the project. However, inclusionary units can be smaller and have fewer interior amenities than the market rate units in the project. Other requirements are that the inclusionary units remain affordable in perpetuity through recordation of an affordable housing agreement, and that the inclusionary units in a project be constructed concurrently within or prior to the construction of the project's market rate units.

The primary emphasis of the IZO is to achieve the inclusion of affordable housing units to be constructed in conjunction with market rate units within the same project in new residential projects. However, since this may not always be practical, alternatives are available for a development to meet its inclusionary requirement. At the discretion of the City, alternatives include:

- Construction of units off-site at a location within the city other than the project site
- Land dedication
- Credit transfers if a project exceeds the total number of inclusionary units required
- Alternate methods of compliance as approved by the City Council
- Payment of a lower income housing fee

The use of any of these alternative methods of compliance is subject to City review and approval memorialized in an Affordable Housing Agreement. The Agreement is negotiated by City staff and the applicant. It is then brought to the Housing Commission for recommendation and ultimately to the City Council for final approval. Agreements include a contribution of lower income housing funds towards the project to help offset the cost of including affordable units. The process is run simultaneously with the development application review and does not extend the development

review process. No project has ever been denied due to the failure to negotiate an Affordable Housing Agreement that has been acceptable to both the City and the applicant.

Commercial, office, and industrial development are also required either to construct affordable units or pay an in-lieu fee. Residential projects of fewer than 15 units are required to pay an in-lieu affordable housing fee. In 2018, the City prepared nexus studies to help determine appropriate amounts to charge for the lower income housing (in-lieu) fee. The analysis evaluated the maximum fee for residential (for-sale and for-rent development) and non-residential development and assisted the City with the establishment of updated in-lieu fees (see Permit and Development Fees for a discussion of City fees).

Pleasanton's inclusionary requirements help to achieve the City's affordable housing goals by increasing the production of residential units affordable to households of very low, low, and moderate income either through construction of units or by providing funds for affordable housing. Another purpose of the requirement is to ensure that the remaining developable land in Pleasanton is utilized in a manner consistent with the City's housing policies and community's needs.

Inclusionary Housing Analysis

The City's IZO has been in effect for over 20 years. During this time, housing costs in Pleasanton have increased, consistent with trends in Alameda County (see Housing Needs Assessment Figures A-40 and A-43). However, the cost of housing is higher in Pleasanton compared to Alameda County overall. The difference in housing cost is affected by many factors including scarcity of developable land, high scoring schools, abundant services and recreational opportunities, high quality infrastructure, easy accessibility to major employment centers, and desirable location and setting, which have likely been primary factors driving housing prices in Pleasanton.

The rate of housing production in Pleasanton has exceeded housing growth in Alameda County as a whole. Since the adoption of inclusionary zoning in 2000, the total amount of housing in Pleasanton has grown by almost 19 percent, while total housing growth in Alameda County grew by approximately 13 percent. This suggests that there were no significant adverse impacts on housing production as a result of the inclusionary housing requirements in Pleasanton.

Additionally, over the last Housing Element Cycle (5th Cycle), from 2015 through 2020, permits were issued for a total of 1,310 above moderate units, 45 moderate income units, 78 low-income units, and 230 very low-income units. This is an average of 277 residential unit permits per year and exceeded the overall 5th Cycle Regional Housing Needs Allocation (RHNA), with the surplus being in the above moderate-income category. Pleasanton has performed similarly or better than comparable jurisdictions in making progress toward the City's lower income RHNA.

Growth Management

The City adopted its first Growth Management Ordinance (GMO) in 1978, designed to regulate the location and rate of new residential growth in a period of sewage treatment constraints and air quality concerns¹. The GMO is contained in Chapter 17.36 of the City's Municipal Code. The following are exempt from the GMO:

- ADUs and JADUs approved in accordance with City zoning regulations.
- Mobile homes and/or living quarters located on school sites, public and institutional properties, and commercial/industrial properties used for security purposes or other purposes ancillary to the primary use, the use of which has been approved in accordance with City zoning regulations, when such residential units do not exceed one dwelling per site.
- A condominium conversion or replacement unit of an existing unit demolished and/or destroyed.

In 2010, the City amended its GMO so it would not prevent the City from approving residential development that furthered the City's process towards RHNA. The City completed further revisions in 2012 and 2013 to streamline the growth management process and address requirements and conditions resulting from the Urban Habitat Settlement Agreement concerning the City's housing cap and RHNA. In 2015, the City made additional amendments to ensure that the GMO does not include constraints that would prevent the City from meeting its share of the regional housing need for all income levels during the Housing Element planning period per 5th Cycle Housing Element Program 30.2. The 2015 amendment included a provision that if growth management unit allocations are unavailable during a particular year and the City has approved a project containing affordable units that is subject to an Affordable Housing Agreement, growth management unit allocations from previous and/or future years shall be approved in the number required to accommodate the affordable housing units. Accommodating such units may require borrowing from the next regional housing needs allocation period.

The current annual housing unit allocation commencing July 1, 2014, through July 30, 2022, is 235 units per year, and is consistent with the 5th Cycle RHNA allocation requirements. Since 2016, the Growth Management Ordinance has not been a limiting factor on housing production or cost, as affordable and high-density projects associated with the previous Housing Element update rezoning's were exempt from Growth Management approval and the number of issued residential building permits has been, on a yearly basis, lower than the annual GMO unit allocation.

¹ The 1978 growth management ordinance, Ordinance 849, was also known as the Residential Allocation Program (RAP). Over time, the RAP became known as the Growth Management Ordinance (GMO).

The City's GMO has been in effect for over 40 years, but amendments in the last 10 years have altered its applicability in relation to affordable housing. While housing costs in Pleasanton have increased over the last 10 years, those increases have been consistent with trends in Alameda County (see Housing Needs Assessment Figures A-40 and A-43). However, the cost of housing is higher in Pleasanton compared to Alameda County overall. The difference in housing cost is affected by many factors including scarcity of developable land (also see Urban Growth Boundary discussion below), high scoring schools, abundant services and recreational opportunities, high quality infrastructure, easy accessibility to major employment centers, and desirable location and setting, which have likely been primary factors driving housing prices in Pleasanton. Also, the rate of housing production in Pleasanton has exceeded housing growth in Alameda County as a whole. Since 2010, the total amount of housing in Pleasanton has grown by approximately nine percent, while total housing growth in Alameda County grew by approximately five percent. This suggests that there were no significant adverse impacts on housing production resulting from Pleasanton's GMO relative to housing production in Alameda County.

The GMO could add a layer of processing to development review if development applications require decisions related to borrowing, reallocation, and other growth management approval options. The added time to process a development adds cost to a project. However, the cost to complete a project is not likely to affect the price of homes, as the price of housing is based on what the market is willing to bear, and the added costs are more likely to reduce the profit for the property owner rather than increase the price of a housing unit on the market.

The Housing Crisis Act of 2019 (Senate Bill 330, Government Code §66300) prohibits jurisdictions from implementing any provision that limits the number of housing unit approvals or permits that can be issued or acts as a cap on the number of housing units that can be approved or constructed over any period. The Housing Crisis Act went into effect on January 1, 2020 and remains in effect until January 1, 2025.

Urban Growth Boundary

The Urban Growth Boundary (UGB) is a line, adopted as a component of the General Plan, that delineates the outer edge of land planned for future development at General Plan buildout. The UGB is included in Pleasanton's General Plan and distinguishes areas generally suitable for urban development and the provision of urban facilities and services from areas considered more suitable for the long-term protection of natural and scenic resources (particularly ridgeline views) and open space uses such as large lot agriculture and grazing, and parks and recreation. The UGB also helps to define and create open space buffers between communities to maintain a distinct edge and separation between urbanized areas. The northern boundary and parts of the eastern boundary lines represent other jurisdictional limits, the cities of Dublin and Livermore, respectively, beyond which Pleasanton cannot extend. The western and southern boundaries, comprised of steep slopes and ridges, reflect the joint policies of the City, Alameda County, and the Local Agency Formation Commission (LAFCO) to avoid development in topographically and environmentally constrained lands and encourage development within infill areas of existing City

limits. Its intent is not to limit growth but to promote “smart growth” by focusing new housing in areas where services can be readily provided, and which avoid major environmental issues.

The East Pleasanton Specific Plan area is the only area where the UGB limits the extent of development in an area where development is feasible. In this area, approximately 100 acres of incorporated land lies outside the UGB, approximately 75 acres of which is potentially developable as residential uses (the other 25 acres is located within the Livermore Airport Protection Area which prohibits residential development). However, the East Pleasanton Specific Plan area also includes approximately 100 acres of vacant land remediated from previous mining operations that are within the City limits and within the UGB. [To be expanded as sites inventory is developed (i.e., land within City limits is sufficient for RHNA, etc.)]

Other Local Ordinances

The City does not have other ordinances, such as a short-term rental ordinance, that directly impact the cost and supply of residential development.

C.2.3 Building and Housing Codes and Enforcement

Pleasanton uses the California Building Code (CBC) which sets minimum standards for residential development and all other structures. The standards may add material and labor costs but are necessary minimums for the safety of those occupying the structures. The City’s Building and Safety Division has adopted special construction rules primarily for safety related reasons, and to further clarify the requirements of the CBC. Examples of this are the Code requirements regarding increased pool height fencing for life-safety reasons and additional rebar requirements in soils susceptible to failure during an earthquake. These standards may increase initial construction costs, but over time will improve the safety of residents. The City’s Building and Safety Division reviews all buildings for conformance with the CBC and other codes to ensure the health and safety of its residents.

The Building and Safety Division enforces energy conservation standards enacted by the state and Municipal Code Chapter 17.50 (Green Building), which generally requires new residential projects and residential additions greater than 2,000 square feet in size to incorporate Leadership in Energy and Environmental Design (LEED) or GreenPoint Rated measures. The standards may increase initial construction costs, but over time will result in energy cost savings.

The City’s Code Enforcement Division enforces the Pleasanton Municipal Code. Code enforcement practices are primarily complaint-driven, and Code Enforcement Staff works with property owners and other appropriate City Staff to resolve and legalize violations. This includes identifying housing units which are substandard, overcrowded, or unsafe and working with other City staff to remedy these deficiencies. By requiring repair, maintenance, and compliance with building and fire codes and zoning requirements (e.g., setbacks), the City’s code enforcement efforts have eliminated hazardous conditions which are a threat to housing and residents of all income levels. From 2016 to 2020, an average of five cases regarding substandard conditions at

single-family and multi-family residences were addressed annually (see Table A-13). The impact of these efforts on housing safety and maintaining decent housing conditions is significant even if only few issues are address every year.

