

REVIEW AND ASSESSMENT OF 2003 HOUSING ELEMENT PROGRAMS

February 2011 – ***DRAFT***

Planning Period Review: January 1, 1999 to June 30, 2009

Goals, Policies and Programs / Objectives	Timing	Responsibility	Evaluation	Continue / Modify / Delete
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.				
GOAL 2: Encourage residential densities capable of supporting affordable housing while taking into account the character and development pattern of the surrounding area.				
<u>Policy 1:</u> Maintain at least 25 percent of the total housing stock at full development as multiple family, both owner and renter-occupied.				
<u>Program 1.1:</u> Ensure that at least 25 percent of all residential development permits are allocated to multiple family housing through the City's Growth Management Program as long as level-of-service standards and other City policies are maintained. Use the Inclusionary Zoning Ordinance and incentives listed in Policies 29 and 30 to achieve this objective.	Annually, and as development proposals are reviewed.	City Council	Objective met. Between January 1, 1999 and June 30, 2009, 26% of units built (797 of 3046 units, including second units, and not including the 105 units in the Parkview assisted living facility project for elderly) were either apartments, condominiums, duets, or townhouses.	
<u>Policy 2:</u> At a minimum, maintain the amount of high-density residential acreage currently designated on the General Plan Map.				
<u>Program 2.1:</u> Discourage the redesignation of areas designated for High Density Residential.	On-going	City Council	Objective met. High-density acreage has been maintained. There were no General Plan Amendment applications between January 1, 1999 and June 30, 2009.	
<u>Policy 3:</u> Increase the midpoint of the General Plan High Density Residential density range to 20 dwelling units per acre.				
<u>Program 3.1:</u> Encourage through the use of the incentives listed in Policies 30 and 31 densities of at least 20 units per acre; encourage developments of at least 25 units per acre to enable affordable housing so as to comply with the Inclusionary Zoning Ordinance.	On-going	City Council	Objective met. Windstar apartments near the new West Dublin/Pleasanton BART station were approved in 2008 at 51 units per acre. The Gardens at Ironwood (senior apartments) completed in 2005 were built at 28 units per acre. In 2002, the	

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			Greenbriar Apartments on the Bernal Property were built at 20 units per acre.	
<u>Policy 4:</u> Permit mobile homes and factory-built housing on appropriately located sites.				
<u>Program 4.1:</u> Allow mobile home and factory-built housing projects which have permanent foundations and meet all zoning and design review requirements on any parcel designated Rural, Low, Medium, or High Density Residential.	On-going	Planning Commission, City Council	Objective met. No applications for this type of construction have been received in the reporting period.	
<u>Policy 5:</u> 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.				
<u>Policy 6:</u> Affordable housing shall be an amenity for purposes of developing new housing at a density above the mid-point of the General Plan density range.				
<u>Policy 7:</u> Give favorable consideration for approval at a density of at least the mid-point of the General Plan density range for proposed developments which meet their entire Inclusionary Zoning Ordinance requirement by building very-low- and low-income housing units, as long as all other City development standards are met.				
<u>Policy 8:</u> Give favorable consideration for approval at a density of at least the mid-point of the High Density Residential General Plan density range (20 dwelling units per acre) for proposed developments of rental apartments which would remain as rentals.				
<u>Policy 9:</u> Promote mixed-use development where appropriate throughout the city, such as residential uses constructed over commercial uses and adjacent to transit. Use the PUD process to reduce residential development standards in mixed-use developments, such as sharing parking and reducing open space. Apply for federal and state grants offered for mixed-use development near transit centers.				
<u>Policy 10:</u> Actively promote the creation of second units on single-family residential lots and their maintenance as sources of moderate-, low-, and very-low-income housing.				
<u>Program 10.1:</u> Institute a monitoring program for second units to determine if they are being rented and, if so, determine their rent levels. Include conditions of approval for second unit use permits requiring a monitoring program.	2002/Ongoing	Housing Div., Housing Commission, Planning Dept.,	Objective met. On June 17, 2003 the City Council adopted a Code amendment to Section 18.106.060.K of the Pleasanton	

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		Planning Commission	Municipal Code requiring property owners to participate in the City's second unit rent monitoring program if they receive a new use permit for a second unit. The Code amendment requires a restrictive covenant about the monitoring requirements to be recorded against the property owner's lot. The monitoring requirements are also included as a condition of approval for new use permits. A monitoring survey conducted in 2007 found that 3% of second units are currently rented and 28% are interested in potentially renting their second units.	
<p><u>Program 10.2:</u> Create incentives to homeowners to rent their second units to moderate-, low-, and very-low-income households. 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 use permit process.</p>	2002 - 2003	Housing Div., Housing Commission, Planning Dept., Planning Commission	In progress. Staff is developing an outreach plan with resources to support owners who would like to rent their second units. The City will seek consultant services to operate this program.	
<p><u>Program 10.3:</u> Modify the Second Unit Ordinance to comply with AB1866, making second units permitted uses in residential districts.</p>	June 2003	Planning Dept., Planning Commission, City Council	Objective met. New ordinance adopted June 17, 2003.	
<p>GOAL 3: Ensure that sufficient rental housing units are provided and retained to serve Pleasanton residents who choose to rent or who cannot afford ownership housing.</p>				
<p>GOAL 4: Encourage the production of market-rate moderate-income ownership housing and assisted low- and very-low-income ownership housing.</p>				
<p><u>Policy 11:</u> Encourage at least 50 percent of multiple-family housing units to be rental apartments at build-out.</p>				
<p><u>Program 11.1:</u> 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>	On-going	Housing Division	Objective met. Between January 1, 1999 and June 30, 2009, of the 797 condominiums, apartments, duets, and	

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			townhomes built, 660 or 82 percent were rentals. Monitoring continues as part of the City's Condominium Conversion Ordinance.	
<u>Policy 12:</u> 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.				
<u>Program 12.1:</u> 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).	As needed	City Council	Objective met—revisions not needed. Revisions to the Condominium Conversion Ordinance were prepared in 2007 to address mitigating tenant displacement, retaining at least 50 percent rentals, moving assistance, and maintaining leasehold rights for seniors, handicapped, and low income families who have occupied a unit for at least 24 months. The revisions were put on hold due to no more demand for condo conversions.	
<u>Program 12.2:</u> Deny conversion of apartment units to condominiums if the percentage of multiple-family units available for rent, city-wide, is below 50 percent.	As needed.	City Council	Objective met—revisions not needed. See above.	
<u>Program 12.3:</u> Require moving assistance and other means to minimize hardship of persons displaced by condominium and mobile home conversions.	As needed.	City Council	Objective met—revisions not needed. See above.	
<u>Program 12.4:</u> Require condominium converters to maintain rental units for households with special needs, such as lifetime leases with rental caps for the disabled.	As needed.	City Council	Objective met—revisions not needed. See above.	
GOAL 5: Encourage the production and retention of a sufficient number of moderate-, low-, and very-low-income housing units to meet Pleasanton's needs.				
GOAL 6: Promote the production of affordable housing by actively working with and creating incentives for non-profit housing developers.				
<u>Policy 13:</u> Target 15 percent of the housing stock at full development to be affordable to the needs of low- and very-low- income households.				
<u>Program 13.1:</u> Use the Growth Management Program to establish an	Annually	City Council	Objective partially met. No	

