



Appendix G
Below-Market Rate (BMR) Housing Inventory

Below-Market Rate (BMR) Housing Inventory

1/9/2012

Existing / Active Projects

	Impl. Year	Expir. Year	Total Units	BMR UNITS:				Description of Program / Subsidy	Current Rent / Sales Price Info	
				Total	(%)	Mod	Low V/ Low			
Rental										
Archstone Hacienda Apartments	2001		540	135	25%	0	735	0	City BMR agreement; opened 1999	\$1,390-\$2,300
Civic Square Apartments Addition	2011		36	36	100%	31	5	0	City BMR agreement; completed Dec 2011	TBD
Gatewood Apartments	1986	2026	200	50	25%	0	50	0	City BMR agreement; opened 1986	\$1,200-\$1,890
Kensington [Greenbar] Apartments	2002		100	31	31%	0	20	11	City BMR agreement; opened 2002	\$812-\$2,071
Promenade Apartments	1996		146	68	47%	0	68	0	Tax credits; City land / loans; 50/60% AMI	\$1,089-\$1,600
			320	31		278	11			
Ownership										
Birch Terrace / Silverstone	2007		45	7	16%	2	5	0	City 1st-time buyer prog w/resale restr, 80/120% AMI	\$232,560 / \$351,530
California Somersel I / KB Home	1993		152	26	17%	26	0	0	Alameda Co. program; 95% AMI; limited resale restrictions	(varies)
Canyon Oaks / KB Home	2004		200	26	13%	0	26	0	City 1st-time buyer prog w/resale restr, 80% AMI	\$244,993
Carlton Oaks / Greenbar Homes	2004		60	10	17%	0	10	0	City 1st-time buyer prog w/resale restr, 80% AMI	\$244,993
Nolan Farm / SummerHill	2001		36	5	14%	0	0	5	City 1st-time buyer prog w/resale restr, 50% AMI	\$236,497
Palomino Place / Callahan	1992		24	4	17%	4	0	0	City 1st-time buyer prog w/resale restr, 80% AMI	\$308,270
Rotary Commons	1994		7	7	100%	0	7	0	City 1st-time buyer prog w/resale restr, 80% AMI	\$180,253 / \$224,006
Sycamore Place	1994		36	6	17%	6	0	0	City 1st-time buyer prog w/resale restr, 120% AMI	\$321,052
Town Square	1998		30	3	10%	3	0	0	City 1st-time buyer prog w/resale restr, 100% AMI	\$297,148
Walnut Hillis / KB Home	2002		131	20	15%	0	20	0	City 1st-time buyer prog w/resale restr, 80% AMI	\$251,533
			114	41		68	5			

Notes: This table includes primarily project-based affordable housing. Resident-based programs such as Section 8 rental vouchers and City of Pleasanton Down Payment Assistance loans are not included in the preceding figures.

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				Total	Mod	Low V Low		
<u>Senior</u>								
Division St. Senior Apartments	1994		20	20	0	3	17 City BMR agreement; fee waivers; 50/60/80% AMI	\$600-\$900
Gardens at Ironwood Senior Apts.	2005		172	138	0	69	City BMR agreement; fee waivers; 50/60% AMI + 34 mkt	\$733-\$1,210 (BMR)
Kottinger Place	1973		50	50	0	0	HUD Public Housing for very low income seniors	(30% of mo. inc.)
Parkview Assisted Living Facility	2007		105	31	0	0	Contribution of City land and financial assistance	\$1,042-\$2,084 (w/svcs.)
Pleasanton Gardens	1969		40	40	0	0	HUD Sec 236 / Sec 8 housing for very low income seniors	\$414-\$507
Ridge View Commons Senior Apts.	1989	2019	200	200	0	120	80 Tax credits; City land; HODAG grant; 25/33/50/60% AMI	\$321-\$942
Stanley Junction Senior Apartments	1996		86	86	0	78	8 City BMR agreement; fee waivers; 50/60/80% AMI	\$750-\$850
			565	0	270	295		

	Impl. Year	Expir. Year	Total Units	BMR UNITS:			Description of Program / Subsidy	Current Rent / Sales Price Info
				Total	Mod	Low V Low		
<u>Disabled / Special Needs</u>								
Bay Area Community Services	1992		6	6	0	0	6 Purchased/rehabed w/ fed. CDBG funds	(30% of mo. inc.)
REACH (HOUSE, Inc.)	1994		4	4	0	0	4 Purchased/rehabed with federal (CDBG) funds; 4 SRO units	(30% of mo. inc.)
REACH (HOUSE, Inc.)	1997		3	3	0	0	3 Purchased/rehabed with federal (HOME) funds; 3 SRO units	(30% of mo. inc.)
REACH (HOUSE, Inc.)	2006		3	3	0	0	3 Purchased with federal (HOME) funds; 3 SRO units	(30% of mo. inc.)
REACH (HOUSE, Inc.)	2009		3	3	0	0	3 Purchased with federal (HOME) funds; 3 SRO units	(30% of mo. inc.)
REACH (HOUSE, Inc.)	2010		3	3	0	0	3 Purchased with federal (HOME) funds; 3 SRO units	(30% of mo. inc.)
			22	0	0	22		

Existing / Active Projects 1,021 72 616 333

Notes: This table includes primarily project-based affordable housing. Resident-based programs such as Section 8 rental vouchers and City of Pleasanton Down Payment Assistance loans are not included in the preceding figures.