C.2.4 Permits and Procedures

Permits and Procedures

The intent of Pleasanton’s development review process is to ensure a comprehensive, inclusive process in the least practical amount of time. It is the City’s experience that processes which actively encourage citizen participation and input into new development projects have a higher likelihood of approval without risk of legal challenge that further delays project implementation.

The time required to process a project varies from one entitlement to another and is directly related to the size and complexity of the proposal, as well as the number of actions or approvals needed to complete the process. Table C-8 identifies approvals and/or permits that could be required for residential planning entitlements, their corresponding approval body, and the typical or estimated approval timeline. It should be noted that every project would not have to obtain each permit/approval, and the City frequently process related approvals (e.g., a Conditional Use Permit and Design Review), concurrently.

Table C-8: Typical Approval Timelines

| Permit/Approval Type | Review Authority | Typical Approval Timeline ¹ |
|---|----------------------|--|
| Design Review – Staff | Zoning Administrator | 6 weeks |
| Design Review – Planning Commission | Planning Commission | 8 weeks |
| Conditional Use Permit | Planning Commission | 8 weeks |
| Planned Unit Development (PUD) | City Council | 6 months ² |
| <p>Note: All other permit/approvals are assumed to be subject to a Mitigated Negative Declaration/Negative Declaration or lower-level environmental review.</p> <p>¹ Typical approval timeline after a project is deemed complete; applicant work periods or delays would lengthen these timelines.</p> <p>² For projects that do not require major legislative action such as annexation or are located outside of the City’s Urban Growth Boundary.</p> <p>Source: <i>City of Pleasanton Zoning Ordinance, City of Pleasanton</i></p> | | |

While the City uses both conventional zoning and PUDs, most new housing developments are processed under the PUD procedure, either at the request of the applicant or as required by the Zoning Ordinance (e.g., PUD, MU-T and MU-D zoning districts). Development in conventional zoning districts requires only design review and possibly conditional use permit approval (see Table C-6).

In some cases, where new development is proposed for large, undeveloped or underdeveloped areas with a variety of property owners and potential infrastructure coordination issues and/or environmental sensitivity, the City uses the specific plan process for the area. The specific plan

is followed by pre-zoning and annexations for unincorporated areas, or directly by PUD rezoning and development plans for areas already within City boundaries.

More detailed analysis of the PUD, design review, and conditional use permit processes is below.

Planned Unit Development

Pleasanton makes extensive use of Planned Unit Development (PUD) zoning to provide residential builders with substantial flexibility in planning their projects. The PUD process is used both for projects on sites that are designated and/or zoned for residential uses; and frequently for sites that are requesting either a zone change, General Plan amendment, or annexation into the City for the purposes of residential development.

The formal PUD submittal requires developers to prepare a comprehensive development package consisting of site plans, grading plans, landscape plans, building architecture or design guidelines, and case-specific studies such as traffic reports and acoustical analyses. These documents are reviewed by City staff, the public is notified, and public hearings are held by the Planning Commission and City Council. In some cases, the Housing Commission first considers the project to make recommendations and to assess the affordability and compliance with the Inclusionary Zoning Ordinance; this occurs during, not after, City staff's review of the project. The Planning Commission makes its recommendation to the City Council, which adopts an ordinance approving a PUD development plan. The environmental review for these projects may be an EIR or Negative Declaration (or Mitigated Negative Declaration), unless the project is within a Specific Plan area for which an EIR was previously prepared, and provided the project is found to be in conformance with the Specific Plan, no further environmental analysis occurs.

The City encourages, prior to submittal of a formal PUD application, the use of the preliminary review process. Although not required, the City has found that this three-to four-week review process facilitates and shortens the overall process. No fee is required (except where a Planning Commission work session is requested for early input on the preliminary application), and detailed plans are not required; submittal of a conceptual site plan and building massing or designs is sufficient to achieve the intended purpose, which is to identify key issues, make suggestions to improve the project, and assign a City staff contact to work with the applicant. In some cases, neighborhood meetings or workshops conducted by the Housing Commission or Planning Commission are held, which, although adding time to review of a preliminary application can provide valuable early feedback to an applicant that allows them to move more efficiently through review of a formal application.

As previously noted, the City is preparing updated and expanded objective design standards for residential and mixed-use developments consistent with the Housing Accountability Act. For sites already zoned or designated for residential uses, while the PUD process requires City Council approval, in accordance with the Housing Accountability Act, the City will only base its review, and related approval or denial of a project, on the applicable objective standards that have been adopted by the City.

Design Review

The City's discretionary design review process is outlined in Chapter 18.20 of the Municipal Code. The purpose of the design review is to enhance Pleasanton's aesthetic values and ensure the preservation of the public health, safety, and welfare. Thresholds for design review authority are established for review by either the Zoning Administrator or Planning Commission. Generally, all models (for a production home project), custom single-family homes, and single-family home additions over 10 feet in height are reviewed by the Zoning Administrator. All new improvements and structures, except those in the PUD Zoning District, are reviewed by the Planning Commission. Therefore, all multi-family and mixed-use developments would require Planning Commission approval, unless City Council approval was required through the PUD process.

The review authority must consider various criteria prior to approval of a design review application, including:

- Preservation of the natural beauty of the city and the project site's relationship to it.
- Appropriate relationship of the proposed building and its site to adjoining areas, including compatibility of architectural styles, harmony in adjoining buildings, attractive landscape transitions, and consistency with neighborhood character.
- Preservation of views enjoyed by residents, workers within the city, and passersby through the community.

Similar to the analysis of Design Standards and Guidelines, the subjectivity of design review criteria could lead to a protracted approval process and potentially a denial based on interpretation. Currently, Senate Bill 330 (Housing Accountability Act) precludes jurisdictions from applying subjective design standards to housing development projects; however, in the future when provisions of Senate Bill 330 sunset on January 1, 2025 (unless otherwise extended by the State), the City should consider revising the design review criteria to reduce subjectivity to the maximum extent feasible. As noted, the City is in the process of developing updated and expanded design standards and guidelines for residential development, in order to reduce subjectivity in the design review process.

Conditional Use Permit

Certain housing types require conditional use permits (see Table C-6). The City's conditional use permit process is described in Chapter 18.124. Planning Commission is the review authority for conditional use permits, and must make the following findings before approving a conditional use permit:

- The proposed location of the use is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located.
- The proposed location of the use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to the properties or improvements in the vicinity.

- The proposed conditional use will comply with each of the applicable provisions of Chapter 18.124 (Conditional Uses).

To review any potential subjectivity in these findings, the first findings could be revised for objectivity. Objective findings and standards facilitate review and processing by providing certainty to both the applicant and review authority.

SB 35 Processing

The City has developed an application form and checklist for SB 35 applications. These materials provide guidance to applicants regarding the City's requirements and process for SB 35-eligible projects.

Building Permit Plan Check

After project approval is obtained, the applicant submits for building permit plan check. Recently the City has been experiencing a lapse of only a few months between project approval and building permit issuance for single-family homes. For example, a new single-family home approved on November 30, 2020, was submitted to the Building Division for permits on February 22, 2021. There have been no multi-family and mixed-use projects submitted since the onset of the pandemic.

Once building permit plans have been submitted, the typical review time for new construction has been five weeks for the initial submittal, three weeks for the first resubmittal, and one to two weeks for each subsequent resubmittal. In the months following the onset of the COVID-19 pandemic, review times were elongated somewhat as City staff worked remotely and established new electronic plan review submittal requirements. However, since the establishment of electronic plan reviews, review times have improved back to, if not better than, times before the start of the pandemic.

City divisions work together in the building permit and final map processes so that plan check occurs simultaneously among all divisions to streamline plan check. The Building and Safety Division coordinates the plan check and permit issuance procedure, while the Engineering Division coordinates the final map approval process. For projects which have been approved, the Building and Safety Division offers an expedited outside plan check process. Expedited permit processing is also offered as an incentive for housing developments which include at least 25 percent very low and low-income housing unit held in perpetuity. Finally, the City is completing technology upgrades to its permitting systems, funded by an SB2 grant, to improve the efficiency of the process, including on-line planning submittals and electronic plan review

Permit and Development Fees

The City requires payment of application fees for entitlement processing at the time of submission and development fees at time of building permit issuance. City fees are based on the City's costs of providing services and are reviewed and adjusted periodically. The City's permit and

development fees are available on the City’s website consistent with Government Code §65940.1(a)(1)(A).

Planning Fees

Table C-9 lists the City’s Planning Fees.

Table C-9: Planning Fees

| Application | Fee Amount |
|--|---|
| Zoning Certificate | \$0 |
| Design Review – Administrative | \$295 |
| Design Review – Minor (up to \$25,000 valuation) | \$295 |
| Design Review – Major (greater than \$25,000 valuation) | \$1,948 |
| Reasonable Accommodation | \$30 |
| Variance (general) | \$2,668 |
| Conditional Use Permit | \$885 |
| Planned Unit Development – 1 unit | \$3,542 |
| Planned Unit Development – 2 to 5 units | \$8,854 |
| Planned Unit Development – 6 to 15 units | \$17,708 |
| Planned Unit Development – 16 or more units | \$23,610 |
| Tentative Tract Map | \$5,478 |
| Tentative Parcel Map | \$590 |
| CEQA Negative Declaration | \$2,216 |
| CEQA Staff Review of EIR | 25% of Consultant Costs |
| Rezoning (without a PUD development plan) | \$14,509 |
| Rezoning (as part of a PUD development application) | \$2,361 |
| General Plan Amendment | \$17,554 |
| Specific Plan | 25% of Consultant Costs (\$2,365 minimum) |
| Preliminary Review (no public hearing) | \$0 |
| Preliminary Review (with public hearing) | \$1,712 |
| <i>Source: City of Pleasanton, January 1, 2021 Master Fee Schedule</i> | |

As described previously, most new housing developments are processed under the PUD procedure, either at the request of the applicant or as required by the Zoning Ordinance (e.g., PUD, MU-T and MU-D zoning districts). Higher density projects are likely to have more than 16 units and would be charged the \$23,610 fee for processing.

Development Fees

Development fees are applicable to newly constructed buildings and additions, or whenever a change of use within an existing building creates additional traffic and/or sewer impact. Fees cover the costs of City services and facilities. The City also collects various fees for outside

agencies. Outside agency fees include Zone 7 Water connection fees, Dublin-San Ramon Services District (DSRSD) sewer connection fees, Tri-Valley transportation fee, Zone 7 drainage fee, and Pleasanton Unified School District (PUSD) school impact fee. The City has no control over outside agency fees.

Table C-10 lists the City’s Development Fees.