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<p>annual objective for low- and very-low-income housing units through Growth Management allocations. This allocation should take into account the information contained in the Growth Management Report including housing need, job growth, jobs/housing relationship, General Plan policies, regional share allocations, and other available evaluations of need.</p>			<p>specific objectives for low- or very-low-income units have been established, other than by the Inclusionary Housing Ordinance. However, since 2003, the Growth Management Program has imposed no constraint on development. Proposed units have not exceeded the annual allocation.</p>	
<p><u>Program 13.2:</u> Require the duration of low- and very-low-income set-aside units within apartment projects to be in perpetuity.</p>	On-going	City Council	Objective met. All BMR agreements since 1999 have retained units in perpetuity.	
<p><u>Program 13.3:</u> Work with the U.S. Department of Housing and Urban Development (HUD) to maintain or replace existing HUD-subsidized units in Kottinger Place and Pleasanton Gardens.</p>	Maintenance: on-going; replacement study: 2005.	Housing Div., Housing Commission, City Council	In progress. In 2006, the City approved a contract with Christian Church Homes for a predevelopment analysis of the potential for increasing the number of affordable units at Kottinger Place and the possibility of combining with Pleasanton Gardens. In 2010, the City issued an RFP to identify a developer for the project.	
<p><u>Program 13.4:</u> Seek State and Federal assistance for the development of housing to meet low- and very-low-income housing needs. Potential sources may include the HUD Section 202 and 811 programs (for senior and disabled housing), 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 affordable housing development. If the City is successful in securing an open source of funding for affordable housing, 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.</p>	On-going: dependent on specific development proposals.	Housing Division	Objective met. Assistance from these programs has been used for the Parkview assisted living project and housing rehabilitation.	
<p><u>Program 13.5:</u> Reserve sufficient numbers of housing units per year through the Growth Management Program to meet City objectives for owner-occupied and rental housing developments which provide at least</p>	On-going	City Council	Objective partially met. The Growth Management Program has not been a constraint to	

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25 percent low- and very-low-income units.			development in recent years since development proposals have not exceeded the annual limit on new residential units.	
<p><u>Program 13.6:</u> 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 very-low, low-, and moderate-income housing. A priority will be placed on projects that provide the largest number of units at the greatest level of affordability. The availability of incentives is incorporated in the City's Inclusionary Zoning Ordinance, but for specific projects, will also be promoted through the City's web site, in local newspapers, and through posting at public places subject to normal procedures.</p>	On-going	City Council	Objective met. Since 1999, the City has expended over \$13m in fee waivers and subsidies to projects including BMR units (or an average of approximately \$30,000 per affordable unit). In addition, over \$5m in Lower Income Housing Fees were waived. The PUD designation allows increases in density for affordable housing and flexibility in site development standards. For example, the Silverstone condo development was approved in 2006 with 8 units above the mid-point density to allow for development of income-restricted units and "affordable by design" units.	
<p><u>Program 13.7:</u> Seek alternative, non-traditional means suited to the community to fill very-low-, low-, and moderate-income housing needs, and to preserve the affordability of assisted-housing units.</p>	On-going	Planning Dept., Housing Div.	Objective met. A 105-bed assisted living facility (Parkview) with 9 beds affordable to seniors with 25% AMI and 22 beds for seniors with 50% AMI was opened in 2007.	
<p><u>Program 13.8:</u> Target a minimum of 25 percent of all new housing to be affordable to low- and very-low-income households.</p>	Annually	City Council	Objective partially met. On November 7, 2000, the City Council adopted an Inclusionary Housing Ordinance requiring 15 percent of the total number of units of all new multi-family residential projects containing 15 or more units to be affordable to very-low- and low-income households and 20 percent of the total number of units of all	

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			new single-family residential projects of 15 or more units to be affordable to very-low- and low-income households. Projects not providing affordable units pay into the City's Lower Income Housing Fund.	
Policy 14: Give greater priority to providing housing which is at the low end of the low-income range (50 to 80 percent of median income).				
Policy 15: Target a minimum of 20 percent of all new housing needs to be affordable to moderate-income households.				
Program 15.1: Use the Growth Management Program to establish an annual objective for moderate-income housing units through Growth Management allocations. This allocation should take into account the information contained in the Growth Management Report including housing need, job growth, jobs/housing relationship, General Plan policies, regional share allocations, and other available evaluations of housing need.	Annually	City Council	Objective partially met. No specific objectives for moderate income units have been established through the Growth Management Program. However, because of the lower level of development activity during the past few years, the Growth Management Program has not acted as a constraint on development, and could accommodate growth consistent with the City's Regional Housing Needs Determination.	
Program 15.2: Continue to provide within each year's Growth Management allocation projects fulfilling the moderate-income housing objective established above.	Annually	City Council	Objective partially met. See above.	
Policy 16: Strive toward meeting Pleasanton's share of regional housing needs, as defined by the Regional Housing Needs Determination (RHND).				
Program 16.1: Designate sufficient land at appropriate densities to meet local and regional housing needs.	Annually	City Council	In progress. The City completed a General Plan Update in 2009 which identified additional land for multifamily residential/mixed uses (e.g., East Pleasanton Specific Plan Area, Hacienda Business Park, by the West Dublin/Pleasanton BART). A more specific site inventory is being developed as part of the	

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			current Housing Element Update.	
<p><u>Program 16.2:</u> Attempt to rehabilitate five affordable ownership-housing units identified as having major building code violations each year between 2001 and 2006, and maintain their affordability. Attempt to rehabilitate at least one apartment complex by 2006. 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>Annually; on-going beginning in 2001</p>	<p>Housing Division</p>	<p>Objective partially met. The City has generally met the annual goal for major rehab of ownership homes through its Housing Rehabilitation Program with an average of 2-4 homes per year. Demand has decreased recently as many owners are reluctant to assume debt even if deferred. In 2006, the City hired a consultant (Neighborhood Solutions) to identify any rental complexes in need of rehabilitation. The consultant was not been able to identify an apartment complex for rehabilitation due to the lack of interested owners and the generally good condition of older rental complexes in Pleasanton. The City is ready and willing to utilize this component of the Housing Rehabilitation Program should an opportunity present itself.</p>	
<p><u>Program 16.3:</u> 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 - June 30, 2006.</p>	<p>1999-2006</p>	<p>City Council</p>	<p>Objective partially met. In the reporting period (January 1, 1999 to June 30, 2009) residential new construction has included:</p> <ul style="list-style-type: none"> • Above moderate: 2,003 • Moderate: 684 • Low income: 270 • Very low income: 89 <p>In addition 105 units were constructed at the Parkview assisted living facility project for elderly. None of the above-</p>	

