

**Summary and Disposition of 5<sup>th</sup> Cycle Housing Element Goals, Policies and Programs**

5 <sup>th</sup> Cycle Goal, Policy, Program	Disposition in 6 <sup>th</sup> Cycle Housing Element	6 <sup>th</sup> Cycle Goal, Policy Program Text
<b>Housing Variety, Type, and Density</b>		
<b>Goal 1: Attain a variety of housing sizes, types, densities, designs, and prices which meet the existing and projected needs of all economic segments of the community.</b>	Deleted; unnecessary as its own goal, other policies and programs address.	N/A
<b>Goal 2: Provide residential densities capable of accommodating housing affordable to extremely low-, low- and very low-income households while taking into account the character and development pattern of the surrounding area.</b>		N/A
Policy 1: At a minimum, maintain the amount of high-density residential acreage currently designated on the General Plan Map and permitting high density housing.	Policy 1.2, Modified/updated	<b>Policy 1.2</b> Maintain the amount of high-density residential acreage currently designated on the General Plan Land Use Map that permits high-density housing and maintain land use designations for sites rezoned to accommodate the 6th Cycle RHNA.
Program 1.1: Discourage the redesignation of areas designated for High Density Residential development. The objective of this program is to ensure that adequate sites are available to accommodate the City's regional housing need for all income levels.	Program 1.2, Updated/Modified to reflect requirements of SB 166 (no net loss law).	<b>Program 1.2</b> Consistent with SB 166 (No Net Loss), the City will monitor housing sites to ensure adequate sites to accommodate the remaining unmet RHNA by each income category are maintained at all times. Reporting is anticipated to coincide with preparation of the Annual Progress Reports (Program 4.1). The City will track each site in its inventory and report annually to the City Council on the adequacy of available sites compared to the progress made towards meeting the RHNA.
Policy 2: Permit mobile homes and factory-built housing on appropriately located sites.	Policy 3.2, Modified to include reference to preservation of existing mobile homes.	<b>Policy 3.2</b> Preserve the existing stock of mobile homes and mobile home parks and permit mobile homes and factory-built housing on appropriately located sites. (Policy 2, modified)
Policy 3: Encourage developments on sites designated for multiple-family residential uses which are adjacent to commercial districts to be designed at the maximum height allowed for multiple-family residential zoning districts, consistent with neighborhood character; however in the Downtown, multiple-family residential building height should be consistent with the design policies of the Downtown Specific Plan and the Downtown Design Guidelines.	Policy 1.3, modified to reference compliance with Objective Design Standards and Downtown Specific Plan	<b>Policy 1.3</b> Encourage residential and mixed-use projects to be designed at the maximum building height permitted consistent with standards to be adopted in the Objective Design Standards as referenced in Program 6.1. However, in the downtown, multi-family residential building height should be consistent with the requirements of the Downtown Specific Plan and the Downtown Design Guidelines. [Policy 3, modified]

5 <sup>th</sup> Cycle Goal, Policy, Program	Disposition in 6 <sup>th</sup> Cycle Housing Element	6 <sup>th</sup> Cycle Goal, Policy Program Text
<p>Policy 4: Give favorable consideration for approval for proposed developments which provide extremely low-, very low- and low-income units that meet the requirements of the Inclusionary Zoning Ordinance, as long as all other City development standards are met.</p>	<p>Folded into Policy 2.8; duplicative of similar policies</p>	<p><b>Policy 2.8</b></p> <p>When considering discretionary approval of projects, including proposals to re-zone property from non-residential to residential uses, provide greater preference to projects that would incorporate on-site units affordable to extremely low-, very low- and low-income households at a proportion greater than that ordinarily required by the Inclusionary Zoning Ordinance, or that otherwise facilitate or support the construction of lower-income housing units (e.g. donation of land, additional funding for construction of off-site units at a level beyond that required in strict compliance with the Inclusionary Zoning Ordinance). (Policy 23, Policy 4, Program 15.3, combined and modified)</p>
<p>Policy 5: Apply for Federal and State grants offered for mixed-use development near transit centers.</p>	<p>Policy 2.5, modified/expanded to note transportation and infrastructure grants to support transit-oriented development and affordable housing projects.</p>	<p><b>Policy 2.5</b></p> <p>Seek opportunities and apply when eligible, for Federal, State and regional grants offered for mixed-use development near transit centers, including grant funding to upgrade infrastructure and transportation needed to support new high-density and transit-oriented development, as well as for the construction of affordable housing projects. [Policy 5, modified]</p>
<p>Policy 6: Actively promote the creation of second units on single-family residential lots and their maintenance as sources of housing affordable to moderate-, low-, and very low-income households.</p>	<p>Policy 1.6, modified/expanded to reference ADUs (vs. second units), and add new element to require ADUs in new single-family subdivisions.</p>	<p><b>Policy 1.6</b></p> <p>Promote the construction of Accessory Dwelling Units and/or Junior Accessory Dwelling Units, both in conjunction with existing residential development, and as part of new construction. As part of this policy, require new single-family residential subdivisions of 10 or more units to incorporate ADUs or JADUs in the plans and designs for new residences in at least 50 percent of the proposed lots. [Policy 6, modified/expanded]</p>
<p>Program 6.1: Continue monitoring second units to determine if they are being rented and, if so, determine their rent levels. Include conditions of approval for second unit Administrative Design Review approvals requiring a monitoring program.</p>	<p>Program 1.8, modified to align to current Ordinances, and add a more specific program element to encourage (affordable) ADU production</p>	<p><b>Program 1.8</b></p> <p>Monitor the production of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) to determine if they are being rented and, if so, determine their rent levels. Per the City's updated ADU ordinance (2021), all ADUs must be registered in the City's monitoring program to determine rent levels of the ADUs being created. If it is determined that rent levels are exceeding those projected in the inventory or that ADU production is not keeping pace with Housing Element projections, the City will study and implement additional measures to encourage more production of, and affordability among, ADUs, such as fee waivers or reductions in exchange for deed-restricting a unit. [Program 6.1, modified]</p>

**Summary and Disposition of 5<sup>th</sup> Cycle Housing Element Goals, Policies and Programs**

5 <sup>th</sup> Cycle Goal, Policy, Program	Disposition in 6 <sup>th</sup> Cycle Housing Element	6 <sup>th</sup> Cycle Goal, Policy Program Text
<p>Program 6.2: Create incentives for homeowners to rent their second units to moderate-, low-, and very low-income households as well as those with disabilities (including developmental disabilities). The City's role would be to develop the program materials including information, criteria for qualifications, and incentives, and to monitor the success of the program. Incentives should include fee reductions or waivers and information/assistance to help homeowners be landlords. Such incentives should be made available to applicants of second units during the Administrative Design Review or Building permit process.</p>	<p>Program 1.9, modified to add specific program recommendations to encourage ADU production.</p> <p>Program 1.8</p>	<p>See Program 1.8, above</p> <p><i>Program 1.9</i></p> <p>The following programs will be implemented to facilitate the production of ADUs: <b>[NEW]</b></p> <ol style="list-style-type: none"> <li>1. Prepare and distribute standardized and/or pre-approved building plans for ADUs that meet the requirements of Chapter 18.106 of the Pleasanton Municipal Code (Accessory and Junior Accessory Dwelling Units) and the California Building Standards Code. The City will publicize such building plans to interested persons inquiring or applying for an ADU, and incentives provided, such as reduction of permit fees, for applicants wishing to make use of such pre-approved plans.</li> <li>2. Create and maintain informational materials and an ADU resource webpage on the City's website to publicize and promote the availability of standard building plans; post information about available funding for ADUs (e.g., CalHFA ADU Grant Program that provides up to \$25,000 to reimburse homeowners for predevelopment costs). Materials will be made available through multiple outreach methods in addition to the City website, press releases, utility mailers, email distribution lists, social media, community service groups, etc.) and in multiple languages.</li> </ol>
<p>Program 6.3: Conduct a review of the Second Unit Ordinance, including a survey of similar requirements in other Bay Area cities. Using this review, consider allowing second units without an Administrative Design Review process in new single-family developments, subject to performance standards, consider reducing the existing Second Unit Ordinance requirements, such as the parking and height limit requirements, to encourage the development of second units, consider other measures to promote the creation of second units, and adopt necessary changes as appropriate.</p>	<p>Deleted, superseded by State ADU law</p>	<p>N/A</p>
<p><b>Housing Tenure</b></p>		
<p><b>Goal 3: Endeavor to provide and retain a sufficient number of rental housing units to serve Pleasanton residents who choose to rent or who cannot afford ownership housing.</b></p>	<p>Deleted; unnecessary as its own goal, other policies and programs address.</p>	<p>N/A</p>
<p>Policy 7: Encourage at least 50 percent of multiple-family housing units to be rental apartments.</p>	<p>Policy 2.11</p>	<p><b>Policy 2.11</b></p> <p>Encourage at least 50 percent of new multi-family housing units constructed over the course of the 6<sup>th</sup> Cycle to be rental apartments.</p>
<p>Program 7.1: Monitor new multiple-family residential development proposals with respect to housing tenure to ensure that sufficient numbers of rental units are provided to meet the above policy.</p>	<p>Deleted, since there is no feasible mechanism to require rental vs. for-sale apartments to be constructed.</p>	<p>N/A</p>