Table C-10: Development Fees¹

| Development Fee | Single-Family | Multi-Family | Affordable Housing |
|---|--|--|---|
| Affordable Housing | \$46,076 ² | \$45,083 ³ | \$0 |
| Capital Facilities | \$17,430 ⁴ | \$12,419 | Single-Family or Multi-Family fee applies |
| Transportation | \$9,908 ⁵ | \$6,092 | \$469.63 |
| Tri-Valley Transportation* | \$4,901.69 | \$3,376.47 | \$0 |
| Sewer Connection – City ⁶ | \$500 | \$375 (condominium) \$330 (apartment or mobile home) | Single-Family or Multi-Family fee applies |
| Sewer Connection – DSRSD* ⁶ | \$13,659 | \$10,244 (condominium) \$9,016 (apartment or mobile home) | Single-Family or Multi-Family fee applies |
| Water Connection (City and Zone 7*) | Based on size of water meter(s) | | |
| Impervious Surface Drainage* | \$1.00 per square foot of impervious surface | | |

¹ All fees are per dwelling unit.

² Applies to single-family units over 1,500 square feet.

³ Applies to single-family units 1,500 square feet or less.

⁴ Applies to detached single-family units.

⁵ Applies to single-family and townhouse units.

⁶ These fees estimated based on typical wastewater characteristic factors and unit connection fees.

* Outside agency fee.

Source: City of Pleasanton Community Development Department, Development Fees Handout, March 20, 2021

Fee Analysis

Table C-11 shows total estimated planning and development fees for single-family and multi-family units.

Table C-11: Planning and Development Fees for Single-Family and Multi-Family

| | Single-Family | Multi-Family (100 units, market rate) ¹ | Multi-Family (300 units, affordable) ² |
|--|------------------|--|---|
| Planned Unit Development | -- | \$23,610 | \$23,610 |
| Design Review | \$1,948 | \$1,948 | \$1,948 |
| Tentative Tract Map | -- | \$5,478 | -- |
| CEQA Negative Declaration | -- | \$2,216 | -- |
| Affordable Housing | \$46,076 | \$4,508,300 | -- |
| Capital Facilities | \$17,430 | \$1,241,900 | \$3,725,700 |
| Transportation | \$9,908 | \$990,800 | \$140,889 |
| Tri-Valley Transportation* | \$4,901.69 | \$337,647 | -- |
| Sewer Connection – City | \$500 | \$37,500 | \$99,000 |
| Sewer Connection – DSRSD* | \$13,659 | \$1,024,400 | \$2,704,800 |
| Water Connection (City and Zone 7*) | \$32,440 | \$1,770,120 | \$3,886,080 |
| Impervious Surface Drainage* | \$3,000 | \$98,010 | \$228,690 |
| Total Fees | \$129,863 | \$10,041,929 | \$10,810,717 |
| Per Unit Fees | \$129,863 | \$100,419 | \$36,036 |
| Estimated Total Development Cost Per Unit ³ | \$665,500 | \$561,439 | \$404,573 |
| Estimated Proportion of Fees to Development Costs Per Unit | 19.5% | 17.9% | 8.9% |
| ¹ Assumes a 3-acre townhouse project that does not include on-site inclusionary housing. ² Assumes a 7-acre site, with 3 residential buildings. ³ Estimated development costs use market-driven cost assumptions for land and excludes developer profit and financing costs. * Outside agency fee. <i>Source: City of Pleasanton, LWC</i> | | | |

Development fees add to the cost of housing since they are passed on to the housing consumer by developers. Fees on a per-unit basis are lower for multi-family and affordable housing units and highest for single-family units.

C.2.5 On and Off-site Improvements

New development is required to provide public improvements to serve its new residents. The City has adopted engineering and design standards to inform developers of how these improvements should be constructed. Public improvement obligations include providing streets, curb, gutter, sidewalks, storm drainage, sewer connections, water connections, fire department access, street lights, and clean water-runoff measures. Required street right-of-way widths are based on street classification and range from 30 feet (alley) to 120 feet (parkway) (Municipal Code 19.36.040). While these types of requirements result in additional development costs, these improvements provide the necessary facilities and services for a safe and quality living environment, and the City offers reductions in these standards when appropriate (e.g., reduced street widths for areas with steep slopes).

Occasionally, the City will require off-site improvements in areas where further development will occur. In these cases, the City will require reimbursement agreements or other mechanisms to reimburse the developer for the cost of these off-site improvements (e.g., assessment districts, specific plan finance agreements, etc.). The City will typically contribute towards the cost of public improvements for affordable housing developments through its Lower-Income Housing Fund.

Section C.3 Non-Governmental Constraints

Market factors over which a local government has only limited ability to control can influence the jurisdiction's capacity to develop more housing. These market-related constraints include land cost, construction cost, and the availability of financing. An assessment of these non-governmental constraints can inform the development of potential actions that can ameliorate its impact.

C.3.1 Housing Supply/Conditions

Market Overview: For-Sale

As shown in the Needs Assessment (Appendix A, Figure A-40), the region's home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. The typical home in value in Pleasanton was estimated at \$1,213,900 in December 2020, a 143.8 percent increase from \$497,900 in 2001¹.

¹ According to the Zillow Home Value Index (ZHVI), in July 2021, typical home value increased to \$1,486,151 in Pleasanton, a 22.4 percent increase since December 2020.

Since the beginning of the recovery from the Great Recession in 2012, interest rates have been maintained at low levels of 3.5 to 4.5 percent. Due to the COVID-19 pandemic, however, national 30-year mortgage rates have dropped to historically low levels, declining to 2.7 percent in late 2020. When interest rates are low, capital investment and housing production generally increase, and more people are likely to take out a mortgage than when interest rates are higher. In addition, consumers are able to borrow more money for the same monthly payment. Extremely low interest rates are one of the factors that has led to overall increased home values in Pleasanton above what has been seen in the past several years. Coupled with the general desire during the pandemic to move from denser to more spacious neighborhoods, the housing market will likely continue to be competitive in the near future.

Market Overview: Rental

As shown in the Needs Assessment (Appendix A, Figure A-43), Pleasanton rents are higher than rents in Alameda County and the Bay Area as a whole. According to U.S. Census data, the median rent paid in Pleasanton in 2019 was \$2,290, increasing 62.4 percent in the past 10 years, while rents in Alameda County have increased 56.2 percent. Meanwhile, median rent in the Bay Area region has increased just over 54.0 percent in the same time period. The rate of rent increase in Pleasanton has outpaced both the County and the Bay Area.

Per the Needs Assessment (Appendix A, Figure A-44), renter households in Pleasanton experience a higher housing cost burden than homeowners. An estimated 22.6 percent of renters spend 30 to 50 percent of their income on housing compared to 13.7 percent of those that own. Additionally, 21.0 percent of renters spend 50 percent or more of their income on housing, while 9.9 percent of owners are severely cost-burdened. In total, almost 24 percent of homeowners are cost burdened, while almost 44 percent of renters are cost burdened.

C.3.2 Development Costs

Land Costs

Due to the shortage of vacant property in the city, a residual land value analysis was used to estimate the price of land in Pleasanton. The analysis used comparables recently sold within the past four years (2018 through 2021). Individual lots ranged from \$44 to \$137 per square foot, or about \$1,928,134 to \$5,956,728 per acre. Lot sizes ranged from approximately 3,920 to 146,797 square feet. Residential multi-family land in the city is estimated to cost an average of \$74 per square foot, or about \$3,228,376 per acre.

Though there was some raw land sale activity in Pleasanton, the city has little undeveloped land available. The shortage of available land in Pleasanton is considered a constraint to development, as housing production will most likely occur on more expensive opportunity sites for redevelopment. A developer will need to pay for the existing on-site improvement before demolishing it, resulting in a cost premium over vacant land. In addition, sites with existing uses will most likely incur more costs due to the removal of on-site structures.

Construction Costs

According to a March 2020 report published by the Turner Center for Housing Innovation at UC Berkeley, construction costs for multi-family housing in California have climbed 25 percent between 2009 and 2018. This increase is in part due to the higher cost of building materials, such as wood, concrete, and steel, as well as prevailing wage requirements. According to RSMeans, construction costs (including materials and labor but excluding soft costs such as fees) for a small apartment complex in the Pleasanton area ranged between \$171 to \$201 per square foot in 2021. However, based on the City's 2018 affordable housing impact fee nexus study, multi-family construction costs ranged from \$215 per square foot for a rental development and \$225 per square foot for a for-sale development. Construction costs have continued to increase since 2018. Construction costs can vary depending on the type of development, ranging from more expensive steel-frame Type I construction to more affordable wood-frame Type V. Due to the smaller scale, single-family homes tend to be more expensive to construct on a per square foot basis than multi-family. This cost can fluctuate depending on the type and quality of amenities to the property, such as expensive interior finishes, fireplaces, swimming pools, etc.

Soft costs are the costs that are not directly incurred by the physical construction of the development. These costs include services for architectural, consultant, and legal services, as well as permitting requirements and impact fees. They generally range from 15 to 30 percent of total development costs but can fluctuate depending on local fees and exactions. Please refer to the Permit and Development Fees section, above, for a discussion of the City's required permit and development fees.

C.3.3 Availability of Financing

The availability of financing can impact rates of homeownership. The ability to secure financing can be influenced by several factors, including creditworthiness, debt-to-income ratio, and the restrictiveness of mortgage lending standards. Reviewing data collected through the Home Mortgage Disclosure Act (HMDA) can reveal the role the lending market has had on local home sales. Home purchase loans in 2020 are summarized in the table below.

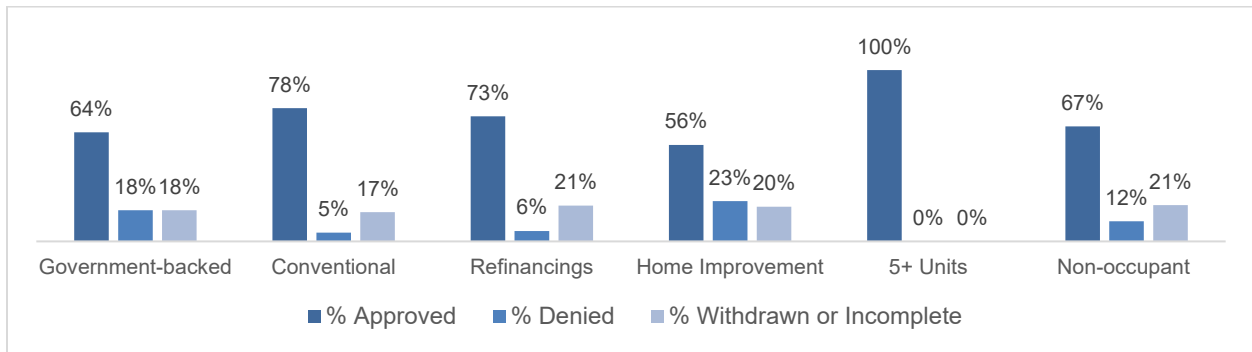
Almost all traditional home loan applications (between government-backed and conventional) in 2020 were for conventional loans, for a total of 894 home loan applications across both types. This disparity could be driven from high home values in Pleasanton, as government-backed loan programs typically have a maximum loan amount. The approval rate for conventional loans was 78 percent.