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			mentioned units were achieved through rehabilitation with regulatory agreements, although the City continues to consider future opportunities.	
<p><u>Program 16.4:</u> In order to increase affordability, encourage innovation in housing design, local regulations, and construction consistent with Pleasanton's heritage and community character.</p>	On-going	Planning Department	Objective met. In addition to implementing the requirements of the Inclusionary Zoning Ordinance, the City has encouraged and required the incorporation of units that are "affordable by design" in projects such as the Silverstone condo project on Vineyard Avenue. The City also started a "Solar Affordable Housing Program" in 2004 to enhance affordability for existing low-income home owners by making available low-cost solar electric systems with free technical assistance and volunteer labor.	
<p><u>Program 16.5:</u> Work with employers to develop partnerships for participating in programs to make housing affordable to their workers.</p>	On-going	Housing Division	Objective met. The City partnered with its Tri-Valley neighbor cities to create the Tri-Valley Housing Opportunity Center (TVHOC) which offers housing counseling, homebuyer education classes, information about City programs, foreclosure assistance, and credit and debt counseling. The TVHOC opened in September 2005 and served over 600 clients in its first year, 30 of whom were able to purchase homes in the area. A key component of the Center's business plan is the establishment of employer-assisted housing programs to	

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			enhance housing opportunities for local workers.	
<u>Policy 17:</u> Give priority for affordable housing opportunities to households with persons that live and work in Pleasanton.				
GOAL 7: Preserve and/or replace assisted rental apartment housing which is at risk of changing to market-rate housing.				
GOAL 8: Assist tenants 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.				
<u>Policy 18:</u> Preserve for the longest term feasible, preferably in perpetuity, and strive to replace the 132 low-income assisted-housing units which are at risk of changing to market-rate housing by the year 2006.				
<u>Program 18.1:</u> Monitor at-risk assisted projects which become eligible to terminate affordable controls, and provide technical assistance to tenant organizations which may be interested in purchasing the units.	On-going	Housing Division	Objective met. City monitored at-risk assisted projects until the last one expired in 2007, working through a Mayor's Task Force and meeting with project owners. In all, three projects expired since 2003 as a result of owners being unwilling to extend BMR agreements. This resulted in a loss of 117 BMR units. All remaining BMR projects have restrictions that apply in perpetuity.	
<u>Program 18.2:</u> Assist in the identification of potential purchasers of at-risk units such as resident councils, the City, other public agencies, and non-profit organizations.	As needed	Housing Division	Objective met. See above.	
<u>Program 18.3:</u> Provide grants or direct technical assistance where appropriate to management groups and non-profit organizations capable of acquiring and managing at-risk projects.	As needed	City Council, Housing Div.	Objective met. See above; the City remains available and willing to offer this assistance.	
<u>Program 18.4:</u> Where preservation of assisted units is not possible, minimize the displacement and inconvenience of tenants by assisting in negotiations with the owners regarding anti-displacement policy or relocation mitigation, where appropriate. In order to encourage the retention of affordable housing, the City should start working with apartment owners 18 months to two years prior to the expiration of the below-market-rate housing contract. If the City is not successful in retaining the units as below-market-rate housing, the City should begin working with the affected tenant at least one year prior to the term	Two years prior to expiration of contract.	Housing Division	Objective partially met. Despite the efforts of a task force led by Pleasanton's mayor, the City was unsuccessful in its efforts to negotiate extensions to three below-market regulatory agreements which subsequently expired in 2003, 2004, and 2005 (involving 117 below-market	

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<p>expiration to facilitate the tenant's transition from below-market-rate to market-rate housing or to locate for the tenant other below-market-rate housing.</p>			<p>rental units). However, the City was able to negotiate enhanced protections for the affected tenants (for example, most owners agreed to continue accepting below-market rents for one year after the termination of their agreements).</p> <p>In 2006, the City initiated changes to its Condominium Conversion Ordinance to incorporate an inclusionary requirement (consistent with the Inclusionary Zoning Ordinance) and to update protections for tenants who are subject to displacement. The revisions were put on hold due to no more demand for condo conversions.</p>	
<p><u>Program 18.5:</u> Strive to develop additional joint-venture very-low- and low-income housing projects with other public agencies and non-profit organizations by the year 2005 to replace potentially lost assisted units elsewhere in the City.</p>	2002-2005	Housing Div., City Council	<p>Objective met. The City worked with BRIDGE Housing Corporation during this period to develop a 105-unit assisted living facility (The Parkview) which includes 31 units for very low and extremely low income seniors. The project opened in 2007. In 2006, the City began an analysis for redeveloping Kottinger Place and Pleasanton Gardens with a goal of potentially doubling the number of affordable units on those adjacent properties.</p>	
<p><u>Program 18.6:</u> Structure future rent-restriction contract agreements to allow the City the opportunity to purchase or subsidize assisted units at the conclusion of the rent-restriction period.</p>	As needed	Housing Commission, City Council	<p>Objective met. Rent restricted projects approved since 1999 have required units to remain affordable in perpetuity.</p>	
<p><u>Program 18.7:</u> Structure future rent-restriction contract agreements for all</p>	On-going	Housing	<p>Objective met. See above.</p>	

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new assisted projects with limited or no time restrictions to minimize the displacement of tenants.		Commission, City Council		
<u>Program 18.8:</u> Provide rehabilitation funds where appropriate for apartment complexes in exchange for extended or perpetual assisted-housing time periods.	On-going	City Council	Objective partially met. City has not yet found a willing owner.	
<u>Program 18.9:</u> Issue bonds or provide other funding where appropriate to reduce apartment complex mortgage rates in exchange for extended or perpetual assisted-housing time periods.	On-going	City Council, Finance Dept.	Objective met. The Gardens at Ironwood senior apartments and Greenbriar apartments were financed under this program.	
GOAL 9: Process affordable housing proposals and use available City programs and incentives so as to promote and facilitate the housing affordability.				
GOAL 10: Remove unnecessary governmental constraints to the provision of housing and public services and facilities.				
<u>Policy 19:</u> Make appropriate modifications to the Land Use Element of the General Plan, Zoning Ordinance, and other City ordinances, programs, and policies to facilitate the provision of housing, especially housing affordable to moderate-, low-, and very-low- income households.				
<u>Program 19.1:</u> Within one year of adoption of the Housing Element, complete land use studies to identify for conversion as many of the sites identified in Table IV-6 from non-residential to high density residential use as are necessary at appropriate densities (for example, approximately 30 acres at 30 units per acre or 40 acres at 20 units per acre) to meet the City's regional housing needs goal. Follow through with appropriate modifications to the Land Use Element and rezonings as soon as possible, but no later than June 2004, so that implementation can occur within the planning period.	2003	Planning Dept., Planning Commission, City Council	In progress. In 2010, Staples Ranch (site #1 in Table IV-6) was rezoned and a PUD was approved which allows 635 independent senior housing units. An affordable agreement was approved as part of this project. On October 19, 2010, three sites in Hacienda Business Park (WP Carey, BRE, and Roche) were rezoned for high density housing. A more specific site inventory map is being developed as part of the current Housing Element update.	

