



**AGENDA REPORT  
CITY COUNCIL AND BOARD OF TRUSTEES  
JOINT MEETING**



March 17, 2014

**TITLE: REVIEW OF REGIONAL HOUSING NEED ALLOCATION NUMBERS AND THE CITY'S ABILITY TO ACCOMMODATE ITS SHARE OF THE REGIONAL HOUSING NEED; UPDATE ON EAST PLEASANTON SPECIFIC PLAN**

**RECOMMENDATION**

This is an informational report. No action is required.

**SUMMARY**

As part of the Housing Element update, staff is in the process of compiling an inventory of available housing sites and reviewing recent project approvals to determine to what extent the City can meet its Regional Housing Needs Assessment (RHNA) for the 2014-2022 planning period. Staff recently confirmed with the California Department of Housing and Community Development (HCD) that we may count units approved but not occupied prior to the end of 2013 towards our RHNA requirement. This report provides a summary of this information and further discusses the recent decision by the City Council to continue the Specific Plan process currently underway for East Pleasanton.

**BACKGROUND**

State Planning and Zoning law requires each city and county government to regularly update its General Plan Housing Element to address its share of the regional housing need (RHNA). The Regional Housing Need numbers for the San Francisco Bay Area jurisdictions were adopted by the Association of Bay Area Government (ABAG) on July 18, 2013.

The last Housing Element update was a major undertaking due to significant changes in State housing law since the adoption of the 2003 Housing Element and the need to rezone approximately 70 acres to allow high density multifamily development in order to adequately address our share of the regional housing need. For the 2014-2022 planning cycle, staff has been reviewing the City's existing inventory of housing sites to determine if it is adequate to meet our Regional Housing Needs Assessment. This report describes Pleasanton's RHNA for the 2014-2022 period and compares it to available sites and approved projects.

## REGIONAL HOUSING NEED FOR 2014-2022 AND THE CITY'S HOUSING SITE INVENTORY

The City's allocation for the 2014-2022 period by income group is as follows:

Very Low (0 – 50% AMI <sup>1</sup> )	Low (51-80% AMI)	Moderate (81-120% AMI)	Above Moderate (120%+)	Total
716	391	407	553	2,067

Housing Element law requires local governments to adequately plan to meet their existing and projected housing needs including their share of the regional housing need. The preparation of an inventory of land suitably zoned to meet the City's housing need, and the rezoning that had to be undertaken by the City to meet our housing need was a large part of the effort for the last Housing Element update. Several of these multifamily sites remain available and can be included in the City's inventory. These units are shown in Table 2 of Attachment 1.

In addition to the sites discussed above, staff recently confirmed with the California Department of Housing and Community Development (HCD) that we may count units in development projects approved but not occupied prior to the end of 2013 towards our RHNA requirement. This means that the City can count the units from several projects approved in recent years, including: the two BRE projects in Hacienda (506 units) approved in 2012; the Auf der Maur project (345 units), the Commons at Gateway (307 units), The Residences at California Center (305 units); St. Anton Hacienda (168 units); the DiDonato project (12 units); and the Ponderosa project (12 units) on Stanley Boulevard. A listing of the larger projects with approved (entitled) units is shown in Table 3 of Attachment 1

In addition to the above sites and projects, are projects which will be considered for approval prior to the adoption of the Housing Element. The major projects in this category include the Kottinger Place/Pleasanton Gardens senior housing project which would add 95 homes affordable to very low income seniors, and the SummerHill Apartments project on W. Las Positas (177 units), which will include about 15 percent of the units affordable to very-low and low-income households. These 272 units are included in the table below as "Projects currently in process".

As illustrated in the summary table, while there is a shortfall of 238 units for the "above moderate income households" category, there is a surplus of units in other income categories that can be used to meet this need, with an excess of 1,245 units over and above the City's Regional Housing Needs Allocation for 2014-2022. Therefore no additional sites will need to be found for the Housing Element update currently underway.