5 <sup>th</sup> Cycle Goal, Policy, Program	Disposition in 6 <sup>th</sup> Cycle Housing Element	6 <sup>th</sup> Cycle Goal, Policy Program Text
Policy 8 Minimize displacement of tenants in rental apartments and mobile homes and encourage ownership of lower-cost residential units by prior renters through the regulation of condominium conversions.	Policy 2.13, modified. Mobile homes are now addressed in separate Policy 3.2.	<b>Policy 2.13</b> Minimize displacement of tenants in rental apartments and encourage ownership of lower cost residential units by prior renters through the regulation of condominium conversions. (Policy 8, modified).
Program 8.1: Regulate condominium, townhouse, and mobile home conversions and mitigate tenant displacement through the provisions of the City's Condominium Conversion Ordinance, and Government Code, Section 65863.7 (as to mobile homes). This includes requiring condominium converters to maintain rental units for households with special needs including those with developmental disabilities, such as lifetime leases with rental caps for persons with disabilities, to the extent permitted by State law and denying conversion of apartment units to condominiums if the percentage of multiple-family units available for rent, city-wide, is below 50 percent.	Program 2.8 – reformulated as modified Subprogram 3	<b>Program 2.8</b> Support access to rental housing for lower-income households, and protect tenants from displacement, through the following programs: [.....] 3. Apply the provisions of the City's Condominium Conversion Ordinance, and Government Code, §65863.7 (as to mobile homes) to minimize displacement of renters and protect special needs households. For condominium conversions this includes requirements 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 multi-family units available for rent, city wide, is below 50 percent. (Program 8.1)
Program 8.2: Review the City's Condominium Conversion Ordinance to identify desirable changes, such as potentially requiring more housing units affordable to low- and very low-income households and longer tenant noticing requirements, if market conditions are resulting in the displacement of lower-income tenants.	Deleted, deemed unnecessary since condo conversions have not resulted in displacement of lower-income tenants, and Program 2.8 (see above) is determined be adequate.	N/A
<b>Goal 4: Encourage the production of market-rate moderate-income ownership housing and assisted ownership housing affordable to low- and very low-income households.</b>	Deleted; unnecessary as its own goal, other policies and programs address.	N/A
<b>Housing Affordability</b>		
<b>Goal 5: Produce and retain a sufficient number of housing units affordable to extremely low-, low- and very low-income households to address the City's responsibility for meeting the needs of Pleasanton's workforce, families, and residents, including those with special needs.</b>	Deleted; unnecessary as its own goal, other policies and programs address.	N/A
Policy 9: Support the development of housing for persons with special needs.	Deleted, redundant with other goals and policies that address special needs housing.	N/A

**Summary and Disposition of 5<sup>th</sup> Cycle Housing Element Goals, Policies and Programs**

5 <sup>th</sup> Cycle Goal, Policy, Program	Disposition in 6 <sup>th</sup> Cycle Housing Element	6 <sup>th</sup> Cycle Goal, Policy Program Text
<p>Program 9.1: Seek State and Federal assistance for the development of housing to meet the housing needs of households with extremely low, low, and very low incomes as well as those with disabilities (including developmental disabilities). Potential sources may include the HUD Section 202 and 811 programs (for senior housing and housing for persons with disabilities), the State HELP and CHFA programs, State/Federal lower-income housing tax credits, and bond financing. The timing of application will depend upon the schedule for specific projects proposed by individual developers in as much as the City does not currently own any land for development of housing affordable to low- and very low-income households and those with disabilities. If the City is successful in securing an open source of funding for housing affordable to low- and very low-income households, such as State HELP funds, the availability of these funds will be promoted through the City's web site, in local newspapers, and through posting at public places subject to normal procedures. The objective of this program is to secure available funding required to finance new affordable housing development. A timeline would be developed on a project by project basis as affordable development inquiries/applications are submitted to the City.</p>	<p>Program 2.9, modified to reflect funding sources and programs currently available.</p>	<p><i>Program 2.9</i> Seek County, 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 State/Federal lower-income housing tax credits, grant funding (e.g., Affordable Housing and Sustainable Communities Program, etc.) 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 the availability of these funds will be promoted through the City's website, in local newspapers, social media, and through posting at public places subject to normal procedures. The objective of this program is to secure available funding required to finance gap funding for affordable housing development. A timeline would be developed on a project-by-project basis as affordable development inquiries/applications are submitted to the City. (Program 9.1)</p>
<p>Program 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.</p>	<p>Deleted, duplicative of other programs – concept folded into Program 1.5. (see below)</p>	<p>N/A</p>
<p>Program 9.3: Advocate changes in Federal and State legislation to provide incentives for the development of housing for special needs and housing affordable to extremely low-, low- and very low-income households and to overcome barriers to housing affordable to low- and very low-income households.</p>	<p>Policy 2.4, modified to reflect support for State and Federal funding for affordable housing.</p>	<p><b>Policy 2.4</b> Advocate for changes in Federal and State legislation that provides incentives for the development of housing for special needs and housing affordable to extremely low-, very low-, and low-income households, and that increases State and Federal funding to support the production of below-market-rate housing and overcome barriers to housing affordable to very low- and low-income households.</p>
<p><b>Goal 6: Promote the production of housing affordable to extremely low-, low- and very low-income households by actively working with and creating incentives for non-profit housing developers.</b></p>	<p>Deleted; unnecessary as its own goal, other policies and programs address.</p>	
<p>Policy 10: Support the development and rehabilitation of housing affordable to extremely low-, low- and very low-income households and review infrastructure needs.</p>	<p>Policy 3.4, modified to focus on rehabilitation (other policies focus on housing development and infrastructure).</p>	<p><b>Policy 3.4</b> Support the rehabilitation of housing affordable to lower- and moderate-income households, including “naturally affordable” housing units as well as deed-restricted units. When assistance is provided for rehabilitation of non-deed-restricted units, encourage the maintenance of affordability in the units that are rehabilitated.</p>

5 <sup>th</sup> Cycle Goal, Policy, Program	Disposition in 6 <sup>th</sup> Cycle Housing Element	6 <sup>th</sup> Cycle Goal, Policy Program Text
<p>Program 10.1: Conduct a review of the Growth Management Program and amend as necessary to assure the rate of residential development, limited to 235 units per year consistent with the City's Growth Management unit allocation, is consistent with the City's current and new infrastructure capacities, including roadways, water, sewer, and facilities, etc. The objective of this program is to assure that the City's Growth Management Program is consistent with State law and that there is a procedure for assuring that there is available infrastructure to serve future approved residential development, and to create a more efficient process for implementing the program.</p>	<p>Program 4.3, modified to reflect completion of amendments required by prior settlement agreement and to address consistency with SB330</p>	<p><b>Program 4.3</b> Suspend enforcement of the Growth Management Program and Ordinance (Pleasanton Municipal Code 17.36) as necessary to comply with state law, specifically the Housing Crisis Act (SB 330).</p>
<p>Program 10.2: Require the duration of extremely low-, low- and very low-income set-aside units within projects to be in perpetuity.</p>	<p>Policy 3.3, modified to better articulate intent, and recognize that some funding programs may dictate deed-restriction terms.</p>	<p><b>Policy 3.3</b> Preserve the affordability of restricted units affordable to extremely low-, very low- and low-income households for the longest term feasible, including requiring such units to be deed-restricted in perpetuity whenever allowable, to minimize the risk of affordable units being converted to market-rate housing over time</p>
<p>Policy 11: Give greater priority to providing housing which is affordable to extremely low income households and to households at the low end of the low-income range (50 to 80 percent of median income).</p>	<p>Policy 5.2, modified/clarified.</p>	<p><b>Policy 5.2</b> Proactively encourage the production of housing which is affordable to extremely low-income households (less than 50 percent of area median income) and to households at the low end of the low-income range (50 to 80 percent of median income). (Policy 11)</p>
<p>Program 11.1: Continue to provide incentives such as reduced development fees, assistance in public improvements, priority in permit processing, increased density, altered site-development standards, mortgage revenue bonds, affordable-housing competition, and other creative incentives to encourage the development of housing affordable to moderate-, low-, extremely low-, and very low-income households and households with special needs. A priority will be placed on projects that provide the largest number of units at the greatest level of affordability. The availability of incentives will be incorporated in the City's Inclusionary Zoning Ordinance, to be consistent with State law and recent court decisions, but for specific projects, will also be promoted through the City's web site, in local newspapers, and through posting at public places subject to normal procedures. The objective of this program is to assure that incentives are made available and known to the development community.</p>	<p>Policy 2.3 Modified/reformulated to focus on the IZO – incentives for affordable housing more generally are addressed in other policies.</p>	<p><b>Policy 2.3</b> In conformance with the Inclusionary Zoning Ordinance, require each residential and non-residential development to which the Ordinance applies, to include its pro-rata share of housing needs for lower- and moderate- income households or, if the Ordinance criteria are met, to contribute to the Lower Income Housing Fund or propose alternative methods to facilitate the construction of housing affordable to these groups. It is strongly encouraged that the Inclusionary Zoning Ordinance requirements be met by building housing affordable to lower- and moderate-income households. The City will continue to offer incentives to encourage and facilitate the production of affordable inclusionary units, as a component of the Ordinance.</p>
<p>Policy 12: Strive toward meeting Pleasanton's share of regional housing needs, as defined by the Regional Housing Needs Determination (RHND).</p>	<p>Policy 1.1, modified to reflect 6<sup>th</sup> Cycle RHNA</p>	<p><b>Policy 1.1</b> The City will identify and re-zone sites as needed to allow for residential development, at appropriate densities, to meet the assigned Regional Housing Needs Allocation (RHNA) of 5,965 units for the 2023-2031 (6<sup>th</sup> Cycle) Housing Element Cycle.</p>