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<p><u>Program 19.2:</u> The land use studies on designated unincorporated sites with potential for land use changes to residential will be conducted as follows:</p> <ol style="list-style-type: none"> 1. Study each site for its potential and desirability for residential development considering both the City's needs for additional land for housing and constraints such as traffic, land use compatibility with adjacent properties and uses, and environmental issues such as soil contamination. 2. Sites identified for potential residential use will be re- designated for such on the General Plan and pre-zoned to a residential zoning district. The City will work with the Local Agency Formation Commission (LAFCO) regarding annexation. 3. Sites will be annexed to the City of Pleasanton, either as part of a development plan or separately. 	2003	Planning Dept., Planning Commission, City Council	<p>In progress. Staples Ranch has been studied, rezoned, and approved for 635 new senior units and an affordable housing agreement was approved as part of this project. In January 2011, the property was annexed.</p> <p>A more specific site inventory is being developed as part of the current Housing Element update and two sites in this area are on the draft list of potential housing sites for high density residential development.</p>	
<p><u>Program 19.3:</u> Fund the infrastructure improvements contained in the Public Facilities Element to accommodate projected housing growth.</p>	Annually	City Council	<p>Objective met. The City's infrastructure improvements are funded through the City's CIP program and by new development needing the improvements. During the reporting period, several infrastructure improvements were funded including the extension of Valley Avenue to accommodate the Greenbriar apartments, and the restriping of Busch Road to accommodate the Gardens senior apartments at Ironwood.</p>	
<p><u>Program 19.4:</u> Waive City fees for very-low- and low-income housing developments.</p>	On-going	City Council	<p>Objective met. Since 2003, the City has waived a total of approximately \$4m in fees for three affordable projects.</p>	
<p><u>Program 19.5:</u> Examine the relationship between housing fees and housing unit size and, depending on the outcome of that study, consider reducing development fees for smaller residential dwelling units in order to attract smaller, moderate-priced housing.</p>	2002	Housing Div., Housing Commission, City Council	<p>Objective met. A housing impact fee study completed in 2003 resulted in the reduction of fees for small single family homes (1,500 s.f. or smaller).</p>	
<p><u>Program 19.6:</u> Expedite the development review process for very- low-,</p>	On-going	Planning Dept.	<p>Objective met. Has been done</p>	

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low-, and moderate-income housing proposals.			as required.	
<u>Program 19.7:</u> Advocate changes in Federal and State legislation to provide incentives for the development of affordable housing and to overcome barriers to affordable housing.	2003-2004	Housing Commission, City Council	In progress. There have not been any active legislative efforts during this time period in which the City could participate. However, the City remains committed to supporting future legislative efforts that would provide incentives for affordable housing.	
<u>Program 19.8:</u> 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.	2002-2003	Housing Commission, City Council	Objective met. City staff has participated actively with Pleasanton's mayor on committees to review and reform the regional fair share allocation process including the consideration of subregional allocations. These efforts are on-going.	
<u>Policy 10:</u> Educate the public regarding Pleasanton's affordable housing program. This program should identify existing affordable housing developments, residents, and those who would qualify for residency, and should explain the mechanics of creating affordable housing proposals.				
<u>Program 20.1:</u> Develop housing education programs available on the City's website, on the local cable channels, on video, and through City publications and mailings.	2003-2004	Housing Div., Housing Commission	Objective partially met. The City provides a wide scope of information on affordable housing through its Internet web site. In addition, the City was a key partner in the establishment of the Tri-Valley Housing Opportunity Center (TVHOC) which opened in 2005 and provides free home buyer training and financial counseling to Tri-Valley residents. The City has hosted annual housing events in collaboration with the TVHOC and neighbor cities (e.g., in August and November 2010, the City collaborated with	

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			Housing and Economic Rights Advocates [HERA] to hold foreclosure assistance workshops for homeowners).	
<p><u>Policy 21:</u> Ensure compliance with the Inclusionary Zoning Ordinance by requiring each residential and non-residential development to which the Ordinance applies to include its pro-rata share of very-low- and low-income housing needs or, if the Ordinance criteria are met, to contribute an in-lieu fee to the lower-income housing fund to facilitate the construction of very-low- and low-income housing. It is strongly encouraged that the Inclusionary Zoning Ordinance requirements be met by building housing affordable to low- and very-low-income households.</p>				
<p><u>Program 21.1:</u> Monitor the results of the Inclusionary Zoning Ordinance annually to determine if developers are primarily building new low- and very-low-income housing units 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 low- and very-low-income housing, consider modifying the Ordinance so that it can better achieve that objective.</p>	Annually/On-going	Housing Div., Housing Commission, City Council	Objective met. The City participated in several regional surveys related to the performance of its inclusionary policies (e.g., NPIH). Although the low overall rate of residential construction in Pleasanton has made the results of the City's inclusionary efforts difficult to assess and measure, the City has made minor changes to several policies to enhance production (e.g., incorporation of a lower in-lieu fee rate for smaller single family units to encourage "affordable by design" homes).	
<p><u>Policy 22:</u> Use the lower-income-housing fee to generate funds for the provision of very-low- and low-income housing. The low-income housing fund should be used primarily to leverage State and Federal funds in the development of very-low- and low-income housing and in-housing loan programs, so that the fund may be used most efficiently and maintained over time.</p>				
<p><u>Program 22.1:</u> 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>	2002/Annually	Finance Dept., Housing Div., Housing Commission, City Council	Objective met. This is done annually on January 1.	

Goals, Policies and Programs / Objectives	Timing	Responsibility	Evaluation	Continue / Modify / Delete
<u>Program 22.2:</u> Exempt all low- and very-low-income housing units from the low-income housing fee.	On-going	Housing Commission, City Council	Objective met. These units are exempted.	
<u>Program 22.3:</u> Use the Lower-Income Housing Fund to help build low- and very-low-income housing on City-owned land.	As needed / Ongoing	City Council	Objective met. The City donated land valued at \$3.5m for the Parkview Assisted Living Facility project.	
<u>Program 22.4:</u> 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.	As needed / Ongoing	City Council	Objective met. The City used many of these techniques during the program period to facilitate the production of affordable units (e.g., establishment of a down payment assistance program, pre-development and constructions loans for affordable housing projects, City payment of fees on behalf of developers, etc.).	
<u>Policy 23:</u> Encourage the use of density bonuses for housing which is affordable to moderate-, low-, and very-low-income households.				
<u>Policy 24:</u> 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.				
<u>Policy 25:</u> Work with the Alameda County Housing Authority and other agencies to maintain funding for Section 8 and other Federal subsidy programs.				
<u>Policy 26:</u> Assist in the relocation of persons displaced by public projects.				
<u>Policy 27:</u> Encourage the development of housing units affordable to low- and very-low-income households when rezoning non-residential properties to high-density residential.				
<u>Policy 28:</u> Use the City's lower-income housing fund as seed money for Federal and State tax credits to promote the construction of very- low- and low-income housing.				
<u>Policy 29:</u> Ensure that livability is considered when considering proposals for high-density residential developments, including open space, amenities, and facilities for the intended occupants.				