In competitive housing environments, where purchasing a new home may be out of reach for some, home renovations can be a desirable and more affordable way to add value to property. There were 183 home improvement applications in 2020. The approval rate for these types of applications was 56 percent.

Table C-12: Total Home Loan Applications

| Type | Total Applications |
|---------------------------|--------------------|
| Government-backed | 11 |
| Conventional | 883 |
| Refinancing | 5,591 |
| Home Improvement | 183 |
| 5+ Units | 3 |
| Non-occupant | 307 |
| <i>Source: HMDA, 2020</i> | |

Figure C-1: Home Loan Application Disposition



Source: HMDA, 2020

C.3.4 Market Constraints Summary

Economic conditions in Pleasanton reflect a competitive housing market. Residential developments can garner higher home sale prices and rental rates than across the ABAG region. As such, Pleasanton has market conditions that favor the development of both for-sale and for-rent housing. Due to high housing demand, however, Pleasanton is generally built out, so future housing development will be constrained by existing development or require demolishing existing structures, improvements, and uses. The lack of available vacant land may constrain housing production due to the increased costs associated with redevelopment.

C.3.5 Community Resistance to Housing

Another constraint to housing production in the Bay Area is community resistance to new developments. There are various concerns often expressed, including new housing developments will cause increased traffic, place a burden on other infrastructure (e.g., water supply, schools, etc.), adversely affect community character, and result in loss of valuable open space. Regardless of the factual basis of the concern, vociferous opposition can slow or stop development.

While potential opposition to affordable housing exists in many communities throughout the Bay Area, Pleasanton has implemented standards for high density sites and a development review process to involve appropriate decision makers and stakeholders to reduce the likelihood of project opposition. The City continues to inform the community about state requirements for facilitating housing and works diligently to maintain compliance with ongoing amendments to state law.

Section C.4 Environmental and Infrastructure Constraints

C.4.1 Environmental Constraints

Land to the west and south of the city includes open space, agriculture, and permanently protected ridge lands. Measures PP and QQ were voter approved and prohibit grading on slopes of 20 percent or greater or within 100 vertical feet of a ridgeline. However, parcels are allowed to have at least a minimum of 10 units.

Pleasanton’s downtown also include historic character and resources. In 2019, an Environmental Impact Report (EIR) was certified for the Downtown Specific Plan, which includes mitigation measures to protect the historic character of downtown. The City maintains a list of downtown residential structures located in residential zones determined to be historic resources. **[To be expanded as appropriate as site inventory is developed and CEQA analysis is conducted]**

C.4.2 Infrastructure Constraints

Water

Water supply is an issue at the forefront of long-term planning efforts in the City. The City adopted the 2020 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan in June 2021. The UWMP describes the City’s water deliveries and use, water supply sources, Water Conservation Act of 2009 compliance, projected water demands through 2045, water supply reliability, and water shortage response. The City’s water supply comes from two sources, approximately 80% is supplied by the Zone 7 Water Agency (Zone 7), while the remaining 20% comes from City owned wells. The UWMP describes that there is adequate water supply to meet the City’s current and future demands through 2045. This analysis considered various scenarios, including a five consecutive year drought. The Water Shortage Contingency Plan details the City’s action plan for a drought or catastrophic water supply shortage in compliance with the State’s six standard shortage levels. The Water Shortage Contingency Plan is codified in the City’s Municipal Code, Chapter 9.30 (Water Management Plan), which will be amended to reflect the recently adopted Water Shortage Contingency Plan.

The City has developed an updated GIS-based hydraulic model of the water distribution system which is being used to identify any storage or conveyance deficiencies for current and future water deliveries. Deficiencies will be addressed by either making changes to operating practices or by developing and implementing new capital improvement projects.

[To be expanded as site inventory is developed and CEQA analysis is conducted]

Sewer

The City of Pleasanton owns and maintains the pipelines, manholes, force mains, pump stations, and siphons in the local sewer collection system within the City's limits. Most of the City's existing collection system is in satisfactory condition and operates in accordance with acceptable industry standards for conveyance of average dry weather flows, peak hourly dry weather flows, and peak wet weather flows during a generally acceptable storm event. The Pleasanton General Plan adopted in 2009 identified the need for future improvements to the existing local collection and pumping system. These improvements included the construction of new or parallel sewers; diversion structures; and modifications, improvements, or complete reconstruction of various pump stations. The General Plan also provides that maintaining and enhancing the existing local sewer collection system will be funded as part of the City's Capital Improvement Program (CIP), and new sewer lines will be funded and constructed by new development as it occurs. The City anticipates conducting a sewer/wastewater capacity analysis in 2022.

Dublin-San Ramon Services District (DSRSD) provides Pleasanton's sewage treatment services. Disposal of treated effluent from DSRSD's plant to the San Francisco Bay is provided by means of disposal lines managed by LAVWMA (Livermore Amador Valley Water Management Agency), a Joint Powers Authority (JPA) between the City of Pleasanton, the City of Livermore, and DSRSD. A 2017 capacity evaluation of the DSRSD showed that the DSRSD Wastewater Treatment Plant had spare capacity. Recent recycled water projects and conservation efforts for reuse of wastewater within the Tri-Valley service area have helped to reduce impacts on treatment capacity.

There are several known deficiencies within the sanitary sewer system in need of improvement. These improvements are most likely to be undertaken as capital improvement program (CIP) projects or as part of future development. Certain housing sites identified in the sites inventory will require expansions and/or upsizing to the local sewer collection system to support housing development. [To be expanded as site inventory is developed and CEQA analysis is conducted]

As required by Government Code §65589.7, in May 2008, the City adopted an administrative policy to provide priority water and sewer service for housing developments serving lower income households.

Appendix D: Existing Programs Review

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Section D.1 Existing Housing Programs Review

This Appendix documents the implementation status of the current Housing Element programs. The main purpose is to evaluate which programs were successful and should be continued, and which programs were ineffective and should be eliminated or modified.



Many of the current Housing Element programs are ongoing City efforts or were successfully completed. These programs have facilitated affordable housing during the planning period, such as Kottinger Gardens (185 units for lower income elderly) and Sunflower Hill (31 units affordable to adults with developmental disabilities). The City has also removed governmental constraints through various Municipal Code amendments, including an updated Accessory Dwelling Unit (ADU) Ordinance, allowances for supportive and transitional housing, and modifications to the Growth Management Program. As a result, most programs are recommended to be continued with some being updated to reflect changes since the last Housing Element adoption or merged with other programs to reduce overlap.

Recommended program modifications include integrating state law updates (e.g., no net loss (SB 166), Housing Crisis Act (SB 330), supportive housing, emergency shelters, etc.) and providing more specificity in terms of City actions. Modifications are also recommended based on the housing needs assessment (Appendix A), housing constraints analysis (Appendix C), and affirmatively furthering fair housing analysis (Appendix F). Programs that can be effectively addressed through other existing or modified programs are recommended to be deleted.

Please see Table D-1 for the analysis of existing programs.

Table D-1: Existing Housing Element Programs Review

| Program # | Program | Objectives | Responsible Party | Evaluation | Modify / Delete / Continue |
|---|---|---------------------|---|--|---|
| Housing Variety, Type, and Density | | | | | |
| 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. | - | City Council | There were no high Density Residential properties redesignated. | Modify: Reframe as a no net loss program consistent with Senate Bill (SB) 166. Merge with Program 12.1. |
| 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. | - | Housing Division, Housing Commission, Planning Division | The City updated the Accessory Dwelling Unit (ADU) Ordinance in 2021 to comply with state law. The updated Ordinance requires a restrictive covenant with language requiring participation in the City's monitoring program regarding ADU rent levels. | Continue/ Update: Update to reflect ADU Ordinance and ADU rent level monitoring 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. | Five units per year | Housing Division, Housing Commission, Planning Division, Building Division, Planning Commission | The City updated the Accessory Dwelling Unit (ADU) Ordinance in 2021 to comply with state law, which establishes objective standards and limits impact fees that can be applied to ADUs. The City continues to encourage ADU owners to rent their units. | Modify: Revise to facilitate the production of ADUs through City-approved standard ADU plans and other methods (e.g., ADU handbook, landlord resources, etc.). Remove Administrative Design Review process; ADUs are only subject to building permits. |

| Program # | Program | Objectives | Responsible Party | Evaluation | Modify / Delete / Continue |
|-----------------------|--|--|--|---|---|
| 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. | 5 percent of new single family homes include a second unit | Planning Division, Planning Commission, City Council | The City updated the Accessory Dwelling Unit (ADU) Ordinance in 2021 to comply with state law. | Delete: Methods to encourage and facilitate ADUs to be addressed with modified Program 6.2. |
| Housing Tenure | | | | | |
| 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. [<i>Policy 7: Encourage at least 50 percent of all multiple-family housing units to be rental apartments.</i>] | - | Housing Division | The City continues to monitor new multi-family residential developments. During the last housing cycle, all new multi-family residential developments that were entitled were rental apartments. | Continue |
| 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. | - | City Council | The City continues to regulate condominium conversions through Municipal Code Chapter 17.04. There were no applications for condominium conversions and no residential rental units were converted to ownership units in 2018-2020. | Continue |
| 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. | - | City Council | The City continues to monitor the number of for-rent versus for-ownership units in the city. There were no applications for condominium conversions and no residential rental units were converted to | Delete: Market conditions are not resulting in displacement of lower-income tenants from condominium conversions. Requirements |

| Program # | Program | Objectives | Responsible Party | Evaluation | Modify / Delete / Continue |
|------------------------------|--|---|-------------------------------------|--|---|
| | | | | ownership units in 2018-2020. | noted in Program 8.1 are sufficient. |
| Housing Affordability | | | | | |
| 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. | Housing Division | 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 programs (e.g., 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. The City worked with Alameda County to secure Measure A1 bond funds: \$4.6 million for Kottinger Gardens Phase 2 (completed in 2019), and nearly \$7.2 million for Sunflower Hill (completed in 2020). The City continues to monitor the availability of new funding sources for affordable housing and applies for funding as appropriate. | Continue/ Update: Update funding sources identified to reflect relevant and available funding programs. |
| 9.2 | 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 as well as special needs housing including housing for those with disabilities. | - | Planning Division, Housing Division | The City continues to communicate with several groups, including MidPen Housing, Sunflower Hill and Tri-Valley REACH, which may lead to the development of new | Continue |