**Summary and Disposition of 5<sup>th</sup> Cycle Housing Element Goals, Policies and Programs**

5 <sup>th</sup> Cycle Goal, Policy, Program	Disposition in 6 <sup>th</sup> Cycle Housing Element	6 <sup>th</sup> Cycle Goal, Policy Program Text
<p>Program 12.1: Maintain zoning adequate to accommodate Pleasanton's share of the regional housing need for all income levels. Sites designated High Density Residential or Mixed Use shall be developed at a minimum density of 30 units per acre, and comport with the adopted Housing Site Development Standards and Design Guidelines for Multifamily Development.</p>	<p>Program 1.1, modified to reflect requirements of State law.</p>	<p><i>Program 1.1</i>                      Maintain zoning/rezone appropriate sites to accommodate Pleasanton's share of the regional housing need for all income levels. Parcels to be rezoned are identified in Appendix B, Table B-13. As reflected in Appendix B, each potential rezoned lower-income site will be zoned for a minimum of at least 30 units per acre, have the capacity to accommodate at least 16 units, and be available for development in the planning period where water, sewer, and dry utilities can be provided. Sites rezoned for lower-income unit capacity will permit owner-occupied and rental multi-family uses by right pursuant to Government Code §65583.2(h) and (i) for developments in which 20 percent or more of the units are affordable to lower-income households. On rezoned lower-income sites, the City will allow 100 percent residential use and shall require residential use to occupy at least 50 percent of the floor area in a mixed-use project</p>
<p>Program 12.2: Attempt to rehabilitate five ownership-housing units affordable to extremely low-, low- and very low-income households identified as having major building code violations each year between 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.</p>	<p>Program 3.5, modified and expanded</p>	<p>N/A</p>
<p>Program 12.3: Strive to construct, rehabilitate, and conserve the City's regional share of housing within the constraints of available infrastructure, traffic, air quality, and financial limits, by the conclusion of the current Regional Housing Needs Determination period – in 2023.</p>	<p>Delete, duplicative of other programs.</p>	<p>N/A</p>
<p>Program 12.4: Work with the Tri-Valley Housing Opportunity Center and employers to develop partnerships for participating in programs to make housing affordable to their workers.</p>	<p>Policy 2.14, modified to reflect current resources.</p>	<p><b>Policy 2.14</b>                      Work with employers to develop partnerships for participating in programs to make housing affordable to their workers. (Program 12.4, modified)</p>
<p>Policy 13: Give priority for housing opportunities to extremely low, low- and very low-income households with persons that live and work in Pleasanton.</p>	<p>Policy 2.10, modified to reflect limitations on local preference that may exist in certain funding programs</p>	<p><b>Policy 2.10</b>                      When permissible, give additional priority or preference for lower-income housing opportunities to persons that live and/or work in Pleasanton. (Policy 13, modified)</p>
<p><b>At-Risk Housing Affordable to Low-and Very Low-Income Households</b></p>		
<p><b>Goal 7: Preserve and/or replace assisted rental apartment housing which is at risk of changing to market-rate housing.</b></p>	<p>Deleted; unnecessary as its own goal, other policies and programs address.</p>	<p>N/A</p>

5 <sup>th</sup> Cycle Goal, Policy, Program	Disposition in 6 <sup>th</sup> Cycle Housing Element	6 <sup>th</sup> Cycle Goal, Policy Program Text
<b>Goal 8: Assist occupants of at-risk units by either retaining those units as affordable for their income category or by finding new housing for them that is affordable to low- and very low-income households.</b>	Deleted; unnecessary as its own goal, other policies and programs address.	N/A
Policy 14: Preserve for the longest term feasible, restricted units affordable to extremely low-, low- and very low-income households which are at risk of changing to market-rate housing.	Deleted, redundant with other policies (also addressed by Policy 3.3, above)	See above.
Program 14.1: Preserve for the longest term feasible, rent restricted assisted projects affordable to extremely low-, low- and very low-income households, and provide assistance to retain below-market rate rent restrictions.	Also addressed by Policy 3.3, and Program 3.3.	<i>Program 3.3</i> Although no existing restricted units are currently at risk for conversion to market rate, the City will monitor rent restricted assisted projects to assess the most effective methods of future assistance to retain rent restrictions as needed. Methods to evaluate include the City providing rehabilitation funds in addition to other incentives (e.g., density bonus, City-issued bonds or other funding to reduce apartment complex mortgage rates, etc.) in exchange for extended or perpetual affordability terms.
Program 14.2: Structure future rent-restriction contract agreements to allow the City the opportunity to purchase or subsidize assisted units at the conclusion of the rent-restriction period.	Also addressed by Policy 3.3, Program 3.3	See above.
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.	Deleted, redundant with other policies and program related to rehabilitation and required deed restrictions for assisted units.	N/A
Program 14.5: Issue bonds or provide other funding where appropriate to reduce apartment complex mortgage rates in exchange for extended or perpetual assisted-housing time periods.	Deleted, concept folded into Program 1.5, subprogram 7; and Policy 3.3	<i>Program 1.5</i> Acquire and/or assist in the development of one or more sites for housing affordable to lower-income households, including a focus on extremely low-income households. Specific actions the City will undertake to pursue this effort include [...]:  7. Facilitate funding of site acquisition and project construction for appropriate sites through strategies such as issuance of tax-exempt bonds, and other financing mechanisms, to finance the construction of housing units affordable to extremely low-, very low- and low-income households, to purchase land for such a use, and to reduce mortgage rates.  Also see Above for Policy 3.3.
<b>City Government Actions</b>		
Goal 9: Process housing proposals affordable to extremely low-, low- and very low-income households and use available City programs and incentives so as to promote and facilitate housing affordability for low- and very low-income households.	Deleted; unnecessary as its own goal, other policies and programs address.	N/A



**Summary and Disposition of 5<sup>th</sup> Cycle Housing Element Goals, Policies and Programs**

5 <sup>th</sup> Cycle Goal, Policy, Program	Disposition in 6 <sup>th</sup> Cycle Housing Element	6 <sup>th</sup> Cycle Goal, Policy Program Text
Goal 10: Remove unnecessary governmental constraints to the provision of housing affordable to extremely low-, low- and very low-income households and associated public services and facilities.	Goal 4, simplified.	Goal 4: Reduce governmental constraints to the development and improvement of housing where feasible.
Policy 15: Make appropriate modifications to the Land Use Element of the General Plan, Zoning Ordinance, and other City ordinances, programs, and policies to facilitate the provision of housing, especially housing for those with disabilities (including developmental disabilities), and housing affordable to moderate-, low-, and very low-income households.	Deleted, redundant with other policies and programs	N/A
Program 15.1: Identify funding mechanisms for infrastructure improvements contained in the General Plan to accommodate projected housing growth.	Program 4.4, modified	<p><i>Program 4.4</i></p> <p>Develop and update plans and programs to identify and address infrastructure deficiencies, including funding mechanisms for infrastructure improvements necessary to accommodate the planned and projected growth identified in the General Plan and to accommodate the 6<sup>th</sup> Cycle RHNA. These efforts will include the following: [and Subprograms 1-4]</p>
Program 15.2: Waive City fees for housing developments that provide a minimum of 15 percent affordable to extremely low-, low- and very low-income households	Program 2.5, modified to align to IZO language, and to allow flexibility for future modifications to inclusionary requirements.	<p><i>Program 2.5</i></p> <p>Continue to offer waivers or reductions of City fees for affordable housing units, including the following:</p> <ol style="list-style-type: none"> <li>1. Exempt all housing units affordable to very low- and low-income households and Accessory Dwelling Units from payment of the Lower-Income Housing Fee. (Program 18.2)</li> <li>2. Allow for the approval of fee waivers and/or reductions for inclusionary units and the housing developments of which they are a part, for projects that meet the requirements of the Inclusionary Zoning Ordinance in terms of the proportion of proposed affordable units to be provided. When considering such discretionary fee waivers or reductions, greater consideration will be given to their approval when a housing development's proposed proportion of lower-income units exceeds the minimum required by the Inclusionary Zoning Ordinance (i.e., not all market rate units in projects that comply with minimum inclusionary requirements will necessarily receive fee waivers or reductions). (Program 15.2, modified).</li> </ol>

5 <sup>th</sup> Cycle Goal, Policy, Program	Disposition in 6 <sup>th</sup> Cycle Housing Element	6 <sup>th</sup> Cycle Goal, Policy Program Text
Program 15.3: Expedite the development review process for housing proposals that provide a minimum of 15 percent affordable to moderate-, low-, extremely low, and very low-income households.	Policy 2.8, modified to reflect preference relative to <i>discretionary</i> approvals. (The City is obligated to follow mandated permit processing timeframes for all non-discretionary housing projects, irrespective of proportion of affordable units)	<p><b>Policy 2.8</b></p> <p>When considering discretionary approval of projects, including proposals to re-zone property from non-residential to residential uses, provide greater preference to projects that would incorporate on-site units affordable to extremely low-, very low- and low-income households at a proportion greater than that ordinarily required by the Inclusionary Zoning Ordinance, or that otherwise facilitate or support the construction of lower-income housing units (e.g. donation of land, additional funding for construction of off-site units at a level beyond that required in strict compliance with the Inclusionary Zoning Ordinance). (Policy 23, Policy 4, Program 15.3, combined and modified)</p>
Program 15.4: Support State legislative reform to improve the fair-share housing process and provide financial and other incentives to strengthen local jurisdictions' abilities to meet their fair-share responsibilities.	Program 2.10, modified to reflect City's adopted legislative framework principles.	<p><b>Program 2.10</b></p> <p>Continue to monitor, on an annual basis, forthcoming State legislation and support legislation that seeks to improve and make more accurate and transparent the RHNA process, and that which provides funding, and financial and other incentives to strengthen local jurisdictions' abilities to meet their fair share responsibilities, while retaining an appropriate degree of local control over land use and planning decisions</p>
Program 15.5: Assess the level of effort to overcome infrastructure constraints to housing affordable to extremely low-, low- and very low-income households on a periodic basis.	Concept incorporated in Policy 4.2, Program 4.4	<p><b>Policy 4.2</b></p> <p>Ensure that adequate infrastructure is available to support future planned residential growth.</p> <p>(See above for Program 4.4)</p>
Program 15.6: Assess future sewer infrastructure needs, including sewer infrastructure upgrades and facilities to accommodate future RHNA cycles in the region.	Concept incorporated in Policy 4.2, Program 4.4	See above for Policy 4.2 and Program 4.4.
Program 15.7: Continue to work with non-profit and for-profit housing developers, service providers, Pleasanton employers, the Pleasanton Unified School District, and urban planning specialists to develop new programs and incentives for meeting the full range of Pleasanton's future affordable housing needs.	Deleted, concept incorporated in Program 1.5 and its subprograms.	<p><b>Program 1.5</b></p> <p>Acquire and/or assist in the development of one or more sites for housing affordable to lower-income households, including a focus on extremely low-income households.</p> <p>[Subprograms not listed for brevity]</p>