Goals, Policies and Programs / Objectives	Timing	Responsibility	Evaluation	Continue / Modify / Delete
<p>Policy 30: Encourage non-profit housing developments by offering incentives. Non-profit developers of very-low-, low-, and moderate-income housing shall have the highest City priority for approval. Specific City incentives to encourage such housing developments are the following:</p> <ul style="list-style-type: none"> • Priority for the Growth Management affordable-housing sub allocation; • Expedited permit processing; • Fee waivers; • Contributions from the lower-income housing fund; • Use of available City-owned land; • Density bonuses; • Waiver of amenities for projects over the mid-point of the General Plan density range; • City assistance in obtaining financing or funding; • Assistance in providing public improvements; • Consideration of reduced development standards, such as reducing the number of parking spaces; and • Mortgage revenue bonds. 				
<p><u>Program 30.1:</u> Actively solicit non-profit housing organizations to develop very-low-, low-, and moderate-income housing on available sites using lower-income-housing fees.</p>	On-going	Housing Division	In progress. The City contracted with Christian Church Homes to conduct a predevelopment analysis of the potential for increasing the number of affordable units at Kottinger Place and the possibility of combining Kottinger Place with Pleasanton Gardens. The City recently issued a second RFP (focusing on non-profit housing organizations) to solicit a project developer.	
<p><u>Program 30.2:</u> Actively support the activities of non-profit organizations that provide affordable housing, through technical assistance or other means.</p>	On-going	City Council, Housing Commission, Housing Div.	Objective met. The City allocates the majority of its annual federal CDBG and HOME grants (approximately \$275,000 and \$150,000, respectively) directly to local non-profit agencies that provide either affordable housing or related services. The federal funds have frequently been	

Goals, Policies and Programs / Objectives	Timing	Responsibility	Evaluation	Continue / Modify / Delete
			supplemented by local funds from the City's Lower Income Housing Fund and General Fund. In 2010, the City consolidated and reorganized its grant program under a new Housing and Human Services Grant (HHSG) program which draws from CDBG, HOME, General Funds, and Lower Income Housing Funds to assist projects and programs benefiting low-income residents.	
<p><u>Program 30.3:</u> When land becomes available to the City, consider reserving those sites for non-profit organizations to build very-low, low-, and moderate-income housing.</p>	As needed	City Council	Objective met. The City has consistently reserved City-owned parcels with residential land use designations for non-profit housing organizations in the past (e.g., the Promenade family apartments, the Parkview assisted living facility, Kottinger Place redevelopment). The City will continue to consider this policy if it acquires land in the future.	

Goals, Policies and Programs / Objectives	Timing	Responsibility	Evaluation	Continue / Modify / Delete
<p>Policy 31: Encourage housing developments which include at least 25 percent very-low- and low-income housing units held as such in perpetuity. Such development proposals shall be considered to have the second highest priority in terms of City approval. Incentives shall include the following:</p> <ul style="list-style-type: none"> • Priority for the Growth Management affordable-housing sub-allocation for the affordable-housing component; • Expedited permit processing; • Fee waivers; • Contributions from the lower-income housing fund; • Density bonuses; • Assistance in obtaining financing; • Waiver of amenities for projects over the mid-point General Plan density; • Assistance in obtaining Federal and State tax credits through use of City resources as seed money when significant numbers of low- and very-low-income housing units are provided; • Assistance in providing public improvements; • Consideration of reduced development standards, such as reducing the number of required parking spaces; and • Mortgage revenue bonds. 				
<p>Policy 32: Strongly encourage housing developers to build small housing units. Multiple-family residential developments with units less than 800 square feet in floor area and single-family residential developments with units less than 1,200 square feet in floor area, which provide housing at moderate-income levels, 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 some of the incentives listed in Policy 31, at the discretion of the City Council.</p>				
<p>GOAL 11: Manage residential growth in an orderly fashion while enabling Pleasanton to meet its housing needs.</p>				
<p>GOAL 12: Retain flexibility in the growth management process in order to accommodate housing affordability.</p>				
<p>Policy 33: Retain flexibility in the growth management process in order to accommodate housing affordability.</p>				
<p>Policy 34: Encourage substantial private development of affordable housing through the Growth Management Program.</p>				
<p>Program 34.1: Use the City's Growth Management Program to regulate residential growth so that the City is able to issue residential building</p>	<p>Annually</p>	<p>City Council</p>	<p>Objective partially met. The current 350-unit/year allocation</p>	

Goals, Policies and Programs / Objectives	Timing	Responsibility	Evaluation	Continue / Modify / Delete
permits for developments which include 25 percent or more very-low- or low-income housing units plus up to 650 residential building permits per year for the other categories of housing projects, for a total of up to 750 units per year. The annual allocation should be based on a periodic assessment of housing needs, employment growth, the availability of infrastructure, and the City's ability to provide public services.			has exceeded development requests and therefore has not imposed a constraint on affordable housing.	
<u>Program 34.2:</u> Use the Growth Management Program to establish an annual objective for housing units within each income category as part of the City's growth management allocations. This allocation should take into account the information contained in the Growth Management Report, including housing need, job growth, jobs/housing relationship, General Plan policies, regional share allocations, etc.	Annually	City Council	Objective partially met. No annual objectives have been established. However, as noted above, the current allocation has not constrained housing development.	
<u>Program 34.3:</u> Grant priority within each year's Growth Management allocation to those projects fulfilling the income category housing objectives established above.	Annually	City Council	Objective partially met. This has not been necessary given the lower than anticipated level of residential growth. In addition, the Growth Management Program includes a suballocation for affordable units which can be accumulated over several years. Thus, the Growth Management Program has not acted as a constraint on the production of affordable housing.	
<u>Program 34.4:</u> Use the Growth Management Program to ensure that residential development does not occur unless adequate infrastructure is present to ensure that the City's quality of life and level of services are maintained.	Annually	City Council	In progress.	
<u>Program 34.5:</u> Amend the Growth Management Ordinance to allow the City Council to override the annual housing allocations in order to grant approvals to projects so that the City is able to meet its total regional housing needs goal by the end of the planning period. Exceptional affordable housing projects which meet the community's goals and policies, have mitigated their impacts, and can be served with infrastructure and services consistent with City policies are especially encouraged with such overrides.	2003	City Council	Objective met after reporting period. In 2010 the City Council amended section 17.36.060.A of the Growth Management Ordinance to allow all projects needed for RHNA to override the annual housing allocations.	
<u>Program 34.6:</u> Continue to use the annual 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.	Annually, with preparation of the Growth Management	Planning Dept., City Council	Objective met. Although the City has not recently prepared a Growth Management report, the City continually monitors finalized	