| Program # | Program | Objectives | Responsible Party | Evaluation | Modify / Delete / Continue |
|-----------|--|--|----------------------------------|--|--|
| | | | | affordable housing within the next several years. | |
| 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. | - | Housing Commission, City Council | The City continues to advocate Federal and State legislative changes and provides general support to legislative efforts on an ongoing basis. | Continue |
| 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. | - | City Council | In 2015, Municipal Code Chapter 17.36 was amended 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. The City continues to monitor and review the Growth Management Program. | Modify: Revise to reflect that the Growth Management Program must comply with all requirements of the Housing Crisis Act (Senate Bill 330) while it is in effect. |
| 10.2 | Require the duration of extremely low-, low- and very low-income set-aside units within projects to be in perpetuity. | - | City Council | 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). | Continue |
| 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 | The objective of this program is to assure that incentives are made available and known to the | City Council | Specific incentives are included in the City's Inclusionary Zoning Ordinance (i.e., fee waiver/deferral, design modifications, second mortgages, and priority processing). These and | Continue: Note that density bonus provisions must be updated to comply with current state |

| Program # | Program | Objectives | Responsible Party | Evaluation | Modify / Delete / Continue |
|-----------|---|--|-------------------|--|--|
| | 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. | development community | | other incentives, such as increased density through density bonus provisions, have been utilized by affordable housing projects over the planning period. The City provided priority processing for the Sunflower Hill project in 2017. | law (e.g., AB 2345) |
| 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. | - | City Council | The City continues to monitor the zoning within the City to accommodate all RHNA needs. This is implemented on an ongoing basis. | Modify: Reframe as a no net loss program consistent with Senate Bill (SB) 166. Merge with Program 1.1. |
| 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 2015 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. | Five ownership units and one apartment complex prior to the end of the Planning Period | Housing Division | Since October 2016, Habitat for Humanity has administered the City's Housing Rehabilitation Program, which provides grants or loans to extremely low-, very low-, and low-income homeowners. No apartment projects sought City funding for rehabilitation projects during this time. Since 2015, the City has issued 15 rehabilitation grants to lower income homeowners through this program. | Continue |
| 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. | - | City Council | The City continues to strive to construct housing within the constraints of available infrastructure, traffic, air quality, and financial limits. | Delete: Retain as a policy. Programs for no net loss address |

| Program # | Program | Objectives | Responsible Party | Evaluation | Modify / Delete / Continue |
|--|--|------------|-------------------|---|--|
| | | | | Combined, the City's 2015-2023 housing sites inventory can accommodate at least 3,243 units. | regional housing needs capacity (see Programs 1.1 and 12.1). |
| 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. | - | Housing Division | In 2016, the City began working with Eden Council for Home and Opportunity, Inc. (ECHO Housing) to perform first time homebuyer services previously provided by TVHOC. ECHO Housing conducts 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. | Continue/ Update: Update to reflect City's program administrator and the Tri-Valley Affordable Housing Committee. |
| At-Risk Housing Affordable to Low- and Very Low-Income Households | | | | | |
| 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. | - | Housing Division | 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 has no at-risk projects (i.e., assisted projects at risk of conversions to market rate in the next 10 years). | Modify: Revise for the City to monitor rent restricted assisted projects to assess most effective methods of future assistance to retain rent |

| Program # | Program | Objectives | Responsible Party | Evaluation | Modify / Delete / Continue |
|-----------|---|------------|----------------------------------|---|--|
| | | | | | restrictions. Merge affordability term language with Program 14.3. |
| 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. | - | Housing Commission, City Council | The City continues to analyze rent-restriction contract agreements as they come in on a case-by-case basis. All affordable housing agreements for high density projects have required affordable units to be set aside in perpetuity. | Modify: Revise to reflect the City's programs requiring affordability in perpetuity (Programs 10.2, 14.1, 14.3). If affordability cannot be required in perpetuity, structure agreements to allow the City to purchase or subsidize at the conclusion of the rent-restriction period. |
| 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. | - | Housing Commission, City Council | The City continues to look at creative ways to structure agreements and maximize the term of affordability. | Continue/Merge: Merge Program 14.1 language regarding affordability term with this 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. | - | City Council | The City will continue to monitor future opportunities for providing financial assistance to existing | Continue/Merge: Merge with Program 14.1 as options |

| Program # | Program | Objectives | Responsible Party | Evaluation | Modify / Delete / Continue |
|--------------------------------|--|------------|----------------------------------|---|--|
| | | | | apartment complexes in exchange for affordability restrictions. | to discuss with rent restricted assisted project owners. |
| 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. | - | City Council, Finance Department | The City continues to issue bonds and provide funding for appropriate projects on a case by case basis. No bonds were issued during 2018-2020. | Continue/Merge: Merge with Program 14.1 as options to discuss with rent restricted assisted project owners. |
| City Government Actions | | | | | |
| 15.1 | Identify funding mechanisms for infrastructure improvements contained in the General Plan to accommodate projected housing growth. | - | City Council | The City continues to make infrastructure improvements on an as-needed basis, typically funded through the Capital Improvement Program (CIP). | Modify: Expand to include examples of funding that would facilitate housing on sites identified in the sites inventory. |
| 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. | - | City Council | The City waives City fees or a portion thereof for eligible affordable projects on a case-by-case basis. Since the City's inclusionary requirement is 15 to 20 percent, not all projects that comply with the inclusionary requirement receive fee waivers. | Modify: Revise to reflect the City's current practice for assessing fee waiver requests. |
| 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. | - | Planning Division | The City continues to expedite the development review process for affordable projects on an | Modify: Revise to reflect the City's current practice for |

| Program # | Program | Objectives | Responsible Party | Evaluation | Modify / Delete / Continue |
|-----------|---|------------|---|---|--|
| | | | | as needed basis. Since the City's inclusionary requirement is 15 to 20 percent, not all projects that comply with the inclusionary requirement receive expedited review. | conducting expedited review. |
| 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. | - | Housing Commission, City Council | The City continues to monitor legislative changes, and to advocate for proposed changes in legislation that would improve the RHNA and RHND processes and increase funding and other tools to meet the fair-share allocation. | Continue |
| 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. | - | Housing Division | The City continues to assess infrastructure constraints and needs on a periodic basis. | Modify: Expand to include actions the City could take to address infrastructure constraints for lower income housing (e.g., specific grant funding or timing of CIP projects). |
| 15.6 | Assess future sewer infrastructure needs, including sewer infrastructure upgrades and facilities to accommodate future RHNA cycles in the region. | - | Operation Services Department, Housing Division, City Council | The City continues to assess sewer infrastructure as new residential projects are reviewed and anticipates conducting a sewer/wastewater capacity analysis in 2022. | Modify: Expand to include actions the City could take to address forecasted deficiencies. |

| Program # | Program | Objectives | Responsible Party | Evaluation | Modify / Delete / Continue |
|-----------|--|------------|--|---|---|
| 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. | - | Housing Division | The City continues to work with non-profit and for-profit developers and collaborates with non-profit housing agencies and other Tri-Valley cities to develop new housing programs and incentives (e.g., Tri-Valley Affordable Housing Committee). Also, see Program 9.2. | Continue |
| 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. | - | Housing Division, Housing Commission, Planning Division, Planning Commission, City Council | The City has submitted its annual progress report to the State Department of Housing and Community Development by the required deadline. | Continue/ Update: Add reference to maintaining adequate sites through the no net loss program (see Program 1.1). |
| 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 | - | Housing Division, Housing Commission | Throughout the planning period, the City provided updated information on the City's website and in printed format to educate private citizens, developers, and other interested parties on the range of programs promoting affordable housing. | Continue |

| Program # | Program | Objectives | Responsible Party | Evaluation | Modify / Delete / Continue |
|-----------|--|------------|--|--|--|
| 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. | - | Housing Division | Throughout the planning period, the City provided public information regarding regional affordable housing and available programs. | Continue/ Merge: Merge with Program 16.1. |
| 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. | - | Housing Division, Housing Commission, City Council | During the planning period, no neighborhood incentives/revitalization programs were implemented. | Modify: Revise to reflect affirmatively furthering fair housing analysis findings and include potential funding sources for programs. |
| 17.1 | Review the City's Inclusionary Zoning Ordinance and amend: -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 and State law; | - | Housing Division, Housing Commission, City Council | See Program 17.2. | Delete: Program 17.2 provides for a regular assessment of the Inclusionary Zoning Ordinance. |
| 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 | - | Housing Division, Housing Commission, City Council | The City has continued to monitor the Inclusionary Zoning Ordinance during the planning period. In 2018, the City approved an update to the City's development impact fees, including the City's Affordable Housing Fee. | Continue |

| Program # | Program | Objectives | Responsible Party | Evaluation | Modify / Delete / Continue |
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| | that objective. As part of the Inclusionary Ordinance review, conduct meetings with developers to identify specific changes that may be considered by the City. | | | | |
| 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. | | Finance Department, Housing Division, Housing Commission, City Council | In 2018, the City prepared nexus studies (although not required to establish housing fees) and approved an updated Affordable Housing Fee. | Continue/ Update: Update to "Affordable Housing Fee" |
| 18.2 | Continue to exempt all housing units affordable to low- and very low-income households from the low-income housing fee. | - | Housing Commission, City Council | The City has continued to exempt all affordable housing units from the Affordable Housing Fee; ADUs are also exempt from the fee. | Continue/ Update: Update to "Affordable Housing Fee" |
| 18.3 | Use the Lower-Income Housing Fund to help build housing affordable to low- and very low-income households on City-owned land. | - | City Council | During the planning period, 1.64 acres of land dedicated to the City was used in partnership with Sunflower Hill to develop 31 affordable housing units for individuals with developmental disabilities, completed in 2020. The City committed \$2.25 million from the Lower-Income Housing Fund for the Sunflower Hill project. | Continue |
| 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- | 150 units | City Council | The City used Lower Income Housing Funds for Kottinger Gardens (Phases 1 and 2, 185 total units for lower-income elderly), completed in 2017 and 2019. Kottinger Gardens and Sunflower Hill (see | Continue |

| Program # | Program | Objectives | Responsible Party | Evaluation | Modify / Delete / Continue |
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| | profit developers that include units for large families at very low incomes. | | | Program 18.3) consist of 216 lower-income units. | |
| 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. | - | Housing Division, Housing Commission, City Council | The City successfully worked with Sunflower Hill, a non-profit organization, on a housing project within Irby Ranch and will continue to consider both non-profit versus for-profit partnerships on a case-by-case basis. | Continue/Edit: Edit program text to be more clearly written. |
| City Priorities for Housing Developments – Non-Profit Housing Developers | | | | | |
| 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 City will notify all property owners of HDR sites of available City housing programs within 6 months of Housing Element adoption. | The objective of this program is to assure that owners of HDR properties are informed of City affordable housing programs. | Housing Division | The City continues to provide information and resources related to affordable housing on the City's website and continues to encourage owners of high density residential sites to partner with non-profit organizations. | Continue |
| 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. | City Council, Housing Commission, Housing Division | The City maintained active support (including financial assistance through the City's Housing and Human Services Grant program) for a wide range of non-profit organizations in 2020, including 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 | Continue |