**Summary and Disposition of 5<sup>th</sup> Cycle Housing Element Goals, Policies and Programs**

5 <sup>th</sup> Cycle Goal, Policy, Program	Disposition in 6 <sup>th</sup> Cycle Housing Element	6 <sup>th</sup> Cycle Goal, Policy Program Text
<p>Program 15.8: As required by State law, the City will review the status of Housing Element programs by April of each year, beginning April 2012. The review will cover consistency with other General Plan programs and community goals, the status of implementing actions, accomplishments, and a review of housing sites identified in the Housing Element. In particular, the annual review will cover development assumptions and actual development activity on sites by assessing projected development potential compared to actual development approval and construction. This will also include residential units anticipated on mixed use zoned sites. The primary intent of the annual review is to maintain adequate sites during the Housing Element planning period. In addition, the annual review will evaluate the effectiveness of the City's inclusionary zoning requirements (see Programs 17.1 and 17.2) to determine if modifications are needed.</p>	<p>Program 4.1, modified to simplify based on State law requirements. (Other programs address adequate sites/no net loss).</p>	<p><i>Program 4.1</i> As required by state law, the City will review the status of Housing Element programs by April of each year and deliver the review on the form required by the State Department of Housing and Community Development. Various Housing Element programs will result in amendments to the Zoning Ordinance and other regulatory changes to facilitate the production of housing (e.g., Programs 5.6). (Program 15.8, modified)</p>
<p>Policy 16: Educate the public regarding the community, environmental, and economic benefits of Pleasanton's affordable housing program.</p>	<p>Program 2.6; modified and expanded to be more specific and address needs of traditionally underserved populations</p>	<p><i>Program 2.6</i> Continue to make housing education programs and information available on the City's website, at other public venues, through City publications and mailings, City social media accounts, and through partnerships with regional organizations. Continue to coordinate public information with surrounding communities to provide up-to-date listings of opportunities for regional affordable housing and programs. In order to ensure program information is disseminated to the broadest range of households, including lower-income households, special needs groups such as seniors, the disabled, people experiencing homelessness, and non-English-speaking households, the City will develop a comprehensive marketing program that a) identifies partner organizations through which information can be shared with their clientele, b) builds relationships with those organizations including regular check ins, c) provides translation of printed and online materials into multiple languages, and d) effectively deploys traditional media and social media to increase outreach. (Program 16.1, 16.2, modified)</p>
<p>Program 16.1: Continue housing education programs available on the City's website, at other public venues, through City publications and mailings, and through partnerships with regional organizations.</p>	<p>Combined into Program 2.6</p>	<p>See Program 2.6, above.</p>
<p>Program 16.2: Continue to coordinate public information with surrounding communities to provide up-to-date listings of opportunities for regional affordable housing and programs for extremely low-, low- and very low-income households.</p>	<p>Combined into Program 2.6</p>	<p>See Program 2.6, above.</p>
<p>Program 16.3: Develop incentive/revitalization programs for neighborhoods to encourage support for affordable housing opportunities. Such incentives could include enhanced public amenities or other investment in areas where additional multifamily housing is planned.</p>	<p>Program 7.2.</p>	<p><i>Program 7.2</i> 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 multi-family housing is planned.</p>

**Commented [SR1]:** City: AFFH pending; review this program after that analysis is complete

5 <sup>th</sup> Cycle Goal, Policy, Program	Disposition in 6 <sup>th</sup> Cycle Housing Element	6 <sup>th</sup> Cycle Goal, Policy Program Text
<p>Policy 17: Ensure compliance with the Inclusionary Zoning Ordinance by requiring each for-sale residential and non-residential development to which the Ordinance applies to include its pro-rata share of housing needs for low- and very low-income households or, if the Ordinance criteria are met, to contribute to the lower-income housing fund to facilitate the construction of housing affordable to extremely low-, low-, very low-, and moderate-income households. Review and modify policies for rental housing to conform with State law and recent court decisions. It is strongly encouraged that the Inclusionary Zoning Ordinance requirements be met by building housing affordable to extremely-low, low- and very low-income households.</p>	<p>Policy 2.3, modified to delete reference to lack of compliance with State law (Ordinance is compliant)</p>	<p><b>Policy 2.3</b></p> <p>In conformance with the Inclusionary Zoning Ordinance, require each residential and non-residential development to which the Ordinance applies, to include its pro-rata share of housing needs for lower- and moderate- income households or, if the Ordinance criteria are met, to contribute to the Lower Income Housing Fund or propose alternative methods to facilitate the construction of housing affordable to these groups. It is strongly encouraged that the Inclusionary Zoning Ordinance requirements be met by building housing affordable to lower- and moderate-income households. The City will continue to offer incentives to encourage and facilitate the production of affordable inclusionary units, as a component of the Ordinance. [Policy 17, Policy 27, Program 11.1, modified]</p>
<p>Program 17.1: Review the City's Inclusionary Zoning Ordinance and amend:</p> <ul style="list-style-type: none"> <li>-for consistency with the Housing Element and other City affordable housing programs;</li> <li>-to identify incentives for non-profit housing developers and other housing developers to construct projects including three bedroom units for large households;</li> <li>-to determine if it is appropriate to increase the percentage of affordability to support housing affordable to low- and very low-income households;</li> <li>-to be consistent with recent court decisions regarding rental housing and State law;</li> </ul>	<p>Policy 2.3 (see above) and</p> <p>Program 2.1, with respect to modifications to increase Inclusionary requirements.</p>	<p><b>Program 2.1</b></p> <p>Continue to implement the Inclusionary Zoning Ordinance and actively pursue strategies to improve its effectiveness in producing affordable housing units in conjunction with new development. The following actions will be undertaken by the City:</p> <ol style="list-style-type: none"> <li>1. Study the following amendments to the Inclusionary Zoning Ordinance and adopt such amendments provided they are not found to be an undue constraint on the production of housing: <ul style="list-style-type: none"> <li>oAn increase to the proportion of inclusionary units required in multi-family projects to be up to 20 percent, rather than the current 15 percent requirement. <b>[NEW]</b></li> <li>oIdentification of a target mix of affordable units (including proportions of very-low, low- and moderate-income units), with the potential for an alternative mix of affordability to be proposed and approved if it would better meet other housing policy objectives to do so. For example, if the project provided deeper affordability, and/or resulted in the production of units suitable for special needs groups such as seniors or persons with mental or physical disabilities. Target affordability mix and unit size standards, including a required proportion of larger (3 or more bedroom) lower-income units, may be implemented through Objective Design Standards (Program 4.2) or the amended Inclusionary Zoning Ordinance. <b>[NEW]</b></li> </ul> </li> <li>2. Monitor the ongoing effectiveness of the Ordinance in producing new housing units. Monitoring will include a review of the extent to which developers are building on-site affordable units versus paying in-lieu fees with new developments, with the goal that a majority of required inclusionary units over the course of the next eight years are either provided on-site or constructed off-site, at the same time as projects are constructed. At the mid-point of the Housing Element cycle, if it is determined that the Inclusionary Zoning Ordinance is not meeting this goal, evaluate and modify the Ordinance so that it can better achieve that objective, including consideration of additional incentives or mandates to encourage units to be constructed. As part of the Inclusionary Zoning Ordinance review, conduct meetings with developers to identify specific changes that may be considered by the City. (Program 17.2, modified).</li> </ol>