Goals, Policies and Programs / Objectives	Timing	Responsibility	Evaluation	Continue / Modify / Delete
	Report		residential building permits.	
GOAL 13: Give high priority to the preservation and rehabilitation of the existing housing stock.				
<u>Policy 35:</u> Provide incentives to encourage the maintenance of affordability in existing housing that is rehabilitated.				
<u>Policy 36:</u> 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.				
<u>Policy 37:</u> Develop a program to promote existing education, technical assistance, and incentives for building owners, homeowners, landlords, and tenants to install energy and water conserving fixtures, equipment, and systems when they rehabilitate their housing. The City should develop a centralized information system of available energy conservation incentives.				
<u>Policy 38:</u> Encourage the maintenance of safe, sound, and well-kept housing city-wide.				
Program 38.1: Enforce the provisions of the City Zoning, Building, and Fire Codes.	On-going	Planning, Building, and Fire Depts.	Objective met. This activity is on-going through the Planning and Building Divisions, and Fire Department.	
<u>Policy 39:</u> Encourage the preservation of historically and architecturally significant residential structures especially in the Downtown area, pursuant to the Downtown Specific Plan.				
<u>Program 39.1:</u> Preserve historically significant structures through the development and implementation of a historic landmark preservation ordinance.	2002	Planning Dept., Planning Commission, City Council	In progress. In 2002, the City adopted the Downtown Specific Plan which includes historic preservation goals, objectives, policies, programs. Downtown Design Guidelines were adopted in May 2006. All significant structures in the Downtown area have been inventoried. A historic landmark preservation ordinance is anticipated to be prepared in the future.	
<u>Policy 40:</u> Eliminate all substandard housing conditions within the community.				
<u>Program 40.1:</u> Maintain building and housing code enforcement programs, and monitor project conditions of approval.	On-going	Planning and Building Depts.	Objective met. Code enforcement and building programs continue.	
<u>Program 40.2:</u> Continue the Rental Housing Rehabilitation Program to	On-going	Housing	Objective met. The Rental	

Goals, Policies and Programs / Objectives	Timing	Responsibility	Evaluation	Continue / Modify / Delete
improve low- and very-low- income rental units.		Division	Housing Rehabilitation Program continues to be available as a sub-program within the City's Housing Rehabilitation Program. As noted earlier, in 2006 the City contracted with a new service provider (Neighborhood Solutions) who actively marketed this program component. The consultant was not been able to identify an apartment complex for rehabilitation due to the lack of interested owners and the generally good condition of older rental complexes in Pleasanton. The City is ready and willing to utilize this component of the Housing Rehabilitation Program should an opportunity present itself.	
<u>Program 40.3:</u> Supplement CDBG funds with the City's Lower- Income Housing Fund for rehabilitation of very-low- and low-income-housing units.	2003/on-going	Housing Div., City Council	Objective met. The City has historically supplemented its CDBG funding for housing rehabilitation services with approximately \$50,000 to \$100,000 yearly from its Lower Income Housing Fund.	
GOAL 14: Provide adequate locations for housing of all types and in sufficient quantities to meet Pleasanton's housing needs.				
GOAL 15: Adopt land use changes from non-residential to residential designations where appropriate.				
<u>Policy 41:</u> Disperse high-density housing throughout the community, especially in the Downtown and in other areas near public transit, major thoroughfares, shopping, and employment centers.				
<u>Program 41.1:</u> Provide sites for multi-family housing, especially in locations near existing and planned transportation and other services.	2002-2003	Planning Dept., Planning Commission, City Council	Objective partially met after reporting period. In the updated General Plan adopted on July 21, 2009, areas near Pleasanton's two BART stations	

Goals, Policies and Programs / Objectives	Timing	Responsibility	Evaluation	Continue / Modify / Delete
			are designated to allow for mixed use.	
<u>Policy 42:</u> Strongly encourage residential infill in areas where public facilities are or can be made to be adequate to support such development.				
<u>Program 42.1:</u> Zone infill sites at densities compatible with infrastructure capacity and General Plan Map designations.	2002-2003	Planning Dept., Planning Commission, City Council	Objective met. Infrastructure constraints are reviewed when projects are rezoned.	
<u>Program 42.2:</u> 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. Institute a monitoring program to track the use of second units for low- and very-low-income housing.	2002/On-going	Planning Department	Objective met. Approximately 164 second units were constructed between 1999 and June 30, 2009. Monitoring program has been created.	
<u>Program 42.3:</u> Encourage mixed-use developments that combine residential uses with compatible commercial uses, especially in the Downtown. Use the reduced residential development standards of the Core Area Overlay District to encourage apartments in second-story commercial spaces and behind commercial buildings in the Downtown.	2002/On-going	Planning Dept., Planning Commission, City Council	Objective met. The 2002 Downtown Specific Plan encourages the development of residential uses above the first floor in Downtown Commercial areas; the Pleasanton Municipal Code allows multifamily development in the Central Commercial district. The Core Area Overlay District standards are still applicable. In the updated General Plan adopted on July 21, 2009, Hacienda Business Park and area near the West Dublin/Pleasanton BART station are designated to allow for mixed use.	
<u>Program 42.4:</u> Adopt incentives and design guidelines for constructing residential uses above-ground-floor commercial establishments.	2002-2003	Planning Dept., Planning Commission, City Council	Not yet done.	
<u>Program 42.5:</u> Institute a program by which the City would assist developers of mixed-use projects to secure loans from financial institutions.	2002-2003	Housing Div., Finance Dept., Housing Commission	Not yet done.	

Goals, Policies and Programs / Objectives	Timing	Responsibility	Evaluation	Continue / Modify / Delete
<p><u>Program 42.6:</u> Develop appropriate incentives which would facilitate relocating existing commercial/office/industrial uses in order to enable development with residential uses. Specific Incentives may include the following:</p> <ul style="list-style-type: none"> • Transfer of development rights; • A review of traffic requirements and evaluation measures to facilitate mixed use development; • Development of transit alternatives; • Use of development agreements; • Flexibility of parking standards; and • Expedited processing of development applications. 	2002-2003	Housing Div. and Planning Dept. to identify potential options for Housing Commission, Planning Commission, City Council review	Objective partially met after reporting period. A development agreement was approved in 2010 for the relocation of the Pleasanton Automall to Staples Ranch. A more specific site inventory for high density housing is being developed as part of the current Housing Element update and a portion of the existing automall site is on the draft site inventory list.	
<p><u>Policy 43:</u> Disperse affordable housing units throughout new residential developments. For phased developments, ensure that the majority of affordable units are not postponed until the final stages of development.</p>				
<p><u>Policy 44:</u> Reserve suitable sites for subsidized very-low- and low-income housing.</p>				
<p><u>Program 44.1:</u> Acquire and/or assist in the development of one or more sites for very-low- and low-income housing.</p>	2003-2004	Housing Div., City Council	Objective met. In 2008, the City approved the 350-unit Windstar apartments adjacent to the new West Dublin/Pleasanton BART station. When built, the project will include 70 rental units for very low income families. The City monitors these types of opportunities on an on-going basis.	
<p><u>Program 44.2:</u> Issue tax-exempt bonds to finance the construction of very-low- and low-income housing units, to purchase land for such a use, and to reduce mortgage rates.</p>	2003-2004	City Council	Objective met. City issued tax exempt bonds for the Gardens senior apartments at Ironwood (2005) and for the Greenbriar apartments (2002).	
<p><u>Program 44.3:</u> Issue RFPs to developers of low- and very-low- income housing, including both non-profit and for-profit developers, to construct low- and very-low-income housing on identified sites.</p>	As appropriate, based on land availability.	Housing Div., Housing Commission, City Council	Objective met. As described above, the City issued RFP's in 2005 and 2010 to solicit the services of a non-profit housing developer to conduct preliminary studies and development services regarding the potential	