| Program # | Program | Objectives | Responsible Party | Evaluation | Modify / Delete / Continue |
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| | | | | Sunflower Hill on project-specific activities. | |
| 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. | - | City Council | During the planning period, the City acquired a parcel within Irby Ranch, and leased it to SAHA/ Sunflower Hill for a 31-unit project for residents with developmental disabilities. | Continue |
| Growth Management | | | | | |
| 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. | - | Planning Division; City Council | The City's reporting showed that the maximum Growth Management Allocations, which are consistent with the Regional Housing Needs Allocation, had not been exceeded during the planning period. | Continue/Modify: Modify or delete as appropriate pending outcomes from Program 10.1. |
| 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. | - | City Council | In 2015, Municipal Code Chapter 17.36 was amended to comply with this Program. | Modify/Merge: Revise to reflect review of the Growth Management Program against current state law, including SB 330. Merge with Program 10.1. |
| Existing Housing Condition | | | | | |
| 35.1 | Maintain building and housing code enforcement programs, and monitor project conditions of approval. | - | Community Development Department | The City responds to resident complaints related to Building Code and Housing Code violations on | Modify: Expand to use code enforcement |

| Program # | Program | Objectives | Responsible Party | Evaluation | Modify / Delete / Continue |
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| | | | | an ongoing basis. Since 2016, there were 27 cases regarding substandard conditions at single-family and multi-family residences. | efforts to refer property owners to available rehabilitation and other programs. See Program 12.2. |
| 35.2 | Continue the Rental Housing Rehabilitation Program to improve rental units affordable to low-, extremely low-, and very low-income households. | - | Housing Division | See Program 12.2. | Continue/ Merge: Merge with Program 12.2. |
| 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. | - | Housing Division, City Council | During the planning period, the City continued to supplement CDBG funds with other funding sources. However, the City's Housing Rehabilitation Program was funded through a combination of local (City Lower Income Housing Funds) and federal HOME funds. Also see Program 43.3. | Continue/ Update: Replace "CDBG" with available grant funding, such as available HUD funding. |
| Housing Location | | | | | |
| 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. | - | Housing Division, Economic Vitality Committee, Housing Commission, City Council | During the planning period the City established workforce housing as one of their work plan priorities and continues to consider and assess alternatives available for workforce housing within the city. | Continue |
| 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. | - | Housing Element Task Force, Planning Division, Planning Commission, City Council | The City continues to maintain existing residential sites near transportation corridors and services as needed to ensure that the | Continue |

| Program # | Program | Objectives | Responsible Party | Evaluation | Modify / Delete / Continue |
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| | | | | City can meet its share of regional housing needs. | |
| 38.1 | Maintain existing zoning of infill sites at densities compatible with infrastructure capacity and General Plan Map designations. | - | Planning Division, Planning Commission, City Council | The City continues to maintain existing zoning of infill sites with densities consistent with the General Plan. | Continue |
| 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. | - | Planning Division | The City updated the Accessory Dwelling Unit (ADU) Ordinance in 2021 to comply with state law, which limits standards that can be applied to ADUs. | Delete: Methods to encourage and facilitate ADUs to be addressed with modified Program 6.2. |
| 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: <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. | - | Housing Division and Planning Division to Identify Potential Options for Housing Commission, Planning Commission, City Council Review | The City continued to identify specific incentives for business relocation on high density sites with existing commercial uses (i.e., CM Capital 2 site and Sheraton Hotel site) and encourage property owners to develop their properties with housing. The City is developing objective design standards for residential and mixed-use development to create more certainty of outcomes and streamline development review. | Continue/ Update: Update to reflect the City's Objective Design Standards project. |
| 40.1 | Acquire and/or assist in the development of one or more sites for housing affordable to low- and very low-income households. | - | Housing Division, City Council | During the planning period, the City acquired one parcel that resulted in the 31-unit Sunflower Hill project for residents with developmental disabilities. | Continue |

| Program # | Program | Objectives | Responsible Party | Evaluation | Modify / Delete / Continue |
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| 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. | - | City Council | In 2016, the City supported the passage of a new affordable housing bond (Measure A1) for Alameda County that awarded Pleasanton \$11.7 million for affordable housing. | Continue |
| 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. | 150 units | Housing Division, Housing Commission, City Council | The City acquired and started construction on the parcel of land within Irby Ranch with the intent of using the land to provide new affordable housing in partnership with SAHA/Sunflower Hill (both non-profit agencies) which was completed in 2020. | Continue |
| Housing Discrimination | | | | | |
| 42.1 | Support State and Federal provisions for enforcing anti-discrimination laws. | - | City Attorney's Office | The City Attorney's Office remains available to support State and Federal provisions for enforcing anti-discrimination laws, as appropriate. | Continue/ Update: Clarify language regarding what support may be appropriately provided by the City Attorney's Office. |
| 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. | - | City Attorney's Office | The City continues to provide information and other suggested resources on fair housing laws on the City's website and contracts with ECHO Housing to provide tenant/landlord and fair housing counseling and education programs and other services. | Continue |

| Program # | Program | Objectives | Responsible Party | Evaluation | Modify / Delete / Continue |
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| Special-Needs Housing | | | | | |
| 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. | - | Housing Division, City Council | The City's Zoning Ordinance addresses supportive housing, transitional housing, emergency shelters, and reasonable accommodations; however, amendments are required to comply with current state law. During the planning period, the City has provided funding to support these housing types, specifically Kottinger Gardens (185 units for lower income elderly) and Sunflower Hill (31 units for adults with developmental disabilities). | Modify: Revise to amend the Zoning Ordinance to reflect current state law (e.g., AB 101 for Low Barrier Navigation Centers, AB 2162 for supportive housing, etc.) and requirements for SROs (may be a separate program). See Housing Constraints analysis for details. |
| 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. | - | City Council | It is the City's practice to require universal design standards, such as roll-in showers, in a minimum of 10 percent of total units in multi-family projects of more than 15 units as a condition of project approval. | Continue/ Update: Update to reflect current City requirements. |
| 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. | - | City Council | The City continues to set aside CDBG public funds each year for low-income service providers such Open Heart Kitchen. The City generally does not | Continue/ Modify: Update to reflect typical funding of service providers, but continue |

| Program # | Program | Objectives | Responsible Party | Evaluation | Modify / Delete / Continue |
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| | | | | utilize its CDBG funds for housing-related activities. | flexibility of possible uses for CDBG funds |
| 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. | - | City Council | The City used Lower Income Housing Funds for Kottinger Gardens (Phases 1 and 2, 185 total units for lower-income elderly), completed in 2017 and 2019; and the Sunflower Hill project (31 affordable housing units for individuals with developmental disabilities), completed in 2020. | Continue |
| 43.5 | Give priority for the production of housing for persons with disabilities in infill locations, which are accessible to City services. | - | Housing Division, City Council | Sites for high density housing are located in infill locations and accessible to transit and commercial services. | Modify/Merge: Merge with Program 43.6 and clarify "give priority" (e.g., expedited permit processing, etc.). |
| 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. | - | Housing Division, City Council | The City provides fee reductions per Municipal Code Chapter 18.86 (Reasonable Accommodations) of the Municipal Code and offers expedited permit processing for restricted below-market housing projects. See Program 43.1 regarding allowed uses in the Zoning Ordinance. | Modify: Revise to focus on incentives offered to encourage special needs housing (e.g., reduced fees, expedited processing, etc.) and address allowed uses in Program 43.1. Update "transit" |

| Program # | Program | Objectives | Responsible Party | Evaluation | Modify / Delete / Continue |
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| | | | | | to "high frequency transit." |
| 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. | - | Housing Division, Housing Commission, Planning Division, Planning Commission, City Council | See Program 43.2. | Delete: Addressed by Program 43.2. |
| Environmental Protection | | | | | |
| 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: <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 | - | Planning Division, Planning Commission, City Council | 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. | Delete: Compliance with all General Plan programs is required. It is unnecessary to identify only certain General Plan programs. |
| 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. | - | Housing Division, Housing Commission, City Council | The City encouraged the use of City's Lower-Income Housing Fund through a partnership with GRID Alternatives (an ongoing program). However, activity was suspended due to lack of a new contractor. | Modify: Revise to promote available programs that support energy efficiency upgrades and reference Climate Action Plan (CAP) actions. |

| Program # | Program | Objectives | Responsible Party | Evaluation | Modify / Delete / Continue |
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| City Resolution 10-390 – Non-Discrimination | | | | | |
| 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. | - | Housing Division, Human Services Commission, Housing Commission, City Council | The Housing Needs Assessment for the 5 th Cycle Housing Element contains this analysis and identified need. | Delete: The Housing Needs Assessment for the 6 th Cycle Housing Element addresses this. |
| 47.2 | Survey older multi-family residential complexes and consider utilizing the City's Lower-Income Housing Fund, Federal funds, 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. | - | Housing Division | See Program 12.2. | Continue/Merge: Merge with Program 12.2. |
| 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. | - | Housing Division, City Council | The City continued working with developers to identify funding gaps in project financing. The City provided contributions from its Lower Income Housing Fund for Kottinger Gardens and the Sunflower Hill project, but neither contain three-bedroom units. | Modify: Separate into two programs. One program for outreach and coordination with property owners and developers. Remove funding commitment as this Settlement Agreement obligation has been satisfied. |
| 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- | - | Housing Division | Annually, the City provides the Consolidated Annual Performance Evaluation Reports (CAPER) and the Housing Element Annual Progress Report. | Delete: This Settlement Agreement obligation has been satisfied. |

| Program # | Program | Objectives | Responsible Party | Evaluation | Modify / Delete / Continue |
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| | designed housing affordable to low- and very low-income households with children in the future. | | | | |
| 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. | - | Housing Division, Planning Division | During the planning period, 1.64 acres of land dedicated to the City was used in partnership with Sunflower Hill to develop 31 affordable housing units for individuals with developmental disabilities, completed in 2020. | Continue/ Merge: Merge with Program 47.3 and include more specific outreach and coordination objectives (e.g., number of meetings, etc.). |
| Senate Bill (SB) 2 | | | | | |
| 48.1 | Revise the Zoning Ordinance to permit transitional and supportive housing in all zones allowing residential uses and define transitional and supportive housing as residential uses allowed in the same way and subject to the same development regulations that apply to other dwellings of the same type in the same zone. | - | Housing Division, Housing Commission, Planning Division, Planning Commission, City Council | The Zoning Ordinance was amended, but recent state laws have expanded requirements. See Program 43.1. | Delete: Addressed by Program 43.1. |

Appendix G: Housing Resources

There are a variety of resources available to support the City in implementation of its housing strategy, landowners and developers seeking to provide housing, and residents in need to housing assistance in Pleasanton. The following section contains a list of financial, administrative, and other resources to help the City address its housing needs. Availability of these resources is dependent on governmental priorities, legislation, and continued funding, which may be subject to change at any time.