**Summary and Disposition of 5<sup>th</sup> Cycle Housing Element Goals, Policies and Programs**

5 <sup>th</sup> Cycle Goal, Policy, Program	Disposition in 6 <sup>th</sup> Cycle Housing Element	6 <sup>th</sup> Cycle Goal, Policy Program Text
<p>Program 17.2: Monitor the results of the Inclusionary Zoning Ordinance annually to determine consistency with State law and recent court decisions and to determine if developers are primarily building new housing units affordable to low- and very low-income households instead of paying in-lieu fees for new developments. If it is determined by the City Council, upon recommendation by the Housing Commission, that the Inclusionary Zoning Ordinance is not producing sufficient housing affordable to low- and very low-income households, consider modifying the Ordinance so that it can better achieve that objective. As part of the Inclusionary Ordinance review, conduct meetings with developers to identify specific changes that may be considered by the City.</p>	<p>Program 2.1, with respect to effective monitoring and potential improvements to IZO</p>	<p>See Program 2.1, above</p>
<p>Policy 18: Use the lower-income-housing fee to generate funds for the provision of housing affordable to extremely low-, low- and very low-income households. The low-income housing fund should be used primarily to leverage State and Federal funds in the development of housing affordable to low- and very low-income households and in-house loan programs, so that the fund may be used most efficiently and maintained over time. When considering allocation of these funds, priority will be given to non-profit housing developers with a project including three bedroom units affordable to large extremely low, low- and very low-income households.</p>	<p>Policy 2.1, expanded/consolidated with other policies and programs with respect to use of LIHF</p>	<p><b>Policy 2.1</b></p> <p>Use the Lower-Income Housing Fee (LIHF) to support the production of and access to housing affordable to extremely low-, very low- and low-income households, with the objective of using the Lower Income Housing Fund in a manner consistent with the City ordinance, and to support affordable housing, particularly developments proposed by non-profit developers that include a high proportion of affordable units, suitable to accommodate a variety of different household types and sizes, including units with more than two bedrooms and suitable for large families. Use of the LIHF may include but is not limited to the following uses of funds: [Policy 18, Policy 24, Programs 18.3, 18.4]</p> <ul style="list-style-type: none"> <li>• To supplement and leverage State and Federal funds (i.e., provide “seed money”) in the development of housing affordable to very low- and low-income households and in-house loan programs, so that the fund may be used most efficiently and maintained over time. [Policy 24]</li> <li>• Advance homeownership opportunities, for example, through First Time Homebuyer Assistance Programs that write down mortgage costs. [Program 18.4]</li> <li>• Purchase of land for affordable housing, and to support construction of housing on City-owned land. [Program 18.3]</li> <li>• Extend affordable rent restriction agreements and avoid loss of at-risk units. [Program 18.4]</li> <li>• Provide rental assistance to qualifying lower-income households. [Program 18.4]</li> <li>• Rehabilitate existing housing. [Program 18.4]</li> <li>• Support development of affordable housing, through issuance of tax-exempt bonds, posting of loan collateral, payment of pre-development costs. [Program 18.4]</li> <li>• To otherwise provide direct financial and technical support to help produce housing units affordable to lower-income households. [Program 18.4]</li> </ul>

5 <sup>th</sup> Cycle Goal, Policy, Program	Disposition in 6 <sup>th</sup> Cycle Housing Element	6 <sup>th</sup> Cycle Goal, Policy Program Text
<p>Program 18.1: Review and modify the lower-income-housing fee annually in conformance with AB 1600, and consider changing the basis of the fee to reflect the true cost of providing housing.</p>	<p>Program 2.3, modified and updated</p>	<p><b>Program 2.3</b> Regularly review the Lower-Income Housing Fee for market-rate residential development, including consideration of adjustments to the fee within the amounts supportable by the existing Nexus Study to ensure the fee reflects the cost to mitigate demand for new affordable housing created by new development, and while ensuring that fee levels remain such that they do not present an undue constraint to housing production. As part of the review of existing fees, consider changing the basis of the residential fee to be structured on a per square foot basis, so as to incentivize the production of smaller units. (Program 18.1, modified)</p>
<p>Program 18.2: Continue to exempt all housing units affordable to low- and very low-income households from the low-income housing fee.</p>	<p>Program 2.5, modified and combined with other program regarding waiver/reduction of housing fees.</p>	<p>See above</p>
<p>Program 18.3: Use the Lower-Income Housing Fund to help build housing affordable to low- and very low-income households on City-owned land.</p>	<p>Policy 2.1, expanded/consolidated with other policies and programs with respect to use of LIHF</p>	<p>See above</p>
<p>Program 18.4: Use the Lower-Income Housing Fund to extend rent restriction agreements, purchase land, write down mortgage costs, rehabilitate units, subsidize rents, issue tax-exempt bonds, post loan collateral, pay pre-development costs, and otherwise help produce housing units affordable to lower-income households. The objective of this is to utilize the Lower Income Housing Fund in a manner consistent with City ordinance and to support affordable housing, particularly developments proposed by non-profit developers that include units for large families at very low incomes.</p>	<p>Policy 2.1, expanded/consolidated with other policies and programs with respect to use of LIHF</p>	<p>See above</p>
<p>Program 18.5: When considering how to utilize the City's Lower-Income Housing Fund, consider whether a proposal with a non-profit housing developer and a for-profit housing developer partnership should be a higher priority project due to its ability to potentially secure better funding and be developed.</p>	<p>Policy 2.1, expanded/consolidated with other policies and programs with respect to use of LIHF</p>	<p>See Policy 2.1, above.</p>
<p>Policy 19: Encourage the use of density bonuses for housing which is affordable to extremely low-, moderate-, low-, and very low-income households.</p>	<p>Policy 2.7</p>	<p><b>Policy 2.7</b> Encourage the use of density bonuses in residential projects that include housing units affordable to extremely low-, very low-, low-, and moderate-income households. [Policy 19]</p>

**Summary and Disposition of 5<sup>th</sup> Cycle Housing Element Goals, Policies and Programs**

5 <sup>th</sup> Cycle Goal, Policy, Program	Disposition in 6 <sup>th</sup> Cycle Housing Element	6 <sup>th</sup> Cycle Goal, Policy Program Text
Policy 20: Require owners of rental units who receive financial support from the City to accept Section 8 certificates/vouchers and/or Project Based Section 8 in their developments.	Program 2.8	<p><i>Program 2.8</i></p> <p>Support access to rental housing for lower-income households, and protect tenants from displacement, through the following programs [...]:</p> <p>2. Inform owners of rental units who receive financial support from the City of the requirement to accept Section 8 Housing Choice certificates/vouchers and/or Project Based Section 8 Housing Choice Vouchers in their developments.</p>
Policy 21: Work with the Alameda County Housing Authority and other agencies to maintain funding for Section 8 and other Federal subsidy programs.	Program 2.8	<p><i>Program 2.8</i></p> <p>Support access to rental housing for lower-income households, and protect tenants from displacement, through the following programs [...]:</p> <p>1. Work with the Alameda County Housing Authority and other agencies to maintain funding for Section 8 Housing Choice Voucher Program and other Federal subsidy programs.</p>
Policy 22: Assist in the relocation of persons displaced by public projects.	Policy 7.3, modified to reference State and federal law.	<p><b>Policy 7.3</b></p> <p>Assist in the relocation of persons displaced by public projects in accordance with the requirements of State and federal law. (Policy 22)</p>
Policy 23: Incentivize the development of housing units affordable to extremely low-, low- and very low-income households when rezoning non-residential properties to high-density residential.	Policy 2.8, modified	See Policy 2.8, above.
Policy 24: Use the City's lower-income housing fund as seed money for Federal and State tax credits to promote the construction of housing affordable to extremely low-, low- and very low-income households.	Policy 2.1, expanded/consolidated with other policies and programs with respect to use of LIHF	See Policy 2.1, above.
Policy 25: Ensure that livability is considered when considering proposals for high-density residential developments, including open space, amenities, and facilities for the intended occupants.	Policy 6.1, modified	<p><b>Policy 6.1</b></p> <p>Disperse high-density housing throughout the community, in areas near public transit, major thoroughfares, shopping, and employment centers, and ensure that livability is considered when considering proposals for high density residential developments, including open space, amenities, and facilities for the intended occupants.</p>
<b>City Priorities for Housing Developments</b>		
1. Non-Profit Housing Developers		

5 <sup>th</sup> Cycle Goal, Policy, Program	Disposition in 6 <sup>th</sup> Cycle Housing Element	6 <sup>th</sup> Cycle Goal, Policy Program Text
<p>Policy 26: Encourage non-profit and joint for-profit housing developments by offering incentives. Non-profit and joint for-profit housing developers of housing affordable to moderate-, low-, extremely low-, and very low-income households shall have the highest City priority for approval. Specific City incentives to encourage such housing developments are the following: Priority for the Growth Management affordable-housing sub allocation;</p> <ul style="list-style-type: none"> <li>• Expedited permit processing;</li> <li>• Fee waivers;</li> <li>• Contributions from the lower-income housing fund;</li> <li>• Use of available City-owned land;</li> <li>• Density bonuses;</li> <li>• City assistance in obtaining financing or funding;</li> <li>• Assistance in providing public improvements;</li> <li>• Consideration of reduced development standards, such as reducing the number of parking spaces (this consideration does not include reducing the number of required on-site parking spaces in the Downtown Specific Plan Area); and</li> <li>• Consideration of mortgage revenue bonds</li> </ul>	Policy 2.6	<p><b>Policy 2.6</b></p> <p>When allocating City funding, resources, and granting incentives and discretionary approvals, assign the following priorities to housing developments:</p> <p style="padding-left: 40px;"><i>Priority 1.</i> Projects generating new housing involving non-profit and joint for-profit housing developers of housing affordable to extremely low-, very low-, low-, and moderate-income households. Such projects will also be eligible for the following incentives to encourage such housing: [Policy 26]</p>
<p>Program 26.1: Actively assist owners of property zoned or designated High-Density-Residential in soliciting non-profit housing organizations for proposals to develop housing affordable to extremely low-, moderate-, low-, and very low-income households on available sites using lower-income-housing fees. The objective of this program is to assure that owners of HDR properties are informed of City affordable housing programs. The City will notify all property owners of HDR sites of available City housing programs within 6 months of Housing Element adoption.</p>	Program 1.5, combined with other programs to actively encourage the development of one or more affordable housing sites/projects.	<p><b>Program 1.5</b></p> <p>Acquire and/or assist in the development of one or more sites for housing affordable to lower-income households, including a focus on extremely low-income households. Specific actions the City will undertake to pursue this effort include [...]:</p> <p>[Subprograms 1-7 not listed, for brevity]</p>
<p>Program 26.2: Continue to actively support the activities of non-profit organizations that provide special needs housing as well as housing affordable to low- and very low-income households, through technical assistance or other means. The objective of this program is to assure that the City maintains a full range of incentives that are beneficial to assisting non-profit housing developers.</p>	Program 1.5, combined with other programs to actively encourage the development of one or more affordable housing sites/projects.	See Program 1.5, above
<p>Program 26.3: When land becomes available to the City, consider reserving those sites for non-profit organizations to build housing affordable to moderate-, low-, extremely low, and very low-income households that include three bedroom units for large households.</p>	Program 1.5, combined with other programs to actively encourage the development of one or more affordable housing sites/projects.	See Program 1.5, above.