Goals, Policies and Programs / Objectives	Timing	Responsibility	Evaluation	Continue / Modify / Delete
			for redeveloping Kottinger Place and potential the adjacent Pleasanton Gardens. A contract for a preliminary study was awarded to Christian Church Homes in 2006, and the City is currently reviewing proposals to identify a project developer.	
<p><u>Policy 45:</u> Study non-residential properties identified in Table IV-6 for conversion to residential land use in conjunction with the Land Use Element update. Undertake the Land Use study and update within one year of adoption of the Housing Element. Follow-up changes to the Land Use Element modifications with appropriate rezonings.</p>				
<p><u>Policy 46:</u> 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.</p>				
<p>GOAL 16: Eliminate discrimination in housing opportunities in Pleasanton.</p>				
<p><u>Policy 47:</u> 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 affordable housing opportunities and fair housing issues on its web site.</p>				
<p><u>Program 47.1:</u> Support State and Federal provisions for enforcing anti-discrimination laws.</p>	As needed.	City Attorney's Office	Objective met. The City contracts with ECHO Housing, a non-profit agency, to provide housing counseling, fair housing, and tenant-landlord services to Pleasanton residents. Approximately \$65,000 per year is allocated for these services.	
<p><u>Program 47.2:</u> Publicize information on fair housing laws and refer all complaints to the U.S. Department of Housing and Urban Development, ECHO, and the California Department of Fair Employment and Housing.</p>	Ongoing/As needed	City Attorney's Office	Objective met. Through its annual contract with ECHO Housing, the City provides printed materials to the public on fair housing laws and related information. Information is also posted on the City's web site.	

Goals, Policies and Programs / Objectives	Timing	Responsibility	Evaluation	Continue / Modify / Delete
			When necessary, complaints are referred to HUD and other applicable agencies for investigation.	
GOAL 17: Identify and make special provisions for the community's special-housing needs.				
<u>Policy 48:</u> Provide for the special-housing needs of large families, the elderly, the disabled, the homeless, and families with single-parent heads of households.				
<u>Program 48.1:</u> Provide housing opportunities for households with special needs such as studio and one-bedroom apartments for the elderly, three-bedroom apartments for large families, specially designed units for the disabled, emergency shelter and transitional housing for the homeless, and affordable units for single-parent heads of households. The City will make available funding from sources such as the City's Lower-Income Housing Fund, the City Grant Program (for services), 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.	On-going	Housing Div., City Council	Objective met. The City has worked with BRIDGE Housing to develop the Parkview assisted living facility project for elderly, including a special component of dementia housing. The City provided over \$600,000 through two deferred loans to Tri-Valley REACH (formerly HOUSE, Inc.) to purchase its fourth and fifth group homes in Pleasanton for developmentally disabled adults. The City provided \$250,000 through a Section 108 loan from HUD to acquire the Family Crisis Shelter (now called "Sojourner House") in Livermore for homeless families. The City has also recently provided funding through its federal HOME allocation to three regional housing projects in Livermore, Fremont, and Castro Valley to serve the needs of formerly homeless persons, domestic violence victims, and deaf senior citizens.	
<u>Program 48.2:</u> Require as many low- and very-low-income units as is feasible within large rental projects to be accessible and adaptable to the disabled.	As needed	City Council	Objective met. In addition to the normal accessibility requirements in the Uniform Building Code, the City has	

Goals, Policies and Programs / Objectives	Timing	Responsibility	Evaluation	Continue / Modify / Delete
			required a specific number of dedicated units for physically disabled persons in recent rental projects (e.g., The Promenade, Greenbriar). In addition, the City has worked with non-profit agencies such as Tri-Valley REACH and East Bay Innovations to rehabilitation individual units to be accessible for disabled residents.	
<u>Program 48.3:</u> Set aside a portion of the City's CDBG funds each year to developers of special need housing and service providers.	Annually	City Council	Objective met. The City has allocated approximately \$600,000 during the past several years for acquisition and rehabilitation activities related to special needs housing (e.g., Tri-Valley REACH).	
<u>Program 48.4:</u> 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 the physically, mentally, or developmentally disabled.	Annually	City Council	Objective met. Approximately \$50,000 per year from the City's Lower Income Housing Fund has been allocated for projects and/or programs benefiting disabled persons (e.g., Community Resources for Independent Living / CRIL, Housing Rehabilitation Program).	
<u>Program 48.5:</u> Work with local non-profit agencies such as HOUSE, Inc., East Bay Innovations, and Housing Consortium of the East Bay (HCEB) to plan and develop eight (8) units of housing for persons with developmental disabilities between 2002 and 2006.	Begin January 2003, continue until 8 units developed	Housing Div., Housing Commission, City Council	Objective met. The City worked with Tri-Valley REACH (formerly HOUSE, Inc.) to assist the agency in acquiring three 3-unit group homes since 2003, for a total of nine (9) units to date.	
<u>Program 48.6:</u> Encourage the production of housing for the disabled in infill locations, which are accessible to City services.	On-going	Housing Div., City Council	Objective met. The Parkview assisted living facility is an infill project involving new construction. The facility provides housing and services for persons with disabilities. As	

Goals, Policies and Programs / Objectives	Timing	Responsibility	Evaluation	Continue / Modify / Delete
			noted above, the City has also supported the efforts of Tri-Valley REACH to acquire group homes in existing neighborhoods. The City is also currently working with HCEB on a similar concept to acquire and rehabilitation group homes.	
<p><u>Program 48.7:</u> Encourage the conversion or development of group homes for six persons or less (i.e., community care facilities) in appropriate locations throughout the community.</p>	On-going	Housing Div., City Council	Objective met. More than 30 licensed community care facilities currently exist in Pleasanton and provide housing and/or services for a variety of special needs groups. The City provides information and assistance on a routine basis through its Planning Division to persons who are seeking to convert or develop new facilities.	
<p><u>Program 48.8:</u> Encourage the provision of special-needs housing, such as community care facilities for the elderly, the mentally or physically disabled, and dependent or neglected children, in residential and mixed-use areas, especially near transit and other services. The City will provide regulatory incentives such as expedited permit processing in conformance with the Community Care Facilities Act and fee reductions where the development would result in an agreement to provide below-market housing or services. The City will maintain flexibility within the Zoning Ordinance to permit such uses in non-residential zoning districts.</p>	On-going	Housing Div., City Council	Objective met. See above.	
<p><u>Program 48.9:</u> Designate areas within Pleasanton for the location of emergency shelters and for transitional housing for the homeless, and amend the Zoning Ordinance to allow such facilities.</p>	2004-2005	Housing Div., Housing Commission, Planning Dept., Planning Commission, City Council	Objective met. The Pleasanton Municipal Code allows charitable institutions in the C-C and C-S districts subject to conditional use permit approval. In accordance with SB 2, appropriate locations for emergency shelters and transitional housing will be re-evaluated as part of the current Housing Element update.	
<p><u>Program 48.10:</u> Work with social service organizations and other</p>	2002-2003	Housing Div.,	Objective met. The City provided	