Financial and Administrative Resources

Local Resources

- **Lower-Income Housing Fund (LIHF):** The City's collects affordable housing fees from all residential and commercial office or industrial development projects unless exempt by Municipal Code 17.40.040 (e.g., projects that provide affordable housing consistent with the inclusionary housing requirements are exempt). These fees are paid at time of building permit issuance and deposited in the LIHF. The LIHF must be used in accordance with and in support of activities to implement the City's Housing Element. The LIHF has successfully provided needed funding to complete affordable housing projects including Sunflower Hill, a 31-unit rental project affordable to adults with developmental disabilities, and Kottinger Gardens, a two-phase, 185-unit project for lower-income elderly residents.
- **Down Payment Assistance (DPA) Program:** In 2004, the City introduced the DPA program, which currently offers \$100,000 in down payment assistance for potential first-time homebuyers whose household income does not exceed 120 percent of Area Median Income (AMI). Assistance is in the form of a 30-year, zero interest loan with no required monthly payment provided the homeowner occupies the home. The DPA loan is structured as a shared appreciation loan with the principal balance amount plus a share of the appreciation due at the end of the 30-year term or when the homeowner sells or transfers the property.
- **Housing & Human Services Grants (HSSG) Program:** The City provides grants to non-profit agencies that provide housing and human services primarily to low-income residents through the HSSG Program. The HSSG Program is funded with federal CDBG and HOME program funds (see Federal Resources) as well as local funding sources from the Lower-Income Housing Fund and City General Funds for Human Services.
- **Housing Rehabilitation Program:** This City program provides loans and grants to low, very low, and extremely low-income homeowners and is funded through a combination of City Lower-Income Housing Funds and federal HOME funds. Major repair work (e.g., reroofing, sewer line replacement, windows, electrical, etc.) of \$10,000 to \$150,000 may qualify for a deferred City loan at one percent simple annualized interest. Minor repair work (e.g., water heaters, door locks, etc.) and accessibility improvements (e.g.

wheelchair ramps, roll-in showers, grab bars, etc.) of up to \$10,000 can be funded by a City grant so the repairs have no cost to the homeowner, and mobile homes are eligible. Since 2016, Habitat for Humanity has been administering the City's Housing Rehabilitation Program.

- **Pleasanton Home Ownership Assistance Program (PHAP):** Introduced in 1992, this City program assists first-time homebuyers in overcoming obstacles of high local housing costs to be able to purchase homes in Pleasanton. Working with local housing developers, over 100 below-market priced homes have been constructed to date. To ensure continued affordability over time, PHAP homes include affordability covenants restricting the maximum sale price and maximum income of subsequent buyers when the homes are resold.
- **Tri-Valley Rapid Re-Housing Program:** Formerly the Tri-Valley Housing Scholarship Program, the Rapid Re-Housing Program is administered by Abode Services. Using federal HOME program funds, the City of Pleasanton and Abode Services provide homeless families in Pleasanton with housing placement and a gradually decreasing rental subsidy up to 12 months to help families stabilize and become self-sufficient. The program also provides case management to assist families increase their income so they can afford the full rent prior to exiting the program.

Regional Resources

- **Alameda County**
 - **Measure A1:** In June 2016, the Alameda County Board of Supervisors placed a General Obligation Bond on the ballot to increase affordable housing countywide. County voters supported Measure A1, passing it in November 2016 with 73 percent of the vote. As of August 2020, the City's base allocated from Measure A1 was \$12.3 million, \$11.8 million of which has been committed for specific affordable housing projects (i.e., Kottinger Gardens and Sunflower Hill). The City has \$0.5 million remaining to be committed.
 - **AC Boost – Down Payment Assistance Program:** Funded by Measure A1 funds, the program offers shared appreciation loans of up to \$210,000 to first-time homebuyers who live, work in, or have been displaced from Alameda County. There is limited preference for First Responders and Educators (including public school employees and childcare providers). This program is administered by the non-profit organization Hello Housing, on behalf of Alameda County Housing & Community Development Department.
 - **Renew AC – Home Improvement Loan Assistance Program:** Renew AC provides low-income homeowners in Alameda County with one percent interest rate loans of \$15,000 to \$150,000 to complete home improvement projects ranging from correcting health and safety hazards to accessibility upgrades and structural rehabilitation. No monthly payments are required. Renew AC is operated by Habitat for Humanity East Bay/Silicon Valley, on behalf of Alameda County Housing & Community Development Department and funded by Measure A1.

- **Mortgage Credit Certificate Program:** This program provides income eligible first-time home buyers the opportunity to reduce the amount of federal income tax they owe each year they own and live in their home. The Mortgage Credit Certificate (MCC) assists a family in qualifying for a higher first mortgage with no effect on monthly expenses. Refinanced Mortgage Credit Certificates (RMCC) are also available when the homeowner refinances their original MCC Loan. A RMCC must be issued for each refinance for the homeowner to continue receiving their federal tax credit. Funding for this program is provided by the California Debt Limit Allocation Committee (CDLAC).
- **Housing Authority of the County of Alameda (HACA)**
 - **Section 8 Housing Choice Voucher Program (HCVP):** Over 7,000 families and 3,500 housing owners participate in the HCVP. The HCVP provides rental assistance to eligible families and guarantees monthly payments to owners. The family's portion of the rent ranges from 30 to 40 percent of household income, and HACA pays the difference directly to the landlord, up to the established payment standards.
 - **Project-Based Program:** This program subsidizes the rent and utilities of a unit in a subsidized development. If the tenant in a Project-Based unit moves out of the development during the first year of the lease, the tenant's assistance ends. If the tenant moves out of the development after the first year, the assistance continues and follows the tenant. HACA provides 713 units of Project-Based assistance in the various developments, none of which are currently in Pleasanton¹.
 - **Section 8 Moderate Rehabilitation Program:** This program subsidizes the rent and utilities of a unit in a subsidized development that has undergone some rehabilitation. If, at any time, the tenant in a Section 8 Moderate Rehabilitation unit moves out of the development, the tenant's Section 8 assistance ends. HACA provides 18 units of Section 8 Moderate Rehabilitation assistance at two developments in Hayward and one in Emeryville.
 - **Section 8 VASH Program:** Similar to the Section 8 Housing Choice Voucher Program, the Veterans Affairs Supportive Housing (VASH) Voucher Program helps homeless veterans lease safe, affordable housing. VASH is a partnership between the Veterans Administration (VA) and the U.S. Department of Housing and Urban Development (HUD). Participating veterans receive case management and clinical services provided by the VA to help them maintain healthy, productive lives.

¹ There are 31 Project-Based Section 8 units at Kottinger Gardens Phase II, but these contracts are directly with HUD, not HACA.

- **Mainstream Voucher Program:** HACA administers 189 vouchers under HUD's Mainstream program. The program is targeted to households with at least one non-elderly disabled family member who is homeless, at-risk of homelessness, coming out of an institutional facility or at-risk of entering an institutional facility due to lack of housing. HACA partners with an array of supportive services organizations that provide appropriate services to program participants.
- **Eden Council for Home and Opportunity, Inc. (ECHO Housing):** ECHO Housing offers various programs including classes on how to find, qualify for and buy a home; debt and financial education and counseling; and a Rental Assistance Program (RAP) that assists with move-in costs or delinquent rent due to a temporary financial setback. They also provide tenant-landlord counseling and fair housing services to assist Pleasanton renters remain in their homes.

State Resources

- **Affordable Housing and Sustainable Communities Program (AHSC):** Administered by the Strategic Growth Council, this program provides grants and/or loans to fund land-use, housing, transportation, and land preservation projects that support infill and compact development that reduce greenhouse gas emissions.
- **CalHome:** HCD provides grants to local public agencies and non-profit housing developers to assist first-time homebuyers become or remain homeowners through deferred-payment loans. Funds can also be used to assist in the development of multiple-unit homeownership programs.
- **California Emergency Solutions and Housing (CESH):** This program provides funds for a variety of activities to assist persons experiencing or at risk of homelessness, such as housing relocation and stabilization services (including rental assistance), operating subsidies for permanent housing, flexible housing subsidies, emergency housing operating support, and homeless delivery systems.
- **California Housing Finance Agency (CalHFA):** CalHFA offers a variety of low-cost loan programs to support the development of affordable multi-family rental housing, mixed-income housing, and special needs housing.
- **California Housing Finance Agency (CalHFA), Mortgage Credit Certificate Program:** The MCC program is a homebuyer assistance program designed to help lower-income families afford home ownership. The program allows home buyers to claim a dollar-for-dollar tax credit for a portion of mortgage interest paid per year, up to \$2,000. The remaining mortgage interest paid may still be calculated as an itemized deduction.
- **California Self-Help Housing Program (CSHHP):** Provides grants for sponsor organizations that provide technical assistance for low and moderate-income families to build their homes with their own labor.
- **Elderlink:** A senior care referral service licensed by the Department of Public Health. This organization provides independent and free personalized senior care placement services to fully screened and approved nursing home, board and care, and assisted living facilities.

- **Golden State Acquisition Fund (GSAF):** This \$93 million fund provides low-cost financing aimed at supporting the creation and preservation of affordable housing across the state. GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing.
- **Homekey:** Homekey provides grants to acquire and rehabilitate a variety of housing types, such as hotels and residential care facilities, to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19.
- **Housing for a Healthy California (HHC) Program:** This program provides funding to deliver supportive housing opportunities to developers using the federal National Housing Trust Funds (NHTF) allocations for operating reserve grants and capital loans. The HHC program is intended to create supportive housing for individuals who are recipients of or eligible for health care provided through the California Department of Health Care Services' Medi-Cal program.
- **Housing Navigator's Program:** This grant program allocates funding to counties for the support of housing navigators to help young adults aged 18 to 21 years secure and maintain housing, with priority for individuals in the foster care system.
- **Infill Infrastructure Grant Program (IIG):** This program promotes infill housing development by providing grant funding, in the form of gap assistance, for infrastructure improvements required for qualifying multi-family or mixed-use residential development.
- **Joe Serna, Jr. Farmworker Housing Grant (FWHG) Program:** This program provides deferred payment loans for both owner-occupied and rental housing for agricultural workers, with a priority for lower income households.
- **Local Housing Trust Fund (LHTF) Program:** This program provides matching funds to local or regional housing trust funds for the creation, preservation, and rehabilitation of affordable housing, transitional housing, or emergency shelters.
- **Mills Act:** The Mills Act is an economic incentive programs for the restoration and preservation of qualified historic buildings by private property owners. It grants local governments the authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their historic properties while receiving property tax relief. Pleasanton administers a Mills Act program, which furthers housing affordability by reducing property taxes and preserving existing housing stock.
- **Mobilehome Park Rehabilitation and Resident Ownership Program (MPRRP):** This program provides financing to support the preservation of affordable mobilehome parks through conversion of the park to ownership or control by resident organizations, nonprofit housing sponsors, or local public entities.
- **Multifamily Housing Program (MHP):** This program provides deferred payment loans for the construction, preservation, and rehabilitation of permanent and transitional rental housing for lower-income households.