**Summary and Disposition of 5<sup>th</sup> Cycle Housing Element Goals, Policies and Programs**

5 <sup>th</sup> Cycle Goal, Policy, Program	Disposition in 6 <sup>th</sup> Cycle Housing Element	6 <sup>th</sup> Cycle Goal, Policy Program Text
<p>2. For-Profit Housing Developers</p> <ul style="list-style-type: none"> <li>• Policy 27: Housing developments with at least 25 percent of all units affordable to extremely low-, very low- and/or low-income households in perpetuity shall be considered to have the second highest priority in terms of City approval. Incentives shall include the following: Expedited permit processing;</li> <li>• Fee waivers;</li> <li>• Contributions from the lower-income housing fund;</li> <li>• Use of available City-owned land;</li> <li>• Density bonuses;</li> <li>• City assistance in obtaining financing or funding;</li> <li>• Assistance in providing public improvements;</li> <li>• Consideration of reduced development standards, such as reducing the number of parking spaces (this consideration does not include reducing the number of required on-site parking spaces in the Downtown Specific Plan Area); and</li> <li>• Consideration of mortgage revenue bonds</li> </ul>	Policy 2.6	<p><b>Policy 2.6</b></p> <p>When allocating City funding, resources, and granting incentives and discretionary approvals, assign the following priorities to housing developments:</p> <p><i>Priority 2.</i> Housing developments with at least 25 percent of all units affordable to extremely low-, very low- and/or low-income households in perpetuity. Such projects will also be eligible for incentives to encourage such housing as listed above for Priority 1 projects. [Policy 27, modified]</p>
<p>2. Developers of Small Housing Units</p> <p>Policy 28: Strongly encourage housing developers to build small single-family housing units, including detached second units. Single-family residential developments with units and/or second units less than 1,200 square feet in floor area, which provide housing affordable to moderate-income households, shall have the third highest priority for City approval. To the extent that these developments provide resale restrictions to retain the units as affordable to moderate-income households, they may qualify for incentives at the discretion of the City Council.</p>	Policy 2.6, modified	<p><b>Policy 2.6</b></p> <p>When allocating City funding, resources, and granting incentives and discretionary approvals, assign the following priorities to housing developments:[...]</p> <p><i>Priority 3.</i> Projects involving smaller units that are affordable by design, including residential developments comprising at least 66 percent small units. Smaller units are 1,500 square feet or less for single-family units, either attached or detached (exclusive of garages) and 1,000 square feet or less for apartments/multi-family units and ADUs). To the extent that these developments provide resale or other deed restrictions to retain the units as affordable to moderate-income households, they may qualify for incentives at the discretion of the City Council. Deed-restricted lower-income family housing units (three-bedrooms or more) will not be counted against the proportion of small units required to qualify for prioritization or incentives.</p>
<b>Growth Management</b>		
<b>Goal 11: Manage residential growth in an orderly fashion while enabling Pleasanton to meet its housing needs.</b>	Deleted; unnecessary as its own goal, other policies and programs address.	
<b>Goal 12: Retain flexibility in the growth management process in order to accommodate housing affordability.</b>	Program 4.3, Modified. State law precludes the City from enforcing the Growth Management Ordinance, to the extent it would limit residential development.	<p><i>Program 4.3</i></p> <p>Suspend enforcement of the Growth Management Program and Ordinance (Pleasanton Municipal Code 17.36) as necessary to comply with state law, specifically the Housing Crisis Act (SB 330).</p>
Policy 29: Retain flexibility in the growth management process in order to accommodate housing affordability.	Program 4.3, Modified	See Program 4.3, above.

5 <sup>th</sup> Cycle Goal, Policy, Program	Disposition in 6 <sup>th</sup> Cycle Housing Element	6 <sup>th</sup> Cycle Goal, Policy Program Text
Policy 30: Encourage substantial private development of housing affordable to extremely low-, low- and very low-income households through the Growth Management Program.	Deleted, redundant with multiple other policies to support affordable housing.	
Program 30.1: Continue to use the Growth Management Report to monitor the numbers and types of units built at all income levels. Use this information to facilitate the issuance of sufficient numbers of permits to meet the regional housing need throughout the planning period.	Program 4.3, Modified. State law precludes the City from enforcing the Growth Management Ordinance, to the extent it would limit residential development.	N/A
Program 30.2: Review and amend the Growth Management Program to reflect current housing and infrastructure conditions and current housing needs, and to ensure that the Growth Management Ordinance does not include constraints including preventing the City from meeting its share of the regional housing need for all income levels during the Housing Element planning period. Potential revisions include establishing a regional housing need allocation exemption for all lower income housing, incorporating all lower income regional housing need allocation requirements into the growth management allocation, and mandating the ability to “borrow” allocation units for lower income housing from future years to accommodate all levels of regional housing need allocation through the developer’s development agreement, growth management agreement or other legislative act.	Deleted, the program was implemented following adoption of the 4 <sup>th</sup> Cycle Housing Element.	N/A
<b>Goal 13: Encourage the preservation and rehabilitation of the existing housing stock.</b>	Deleted; unnecessary as its own goal, other policies and programs address.	
Policy 31: Provide incentives to encourage the maintenance of affordability in existing housing that is rehabilitated.	Policy 3.4, modified.	See Policy 3.4, above
Policy 32: Encourage and support the formation of a Valley Housing Authority to administer the Section 8 Program for the entire Tri-Valley area and also to maintain the public housing units in each city.	Program 2.8, Modified to reflect actual program structure.	See Program 2.8, above.
Policy 33: Encourage the maintenance of safe, sound, and well-kept housing city-wide.	Policy 3.1	<b>Policy 3.1</b> Encourage the maintenance of safe, sound, and well-kept housing city-wide, and over time, eliminate all substandard housing conditions within the community with substantial progress by the end of the planning period. (Policy 35, Policy 33)
Policy 34: Encourage the preservation of historically and architecturally significant residential structures citywide including in the Downtown area, pursuant to the General Plan and the Downtown Specific Plan.	Deleted, redundant with other policies and provisions of the Downtown Specific Plan and General Plan	N/A
Policy 35: Eliminate all substandard housing conditions within the community.	Policy 3.1	See Policy 3.1, above.

**Summary and Disposition of 5<sup>th</sup> Cycle Housing Element Goals, Policies and Programs**

5 <sup>th</sup> Cycle Goal, Policy, Program	Disposition in 6 <sup>th</sup> Cycle Housing Element	6 <sup>th</sup> Cycle Goal, Policy Program Text
Program 35.1: Maintain building and housing code enforcement programs, and monitor project conditions of approval.	Program 3.4, modified/expanded	<p><i>Program 3.4</i></p> <p>Maintain building and housing code enforcement programs, monitor project conditions of approval, and use code enforcement efforts to refer property owners to available rehabilitation and other programs. (Program 35.1, modified)</p>
Program 35.2: Continue the Rental Housing Rehabilitation Program to improve rental units affordable to low-, extremely low-, and very low-income households.	Program 3.5	<p><i>Program 3.5</i></p> <p>Proactively work to assist in the rehabilitation of existing housing units determined to have substandard conditions and/or known building code violations, occupied by extremely low-, very low-, or low-income households, through the following measures: (Program 12.2, modified)</p> <ol style="list-style-type: none"> <li>1. Provide funding on an annual basis to the Housing Rehabilitation Program, including available grant funding and City-derived funds (such as the Lower-Income Housing Fee), and partner with non-profits and outside organizations to support their housing rehabilitation programs and efforts.</li> <li>2. Identify eligible single-family residential properties and households through the outreach program offered the City's Housing Rehabilitation Program, as well as partnerships with agencies and non-profits that support housing rehabilitation.</li> <li>3. Create an inventory of multi-family properties built prior to 1970, as well as properties where Building Code violations have been verified, conduct a visual survey of these properties, and conduct outreach to owners to identify needs and opportunities for rehabilitation assistance through the Rental Housing Rehabilitation Program. As part of this effort, prioritize review of older multi-unit residential properties located within the Downtown area, which provides some of the most naturally affordable rental housing in Pleasanton.</li> <li>4. When rehabilitation assistance is offered for multi-family rental units, require, as a condition of receipt of funds, owners to provide, in exchange, a commitment to deed restrict or limit rent increases for a proportion of units in the complex to maintain their existing long-term affordability for current or future tenants.</li> </ol>
Program 35.3: Supplement CDBG funds with the City's Lower-Income Housing Fund for rehabilitation of housing units affordable to extremely low-, low- and very low-income households.	Policy 2.1, expanded/consolidated with other policies and programs with respect to use of LIHF	See Policy 2.1, above.
<b>Housing Location</b>		
Goal 14: Provide adequate locations for housing of all types and in sufficient quantities to meet Pleasanton's housing needs.	Goal 1, modified.	Goal 1: Provide sufficient sites for housing development to accommodate Pleasanton's share of the regional housing need.