Goals, Policies and Programs / Objectives	Timing	Responsibility	Evaluation	Continue / Modify / Delete
<p>jurisdictions to assist the City in locating and constructing an adequate facility for use as an emergency shelter and for transitional housing for the homeless.</p>		<p>Housing Commission, Human Services Commission, City Council</p>	<p>\$250,000 through a Section 108 loan from HUD to acquire the Family Crisis Shelter (now called "Sojourner House") in Livermore for homeless families. The City has also recently provided funding through its federal HOME allocation to three regional housing projects in Livermore, Fremont, and Castro Valley to serve the needs of formerly homeless persons, domestic violence victims, and deaf senior citizens.</p> <p>In accordance with SB 2, appropriate locations for emergency shelters and transitional housing will be re-evaluated as part of the current Housing Element update.</p>	
<p><u>Policy 49:</u> Highlight senior citizen housing issues so that the senior population of Pleasanton has access to housing which meets their needs as the population ages.</p>				
<p>GOAL 18: Promote resource conservation and environmental protection for new and existing housing.</p>				
<p><u>Policy 50:</u> Preserve and enhance environmental quality in conjunction with the development of housing.</p>				
<p><u>Program 50.1:</u> Continue environmental impact review procedures as required by the California Environmental Quality Act (CEQA).</p>	<p>On-going</p>	<p>Planning Department</p>	<p>Objective met. This is incorporated into Planning Division review of projects.</p>	
<p><u>Policy 51:</u> Strongly encourage energy and water conservation designs and features in residential developments.</p>				
<p><u>Program 51.1:</u> Encourage street designs that maximize street tree canopy to reduce local neighborhood heat build up and associated home cooling energy needs and costs.</p>	<p>On-going</p>	<p>Planning Dept., Engineering Dept.</p>	<p>Objective met. Done as part of Planning Division project review.</p>	
<p><u>Program 51.2:</u> Promote tree planting to shade new homes and developments.</p>	<p>On-going</p>	<p>Planning Department</p>	<p>Objective met. Done as part of Planning Division project review.</p>	
<p><u>Program 51.3:</u> Evaluate the feasibility of using light-colored paving materials in new streets and repaving projects, and consider revising</p>	<p>2002-2003</p>	<p>Engineering Department</p>	<p>Objective met. Lighter-colored aggregates have been used for</p>	

Goals, Policies and Programs / Objectives	Timing	Responsibility	Evaluation	Continue / Modify / Delete
street standards to require the use of such materials.			<p>slurry sealing on some streets. However, residents have expressed a preference for black aggregate because it looks like what people perceive as "new" asphalt pavement.</p> <p>Pavers are required in many new residential projects for aesthetic and stormwater retention reasons. Pavers are lighter in color than traditional asphalt.</p>	
<u>Program 51.4:</u> Promote awareness of energy-saving roofing materials.	On-going	Planning Dept., Building Dept.	Objective met. Building Division distributes a handout related to residential cool roofs. Effective January 1, 2010 the Title 24 mandates that all residential roofs (including remodels) be cool roofs (with a minimum solar reflectance) or meet a standard equivalent to a cool roof (such as by adding extra insulation)	
<u>Program 51.5:</u> Encourage the efficient use of water through the use of natural drainage, drought tolerant landscaping, efficient irrigation systems, and recycling in new housing development projects.	On-going	Planning Department	Objective met. Done as part of Planning Division project review.	
<u>Program 51.6:</u> Provide guidance and assistance to applicants to make compliance with Title 24 Energy requirements as effective and efficient as possible.	On-going	Building Department	Objective met. Assistance and handouts are provided by Building Division.	
<u>Program 51.7:</u> Encourage developers and builders to exceed State energy and water efficiency standards. Consider fee adjustments or rebates for projects which exceed these standards and which incorporate green building measures that are over and above the minimum requirements.	2003	Building Dept., Planning Dept., City Council	<p>Objective met. In 2006, the City adopted an amendment to the Green Building Ordinance that requires all multifamily development and homes over 2,000 s.f. to incorporate green building practices.</p> <p>Incentives for Green Building are anticipated to be developed as part of the City's Climate Action</p>	

Goals, Policies and Programs / Objectives	Timing	Responsibility	Evaluation	Continue / Modify / Delete
			Plan process.	
<u>Program 51.8:</u> Encourage pool covers and solar pool heating systems in place of conventional methods for pools in public and private facilities, multi-family developments, and single-family properties.	On-going	Building Department	Objective met. Assistance provided by Building Division.	
<u>Program 51.9:</u> Facilitate homeowner and developer awareness of existing state and utility energy-efficient new construction programs and residential renewable energy programs, and provide information on these programs on the City's website. Facilitate the use of energy-efficiency mortgage programs for energy-efficient houses to enhance affordability.	2002-2003	Planning Dept., Building Dept.	Objective partially met. From 1999 to June 30, 2009, various links to energy efficiency programs have been posted on the City of Pleasanton's website. Energy efficient mortgage programs such as PACE (California First) is in litigation at the Federal level. Incentives to encourage energy efficiency will be considered as part of the City's Climate Action Plan process.	
<u>Policy 52:</u> Ensure that new development projects comply with the City's green building policies and requirements which result from the City's Energy Committee.				
<u>Program 52.1:</u> Consider building orientation, street layout, lot design, landscaping, and street tree configuration in subdivision review for purposes of solar access and energy conservation.	On-going	Planning Dept., Engineering Dept.	Objective met. Done as part of project review by the Planning Division and Engineering Division.	
<u>Policy 53:</u> Improve energy and water conservation in existing homes.				
<u>Program 53.1:</u> Consider adopting an ordinance requiring energy-efficiency and water-conservation improvements in residential buildings upon major renovation.	2003-2004	Planning Dept., Building Dept.	Objective met. The amendment to the Green Building Ordinance adopted in 2006 requires major additions (over 2,000 s.f.) meet Green Building requirements.	
<u>Program 53.2:</u> Work with local electric, gas, and water utilities to develop and/or promote existing education, technical assistance, and incentives programs for building owners, homeowners, landlords, and tenants to install energy and water conserving fixtures, equipment, and systems. The City should develop a centralized information system of available energy conservation incentives.	2003-2004	Planning Department	Objective met. From 1999 to June 30, 2009, various links to energy efficiency programs have been posted on the City of Pleasanton's website.	
<u>Program 53.3:</u> Encourage tree planting and landscaping to promote energy conservation in existing homes.	On-going	Planning Department	Objective met. Done as part of the Planning Division's review process.	

Goals, Policies and Programs / Objectives	Timing	Responsibility	Evaluation	Continue / Modify / Delete
Policy 54: Draft future energy and green building ordinances to support and implement the above energy conservation objectives.				