- **No Place Like Home Program:** This program invests in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness.
- **National Housing Trust Fund:** This program provides deferred payment or forgivable loans for the construction of permanent housing for extremely low-income households. The required affordability covenant is for 55 years.
- **Permanent Local Housing Allocation (PLHA) Program:** This program provides a permanent source of funding to all local governments in California to help cities and counties implement plans to increase affordable housing stock. Funding for this program is provided through a \$75 recording fee on real estate transactions.
- **Predevelopment Loan Program (PDLP):** This program provides financing to cover pre-development costs to construct, preserve, or rehabilitate assisted housing.
- **Supportive Housing Multifamily Housing Program (SHMHP):** This program provides low interest deferred loan payments to developers building affordable rental housing that contain supportive housing units.
- **Transit-Oriented Development (TOD) Housing Program:** This program provides low-interest loans as gap financing for higher density affordable rental housing within one-quarter mile of transit stations. Grants are also available to localities and transit agencies for infrastructure improvements necessary for the development of specified housing developments or to facilitate connections between these developments and the transit station. The maximum total award amount for a single project is \$15 million.
- **Transitional Housing Program (THP):** This program provides funding to counties for child welfare services agencies to help young adults aged 18 to 25 years find and maintain housing, with priority given to those formerly in the foster care or probation systems.
- **Veterans Housing and Homelessness Prevention Program (VHHP):** This program supports the acquisition, construction, rehabilitation, and preservation of affordable multi-family housing for veterans and their families.

Federal Resources

- **Community Development Block Grant (CDBG):** Federal funding for housing programs is available through the U.S. Department of Housing and Urban Development (HUD). CDBG funds may be used to provide a suitable living environment by expanding economic opportunities and providing decent housing to low-income households (80 percent AMI). The City is an entitlement jurisdiction that is allocated annual federal CDBG funds. The City uses its CDBG funds for low-income service providers, such as Open Heart Kitchen that provides meals to those in need. The City generally does not use CDBG funds for housing-related activities.
- **Continuum of Care (CoC) Program:** The Continuum of Care (CoC) Program is designed to promote communitywide commitment towards ending homelessness. It provides funding to nonprofits, state, and local governments to provide shelter and services to people experiencing homelessness.

- **Emergency Solutions Grants (ESG) Program:** This program provides funding for cities, counties, and states to engage homeless individuals and families living on the street; improve the number and quality of emergency shelters for homeless individuals and families; help operate these shelters; provide essential services to shelter residents; rapidly rehouse homeless individuals and families; and prevent families/individuals from becoming homeless.
- **HOME Program:** Participating jurisdictions may use HOME funds for a variety of housing activities, according to local housing needs. Eligible uses of funds include tenant-based rental assistance; housing rehabilitation; assistance to homebuyers; and new construction of rental housing. HOME funding may also be used for site acquisition, site improvements, demolition, relocation, and other necessary and reasonable activities related to the development of non-luxury housing. Funds may not be used for public housing development, public housing operating costs, or for Section 8 tenant-based assistance, nor may they be used to provide non-federal matching contributions for other federal programs, for operating subsidies for rental housing, or for activities under the Low-Income Housing Preservation Act. Pleasanton is a member of the Alameda County HOME Consortium that consists of the County of Alameda as the lead agency for the Urban County consisting of Albany, Dublin, Emeryville, Newark, Piedmont, and the Unincorporated County, and the cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, and Union City.
- **Low-Income Housing Preservation and Residential Home Ownership Act (LIHPRHA):** This program requires all eligible HUD Section 236 and Section 221(d) projects at risk of conversion to market-rate rentals from mortgage pre-payments be subject to LIHPRHA incentives, which include subsidies to guarantee an eight percent annual return on equity.
- **Low-Income Housing Tax Credit:** Administered through the California Tax Credit Allocation Committee (TCAC), the Low-Income Housing Tax Credit (LIHTC) subsidizes the acquisition, construction, and rehabilitation of affordable housing by providing a tax credit to construct or rehabilitate affordable rental housing for low-income households.
- **Section 108 Loan Guarantee Program:** Allows CDBG entitlement jurisdictions to leverage their annual grant allocations to access low-cost financing for capital improvement projects. Eligible activities include housing, economic development, public facility, and infrastructure. This program is often used to catalyze private investment in underserved communities or as gap financing.
- **Section 202 Supportive Housing for the Elderly Program:** Provides an interest-free capital advance to cover the costs of construction, rehabilitation, or acquisition of very low-income senior housing. The program is available to private, nonprofit sponsors; public sponsors are not eligible for the program.
- **Section 811 Project Rental Assistance:** HUD offers long-term project-based rental assistance through a NOFA published by the California Housing Finance Agency (CalHFA).

- **U.S. Department of Agriculture (USDA) Housing Programs:** These programs provide homeownership opportunities for individuals and below market-rate loans/grants to public and nonprofit organizations for new construction, preservation, or rehabilitation of farmworker/rural multi-family rental housing.
- **Veterans Affairs Supportive Housing (VASH) Program:** HUD-VASH is a collaborative program between HUD and VA combines HUD housing vouchers with VA supportive services to help veterans who are homeless and their families find and sustain permanent housing. See Housing Authority of the County of Alameda Resources for more information.

Opportunities for Energy Conservation

The cost of energy can greatly impact housing affordability, as energy costs can constitute a significant portion of total housing costs. High energy costs also particularly impact low-income households that are less likely to have the ability to cover increased expenses.

The City encourages energy conservation in all projects consistent with the California Building Code (CBC) and Municipal Code Chapter 17.50 (Green Building) (see Housing Constraints, Appendix C, Section C.2.3). The City's website includes green building resources and informational handouts. Additionally, the City is in the process of updated it's Climate Action Plan (CAP 2.0). CAP 2.0 will continue to respond to the impacts of climate change through local actions that promote adaptation and resilience by significantly reducing the City's greenhouse gas (GHG) emissions. Accounting for new state laws, the policy focus for CAP 2.0 will be to close the gap between GHG emission reduction targets and Pleasanton's projected emissions.

The City promotes various energy conservation programs on its website, including the Bay Area Regional Energy Network (BayREN) and Property Assessed Clean Energy (PACE) Financing. BayREN is a collaboration of the nine counties that comprise the San Francisco Bay Area and is led by the Association of Bay Area Governments (ABAG). BayREN provides regional-scale energy efficiency programs, services, and resources. BayREN is funded by utility ratepayer funds through the California Public Utilities Commission and other sources. PACE is a mechanism for property owners to finance renewable energy, energy efficiency, and water conservation improvements to their properties and repay the loan via an annual assessment on the owner's property tax bill. Unlike traditional forms of credit that are dependent on individual credit rating, PACE financing is primarily based on a property owner's equity in the building. The City's website identifies PACE-providers authorized to operate in Pleasanton.

Pacific Gas and Electric Resources

Pacific Gas and Electric (PG&E) provides gas and electricity services for Pleasanton. PG&E assists low-income, disabled, and senior citizen customers through several programs and community outreach projects, including:

- **CARE (California Alternate Rates for Energy):** The CARE program provides a 20 percent discount on monthly bills for qualified low- or fixed-income households and housing facilities. Qualifications are based on the number of people living in the home and total annual household income.
- **FERA (Family Electric Rate Assistance):** Family Electric Rate Assistance is PG&E's rate reduction program for large households of three or more people with low- to middle-income. Qualifications are based on household income guidelines.
- **Energy Partners Program:** The Energy Partners Program provides qualified low-income customers free weatherization measures and energy-efficient appliances to reduce gas and electricity usage.
- **Medical Baseline Allowance:** Residential customers can get additional quantities of energy at the lowest (baseline) price. To qualify for Medical Baseline, a California-licensed physician must certify that a full-time resident in the home has a serious medical condition such being dependent on life-support equipment while at home.
- **Relief for Energy Assistance through Community Help (REACH):** This is a one-time energy-assistance program sponsored by PG&E and administered through the Salvation Army from 170 offices in Northern and Central California. Those who have experienced an uncontrollable or unforeseen hardship may receive an energy grant of up to \$300. Generally, recipients can receive REACH assistance only once within a 12-month period, but exceptions can be made for seniors, the physically challenged, and the terminally ill.

State Energy Resources

- **California Department of Community Services & Development Programs Low-Income Weatherization Program (LIWP):** California's Low-Income Weatherization Program (LIWP) provides low-income households with solar photovoltaic (PV) systems and energy efficiency upgrades at no cost to residents. LIWP is the only program of its kind in California that focuses exclusively on serving low-income households with solar PV and energy efficiency upgrades at no cost. The program reduces greenhouse gas emissions and household energy costs by saving energy and generating clean renewable power. LIWP currently operates three program components: Multi-Family, Community Solar, and Farmworker Housing. According to CDS's Nov. 2020 Low-Income Weatherization Program Impact Report, LIWP has received \$212 million from the Greenhouse Gas Reduction Fund since 2014. Note: The multi-family energy efficiency and renewables program component is estimated to end in June 2022.
- **California Public Utilities Commission Energy Savings Assistance Program (ESA):** ESA provides no-cost weatherization services to low-income households who meet the CARE income guidelines. Services provided include attic insulation, energy efficient refrigerators, energy efficient furnaces, weatherstripping, caulking, low-flow showerheads, water heater blankets, and door and building envelope repairs which reduce air infiltration.

Federal Energy Resources

- **Federal Housing Administration Energy Efficient Mortgage Program (EEM):** This program helps families save money on their utility bills by enabling them to finance energy

efficient improvements with their FHA-insured mortgage. The EEM program recognizes that an energy-efficient home will have lower operating costs, making it more affordable for the homeowners. Cost-effective energy improvements can lower utility bills and make more income available for the mortgage payment.

- **Low-Income Home Energy Assistance Program (LIHEAP):** The program is funded by the federal government and the State Department of Community Services & Development (CSD) administers LIHEAP. The federal Department of Health and Human Services distributes funds to states annually to assist with energy bills and offset heating and/or cooling energy costs for eligible low-income households. California's annual share is approximately \$89 million which CSD distributes to contracted community energy service providers. Active. During March 2020, the CARES Act allocated California an additional \$49 million to supplement its LIHEAP program, which totaled \$203 million for Federal Fiscal Year 2019-2020.