5 <sup>th</sup> Cycle Goal, Policy, Program	Disposition in 6 <sup>th</sup> Cycle Housing Element	6 <sup>th</sup> Cycle Goal, Policy Program Text
Policy 36: Encourage development of workforce housing that helps to achieve the goals of the Economic Development Strategic Plan.	<p>Program 2.11, identifying specific actions and programs to facilitate workforce housing.</p> <p>Policy 2.9, regarding payment of in-lieu fees for non-residential development</p> <p>Program 2.8, Subprogram 4, regarding development of a local rental assistance program</p>	<p><i>Program 2.11</i></p> <p>The City will analyze and explore State programs and/or potential public/private partnerships with major employers to acquire existing market rate housing units or develop new housing units to create moderate or workforce housing (available to households with incomes at 80 percent to 120 percent of AMI). Potential programs could include concessions or incentives to large existing or future Pleasanton employers when they agree to construct or fund workforce housing beyond payment of in-lieu fees, and/or collaborations between employers and developers to construct workforce housing. <b>[NEW; reference Program 36.1]</b></p>
Program 36.1: Regularly assess the need for workforce housing (including stock, type and quantity of housing) in the community. Develop routine planning and economic development activities to better integrate assessment information into efforts that produce a built environment responsive to the need for workforce housing, in accordance with the Economic Development Strategic Plan. The City Council shall consider the appropriate steps to address the identified needs.	Program 2.11, identifying specific actions and programs to facilitate workforce housing.	See Program 2.11, above.
<b>Goal 15: Adopt land use changes from non-residential to residential designations where appropriate.</b>	De	
Policy 37: Disperse high-density housing throughout the community, in areas near public transit, major thoroughfares, shopping, and employment centers.	Policy 6.1	<p><b>Policy 6.1</b></p> <p>Disperse high-density housing throughout the community, in areas near public transit, major thoroughfares, shopping, and employment centers, and ensure that livability is considered when considering proposals for high density residential developments, including open space, amenities, and facilities for the intended occupants.</p>
Program 37.1: Provide and maintain existing sites zoned for multi-family housing, especially in locations near existing and planned transportation and other services, as needed to ensure that the City can meet its share of the regional housing need.	Program 1.1	See Program 1.1, above.
Policy 38: Strongly encourage residential infill in areas where public facilities are or can be made to be adequate to support such development.	Policy 6.3	<p><b>Policy 6.3</b></p> <p>Strongly encourage residential infill in areas where public facilities are or can be made to be adequate to support such development.</p>
Program 38.1: Maintain existing zoning of infill sites at densities compatible with infrastructure capacity and General Plan Map designations.	Deleted, redundant with other policies and programs (Policy 1.2, Program 1.1, Program 1.2)	See Policy 1.2, Program 1.1, Program 1.2, above.

**Summary and Disposition of 5<sup>th</sup> Cycle Housing Element Goals, Policies and Programs**

5 <sup>th</sup> Cycle Goal, Policy, Program	Disposition in 6 <sup>th</sup> Cycle Housing Element	6 <sup>th</sup> Cycle Goal, Policy Program Text
Program 38.2: Encourage the development of second units and shared housing in R-1 zoning districts to increase the number of housing units while preserving the visual character within existing neighborhoods of single-family detached homes.	Deleted, redundant with ADU policies	N/A
<p>Program 38.3: For those properties designated for high density residential development with existing commercial uses, conduct outreach with property owners and businesses to identify specific incentives for business relocation and to encourage property owners to develop their properties with housing. Develop appropriate incentives that would facilitate relocating existing commercial/office/industrial uses in order to enable development with residential uses. Specific incentives may include the following:</p> <ul style="list-style-type: none"> <li>• Transfer of development rights;</li> <li>• A review of traffic requirements and evaluation measures to facilitate mixed use development;</li> <li>• Development of transit alternatives;</li> <li>• Use of development agreements;</li> <li>• Flexibility of parking standards; and</li> <li>• Expedited processing of development applications.</li> </ul>	Program 1.6	<p><i>Program 1.6</i></p> <p>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. The City will facilitate the conversion of commercial, office, industrial buildings and parking structures for housing and mixed-use developments with use of incentives, which may include: [Program 38.3, modified]</p> <ol style="list-style-type: none"> <li>1. Transfer of development rights;</li> <li>2. A review of traffic requirements and evaluation measures to facilitate mixed use development;</li> <li>3. Development of transit alternatives;</li> <li>4. Use of development agreements;</li> <li>5. Flexibility of parking standards;</li> <li>6. Flexibility of development standards for converting existing buildings or space to residential (i.e., adaptive re-use) to ensure minimum and maximum densities can be achieved; and</li> <li>7. Expedited processing of development applications.</li> </ol>
Policy 39: For phased residential developments, ensure that the majority of units affordable to low- and very low-income households are not postponed until the final stages of development.	Policy 1.5	<p><b>Policy 1.5</b></p> <p>For phased residential developments, ensure that the majority of units affordable to very low- and low-income households are not postponed until the final stages of development.</p>
Policy 40: Reserve suitable sites for subsidized housing affordable to low- and very low-income households.	Delete, duplicative of other policies.	
Program 40.1: Acquire and/or assist in the development of one or more sites for housing affordable to low- and very low-income households.	Program 1.5, combined with other programs to actively encourage the development of one or more affordable housing sites/projects.	
Program 40.2: Utilize tax-exempt bonds, and other financing mechanisms, to finance the construction of housing units affordable to extremely low-, low- and very low-income households, to purchase land for such a use, and to reduce mortgage rates.	Program 1.5, combined with other programs to actively encourage the development of one or more affordable housing sites/projects.	

5 <sup>th</sup> Cycle Goal, Policy, Program	Disposition in 6 <sup>th</sup> Cycle Housing Element	6 <sup>th</sup> Cycle Goal, Policy Program Text
Program 40.3: If the City acquires or obtains control of a potential housing site, in order to facilitate the provision of affordable housing and a mixed-income environment, the City may issue an RFP in conjunction or in partnership with non-profit or for-profit partnerships for development providing at least 20 percent of the units to very low-income households and 20 percent of the units to low-income households.	Program 1.5, combined with other programs to actively encourage the development of one or more affordable housing sites/projects.	
Policy 41: Increase housing in the commercial portion of the Downtown area by permitting three-story construction in the Downtown area pursuant to the Downtown Specific Plan, with one or two stories of residential over commercial in mixed-use buildings.	Policy 1.8, modified to reflect requirements of Downtown Specific Plan, as recently amended.	<b>Policy 1.7</b> Increase housing in the commercial portion of the downtown area by permitting up to three-story construction in the downtown area pursuant to the Downtown Specific Plan, with one or two stories of residential over commercial in mixed-use buildings, or residential behind commercial on the same lot, subject to conformance with applicable policies of the Downtown Specific Plan.
<b>Housing Discrimination</b>		
<b>Goal 16: Continue City policies eliminating discrimination in housing opportunities in Pleasanton.</b>	Deleted; unnecessary as its own goal, other policies and programs address.	
Policy 42: Promote fair and equal access to housing for all persons regardless of race, color, religion, gender, disability, sexual orientation, age, national origin, or family status. The City will promote equal housing opportunities through printed housing brochures that are distributed at City Hall, the Senior Center, the Library, and other public places. The City will also maintain up-to-date information on housing opportunities affordable to low- and very low-income households and fair housing issues on its web site.	Policy 7.1, Modified Program 7.3, Modified	<b>Policy 7.1</b> Promote fair and equal access to housing for all persons regardless of race, color, religion, gender, disability, sexual orientation, age, national origin, or family status.  <b>Program 7.3</b> Publicize information on fair housing laws and refer all complaints to the US Department of Housing and Urban Development, ECHO Housing, and the California Department of Fair Employment and Housing. The City will provide information about Fair Housing Policies in a variety of languages and formats to ensure it is accessible to all residents, including print and electronic versions
Program 42.1: Support State and Federal provisions for enforcing anti-discrimination laws.	Program 7.1, modified to add more specificity.	<b>Program 7.1</b> Support State and Federal provisions for enforcing anti-discrimination laws. The City Attorney's Office remains available to support State and Federal provisions for enforcing anti-discrimination laws, as appropriate.
Program 42.2: Publicize information on fair housing laws and refer all complaints to the US Department of Housing and Urban Development, ECHO, and the California Department of Fair Employment and Housing.	Program 7.3, Modified	See Program 7.3, above.
<b>Special-Needs Housing</b>		
<b>Goal 17: Identify and make special provisions for the community's special-housing needs.</b>	Deleted; unnecessary as its own goal, other policies and programs address.	