1/9/2012

Pending Additions

	Impl. Year	Expir. Year	Total Units	BMR UNITS:				Description of Program / Subsidy	Current Rent / Sales Price Info
				Total	(%)	Mod	Low V Low		
Rental									
Hacienda Site 1 (BRE Properties)			254	38	15%	0	0	38	Part of Hacienda TOD Plan; # aff units estimated (to be determined)
Hacienda Site 2 (BRE Properties)			251	38	15%	0	0	38	Part of Hacienda TOD Plan; # aff units estimated (to be determined)
Hacienda Site 3 (Developer TBD)			361	58	16%	0	0	58	Part of Hacienda TOD Plan; # aff units estimated (to be determined)
Windstar / Stoneridge Station			350	70	20%	0	0	70	Very low income apartments; approved Sept. 2008 (to be determined)
				204		0	0	204	
Ownership									
Medeiros Gardens / Arminian			10	1	10%	0	1	0	For sale townhome (1 low); approved 2008 (to be determined)
Stoneridge Apts. Condo Conversion			520	35	7%	25	10	0	For sale condos (10 low; 25 mod); approved 2006 (to be determined)
				36		25	11	0	
Senior									
Knuppe / Sunrise property			150	0		0	0	0	(not yet determined) (to be determined)
Redev. of Kott. Place/Pls. Gardens				150	100%	0	60	90	Low and very low income senior apartments (to be determined)
St. Augustine's Church Site				0		0	0	0	(not yet determined) (to be determined)
				150		0	60	90	
				390		25	71	294	

Pending Additions

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Pending Expirations

Miscellaneous / Other	Impl. Year	Expir. Year	Total Units	Total	BMR UNITS:			Description of Program / Subsidy	Current Rent / Sales Price Info
					(%)	Mod	Low V Low		
[none currently pending]									

Pending Expirations

Notes: This table includes primarily project-based affordable housing. Resident-based programs such as Section 8 rental vouchers and City of Pleasanton Down Payment Assistance loans are not included in the preceding figures.

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Expired / Non-Active Projects

Rental	Impl. Year	Expir. Year	Total Units	BMR UNITS:			Description of Program / Subsidy	Current Rent / Sales Price Info
				Total	(%)	Mod Low V Low		
4324 Railroad St. Apartments	1986	2001	10	3	30%	0 3 0	Owner unwilling to extend BMR contract; expired 2001	
Arroyo Village	1987	2002	19	5	26%	0 5 0	Owner unwilling to extend BMR contract; expired 2002	
Civic Square Apartments	1987	2007	262	66	25%	0 66 0	Owner unwilling to extend BMR contract; expired 2007	
Hacienda Commons Apartments	1988	2003	212	32	15%	0 32 0	Owner unwilling to extend BMR contract; expired 2003	
Hacienda Gardens / Avalon	1988	1998	456	69	15%	0 69 0	Owner unwilling to extend BMR contract; expired 1998	
Pleasanton Greens (Las Ventanas)	1976	1998	131	131	100%	0 0 131	HUD Sec 236 expired 1998 / residents recd Sec 8 vouchers	
Springhouse Apartments	1989	2004	354	53	15%	0 53 0	Owner unwilling to extend BMR contract; expired 2004	
Stoneridge Apartments	1989	1999	520	78	15%	0 78 0	Owner unwilling to extend BMR contract; expired 1999	
Valley Plaza II Apartments	1986	2006	144	32	22%	0 32 0	Owner unwilling to extend BMR contract; expired 2005	
Vineyard Terrace	1986	2002	40	10	25%	0 10 0	Owner unwilling to extend BMR contract; expired 2002	
			479	0		348 131		

Disabled / Special Needs

REACH (HOUSE, Inc.)	Impl. Year	Expir. Year	Total Units	BMR UNITS:			Description of Program / Subsidy	Current Rent / Sales Price Info
				Total	(%)	Mod Low V Low		
1898 Harvest Rd.	1998	2006	3	3	100%	0 0 3	Condo sold 2003; acquired new prop in 2006; 3 SRO units	(30% of mo. inc.)
			3	0		0 0 3		

Expired / Non-Active Projects **482** **0** **348** **134**

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