**Summary and Disposition of 5<sup>th</sup> Cycle Housing Element Goals, Policies and Programs**

5 <sup>th</sup> Cycle Goal, Policy, Program	Disposition in 6 <sup>th</sup> Cycle Housing Element	6 <sup>th</sup> Cycle Goal, Policy Program Text
<p>Policy 43: Provide for the special-housing needs of large households, the elderly, persons with disabilities including developmental disabilities, extremely low income households, the homeless, farmworkers, and families with single-parent heads of households.</p>	<p>Goal 5, modified/simplified.</p>	<p>Goal 5: Address the community's special-housing needs.</p>
<p>Program 43.1: Continue to provide housing opportunities for households with special needs such as studio and one-bedroom apartments for the elderly and single-person households, three-bedroom apartments for large households, specially designed units for persons with disabilities, SROs, emergency shelter and transitional housing for the homeless, and units affordable to extremely low-, low- and very low-income households with single-parent heads of households or those with disabilities (including developmental disabilities). The City will continue to make available funding from sources such as the City's Lower-Income Housing Fund, and the City's Federal HOME and CDBG grants to assist local non-profit agencies and housing developers. The City will also provide technical support to agencies to seek other sources of funding and to plan and develop housing for persons with special needs.</p>	<p>Policy 5.1, Program 2.4</p>	<p><b>Policy 5.1</b></p> <p>Provide housing opportunities in residential, mixed-use and infill areas, especially near high frequency transit and other services, for households with special needs such as studio and one-bedroom apartments for the elderly and single-person households, Single Room Occupancy (SROs), three-bedroom apartments for large households, specially designed units for persons with disabilities, and units affordable to extremely low-, very low- and low-income households with single-parent heads of households or those with disabilities (including developmental disabilities).</p> <p><i>Program 2.4</i></p> <p>Continue to make available funding from sources such as the City's Lower Income Housing Fund, and the City's Federal HOME and CDBG funds 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 affordable and special needs housing.</p>
<p>Program 43.2: Require as many low- and very low-income units as is feasible within large rental projects to utilize Universal Design standards to meet the needs of persons with disabilities and to allow for aging in place.</p>	<p>Program 5.4, modified to add specificity</p>	<p><i>Program 5.4</i></p> <p>Continue to require both market-rate and affordable projects to conform to Chapters 11A and 11B of the California Building Code with respect to incorporation of accessibility features. Additionally, for multi-family projects with more than 15 units, strongly encourage developers to incorporate enhanced accessibility features in required adaptable units (such as roll-in showers, variable height work surfaces, and wider hallway and door widths) through expedited review or other methods. An equal or greater proportion of required adaptable very low- and low-income units as adaptable market-rate units in the project shall be provided with such features, to meet the needs of persons with disabilities and to allow for aging in place. With respect to single-family, duplex, and tri-plex projects not covered by Chapters 11A and 11B, adopt a local Universal Design Ordinance consistent with the HCD Universal Design Model Ordinance that requires enhanced accessibility in a proportion of units within projects of a specified size.</p>
<p>Program 43.3: Set aside a portion of the City's CDBG funds each year to developers of extremely low income housing, special needs housing and service providers.</p>	<p>Program 2.4</p>	<p>See Program 2.4, above.</p>
<p>Program 43.4: Set aside a portion of the City's Lower-Income Housing Fund for housing projects which accommodate the needs of special housing groups such as for persons with physical, mental, and/or developmental disabilities, and persons with extremely low-incomes.</p>	<p>Program 5.5</p>	<p><i>Program 5.5</i></p> <p>Assign 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 and experiencing homelessness.</p>

5 <sup>th</sup> Cycle Goal, Policy, Program	Disposition in 6 <sup>th</sup> Cycle Housing Element	6 <sup>th</sup> Cycle Goal, Policy Program Text
Program 43.5: Give priority for the production of housing for persons with disabilities in infill locations, which are accessible to City services.	Policy 5.1, modified	See Policy 5.1, above.
Program 43.6: Encourage the provision of special-needs housing, such as community care facilities for the elderly, and persons with disabilities (including developmental disabilities) in residential and mixed-use areas, especially near transit and other services. The City will provide regulatory incentives such as expedited permit processing in conformance with the Community Care Facilities Act and fee reductions where the development would result in an agreement to provide below-market housing or services. The City provides fee reductions per Pleasanton Municipal Code Chapter 18.86 (Reasonable Accommodations) on the basis of hardship. The City will maintain flexibility within the Zoning Ordinance to permit such uses in non-residential zoning districts.	Program 5.3, modified. (Provisions related to mixed use development and transit are addressed in Policy 5.1).	<i>Program 5.3</i> 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. (Program 43.5, modified)
Program 43.7: Require some units to include Universal Design and accessibility features for all new residential projects receiving governmental assistance, including tax credits, land grants, fee waivers, or other financial assistance. Consider requiring some units to include Universal Design and accessibility features in all other new residential projects to improve the safety and utility of housing for all people, including home accessibility for people aging in place and for people with disabilities.	Program 5.4., modified	See Program 5.4, above.
Policy 44: Investigate and solicit information on senior citizen housing issues so that the senior population of Pleasanton has access to housing which meets their needs as the population ages.	Delete, redundant with more effective policies and programs regarding special needs housing and universal design.	N/A
Policy 45: When considering City funding for housing affordable to low- and very low-income households, consider the goal of building units affordable to low- and very low-income households and senior units affordable to low- and very low-income households in proportion to the need.	Delete, redundant with other policies and programs	
<b>Environmental Protection</b>		
<b>Goal 18: Promote resource conservation and environmental protection for new and existing housing.</b>	Goal 6	Goal 6: Plan effectively for new development and ensure housing is developed in a manner that reduces its environmental impacts, keeps pace with available infrastructure and services, improves the quality of life and for existing and new residents, and is compatible with existing development and adjacent uses.
Policy 46: Preserve and enhance environmental quality in conjunction with the development of housing, including additions and remodels.	Goal 6	See Goal 6, above



**Summary and Disposition of 5<sup>th</sup> Cycle Housing Element Goals, Policies and Programs**

5 <sup>th</sup> Cycle Goal, Policy, Program	Disposition in 6 <sup>th</sup> Cycle Housing Element	6 <sup>th</sup> Cycle Goal, Policy Program Text
<p>Program 46.1: Implement the applicable housing related air quality, climate change, green building, water conservation, energy conservation, and community character programs of the Pleasanton General Plan, including:</p> <p>Policy 6 and programs 6.1 and 6.3 of the Air Quality and Climate Change Element</p> <p>Programs 1.5, 1.7, 1.8, 1.12, 1.13, 1.14, and 3.12 of the Water Element</p> <p>Program 9.1 of the Community Character Element</p> <p>Policies 2, 3, 4, 6 and 7 and programs 2.1-2.7, 3.1-3.5, 4.1-4.3, 6.1-6.4, 7.1-7.3, and 7.6 of the Energy Element</p>	<p>Program 6.2, Modified</p>	<p><i>Program 6.2</i></p> <p>Implement the Climate Action Plan's (CAP 2.0) applicable actions related to new residential construction, improving residential water and energy efficiency, and reducing VMTs associated with new units including the following: P1 - All Electric Reach Code, P2 - Existing Building Electrification Plan, P4 - Solar and Storage on New Construction, P5 - Zero Emissions Infrastructure, P8 - Improve Bicycle Amenities, P9 - Bicycle Rack Incentive Program, P10 -Increase Transit Ridership, P11 - Promote LEED Neighborhood Development, P15 - Water Efficiency Retrofits, S1 - Refrigerant Management, S2 - Energy Efficiency Upgrades, and S6 - Embodied Carbon Reduction Plan. <b>[NEW]</b></p>
<p>Program 46.2: Utilize the City's Lower-Income Housing Fund for low-interest loans to support alternative energy usage and/or significant water conservation systems in exchange for securing new and/or existing rental housing units affordable to low- and very low-income households.</p>	<p>Program 6.3, modified to reflect more appropriate funding sources.</p>	<p><i>Program 6.3</i></p> <p>Seek out and utilize available energy efficiency upgrade program funding 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 very low- and low-income households.</p>
<p><b>City Resolution 10-390—Non-Discrimination</b></p>		
<p>Policy 47: Implement Resolution 10-390, requiring enhancements to existing non-discrimination housing policies.</p>	<p>Delete, this Settlement Agreement obligation has been satisfied.</p>	<p>N/A</p>
<p>Program 47.1: Identify the level of need for special needs housing, including housing for low-income-non-senior adults with disabilities, in the community that is not being met in existing housing. The City Council shall consider the appropriate steps to address the identified needs.</p>	<p>Delete, redundant with other programs and policies. The Housing Needs assessment documents special housing needs.</p>	<p>N/A</p>
<p>Program 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.</p>	<p>Delete, redundant with other policies and programs</p>	<p>N/A</p>

5 <sup>th</sup> Cycle Goal, Policy, Program	Disposition in 6 <sup>th</sup> Cycle Housing Element	6 <sup>th</sup> Cycle Goal, Policy Program Text
<p>Program 47.3: The City will coordinate a workshop with non-profit housing developers and owners of sites rezoned to accommodate housing affordable to low- and very low-income households for the purpose of facilitating discussion regarding potential opportunities, programs, financial support, etc. The City will utilize its Lower-Income Housing Fund, Federal funds, and/or other funds/financial support to assist with the acquisition of a site or to assist with development of a project with three bedroom units affordable to large low- and very low-income households by a non-profit housing developer. The City will work cooperatively with developers to identify any funding gap in project financing and will make contributions from its Lower Income Housing Fund to help close this gap. A minimum of \$1 million will be made available for this purpose.</p>	<p>Program 1.5, combined with other programs to actively encourage the development of one or more affordable housing sites/projects.</p>	<p>See Program 1.5, above.</p>
<p>Program 47.4: As part of the City's Consolidated Annual Performance Evaluation Report approval, or other time deemed appropriate by the City Manager, the City Manager will present a report regarding the City's efforts to fulfill Resolution 10-390, the success of the efforts and the plan and proposals to attract well-designed housing affordable to low- and very low-income households with children in the future.</p>	<p>Delete, this Settlement Agreement obligation has been satisfied.</p>	<p>N/A</p>
<p>Program 47.5: The City will work in good faith with non-profit and for-profit developers to secure property, within Pleasanton and its current sphere of influence, for the development of well-designed affordable housing for families with children in Pleasanton.</p>	<p>Program 1.5, combined with other programs to actively encourage the development of one or more affordable housing sites/projects.</p>	<p>See Program 1.5, above.</p>
<p><b>Senate Bill (SB) 2</b></p>		
<p><b>Goal 20: Satisfy the supportive housing, and transitional housing requirements of SB 2.</b></p>	<p>Delete, program achieved</p>	<p>N/A</p>
<p>Policy 48: Revise the Zoning Title of the Pleasanton Municipal Code to address SB 2.</p>	<p>Delete, program achieved</p>	<p>N/A</p>
<p>Program 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.</p>	<p>Delete, program achieved</p>	<p>N/A</p>