---

<sup>1</sup> Area Median Income

Summary Table: Total Housing Capacity compared to the City's 2014-2022 Housing Need

Income Levels	Very Low (0 – 50% AMI <sup>2</sup> )	Low (51-80% AMI)	Moderate (81-120% AMI)	Above Moderate (120%+)	Total
2014-2022 RHNA	716	391	407	553	2,067
Total Vacant/Underutilized Site Capacity	1,191		0	194	1,385
Total Entitled Projects not occupied as of 12/31/13	194		1,340	121	1,655
Projects currently in process	108		164	0	272
Total Capacity	1,493		1,504	315	3,312
<b>RHNA Surplus/Shortfall</b>	<b>+386</b>		<b>+1,097</b>	<b>-238</b>	<b>+1,245</b>

Although not needed to meet the City's RHNA, there may be reasons to consider rezoning on some sites. One site (the Irby-Kaplan-Zia property on Stanley Boulevard) was considered as a site for rezoning during the last Housing Element update. The site scored well on several site selection criteria but was not ultimately selected for multifamily development. At this time the property owner is interested in a medium density housing development which would provide homes in the "above-moderate income" housing category, and could provide several community amenities or benefits including: the assembly and comprehensive planning and development of parcels in multiple ownership; potential preservation of historic structures; a trail along the Arroyo; provision of neighborhood open space; the extension and connection of Nevada Street to Stanley Boulevard; and complete loop improvements for sewer and water service.

On the other hand, the Parkside neighborhood, which has worked closely with SummerHill homes to address its concerns with a proposed apartment development on West Las Positas Boulevard, has expressed interest in re-examining the zoning on the other half of that site and converting it back to commercial use only.

### **EAST PLEASANTON SPECIFIC PLAN STATUS**

The East Pleasanton Specific Plan Task Force has been meeting for the last 18 months and has been overseeing the preparation of a plan for the future development and conservation of about 1,100 acres of land formerly mined for sand and gravel resources. A Preliminary Draft Specific Plan was recently released and will provide a

<sup>2</sup> Area Median Income

discussion document for the Task Force and the public to consider the appropriate level of development for the area. The comprehensive planning for the future re-use of this area is called for in the City's General Plan, with future land uses including residential, retail and commercial, industrial, public and institutional, and parks and open space. In addition to the desire to plan this area with infrastructure and facilities complementary to the rest of the City, at the time the City Council initiated this planning process, it was also seen as a location for housing that would be needed to meet the City's regional housing needs for 2014-2022. However, as the previous sections of this report indicate, it is now apparent that there are sufficient sites already zoned which can accommodate the housing need for the 2014-2022 planning period.

At its meeting of March 4, 2014, the City Council discussed the issue of whether the new information regarding RHNA should affect the East Pleasanton Specific Plan process. While Council members acknowledged that the information relieved the pressure to complete the plan in 2014, the Council voted 4-1 to continue with the planning effort. The Council also indicated that it would be interested in considering additional alternative plans that had less emphasis on RHNA-related requirements.

Respectfully submitted,



Nelson Fialho  
City Manager

Attachment:

1. Tables related to Pleasanton's RHNA and Housing Capacity for the 2014-2022 period

## ATTACHMENT 1

Table 1: City of Pleasanton RHNA for 2014-2022

Very Low (0 – 50% AMI <sup>1</sup> )	Low (51-80% AMI)	Moderate (81-120% AMI)	Above Moderate (120%+)	Total
716	391	407	553	2,067

Table 2: Vacant or Underutilized Land Designated for Residential Development  
with No Entitlements

Sites	Very Low (0 – 50% AMI <sup>2</sup> )	Low (51-80% AMI)	Moderate (81-120% AMI)	Above Moderate (120%+)	Total
Roche	372				372
BART	249				249
Sheraton	99				99
Stoneridge Shopping Center	88 <sup>3</sup>				88
Kaiser	183				183
CM Capital (remaining half)	200				200
Altieri (now Ponderosa)				19	19
Auf der Maur – 4532 Bernal				51	51
Lund Ranch II				50	50
Spotorno Ranch				40	40
Lin prop/Oak Grove				10	10
Misc. sites				24	24
<b>Total Vacant/Underutilized Site Capacity</b>	<b>1,191</b>		<b>0</b>	<b>194</b>	<b>1,385</b>

<sup>1</sup> Area Median Income

<sup>2</sup> Area Median Income

<sup>3</sup> The site was rezoned to accommodate 400 units; however, anticipated development at the Stoneridge Shopping Center would reduce the residential capacity to approximately 88 units.

Table 3: Residential Projects with Development Entitlements with no Building Permits or Not Occupied as of 12/31/2013

Entitled Sites	Very Low (0 – 50% AMI)	Low (51-80% AMI)	Moderate (81-120% AMI)	Above Moderate (120%+)	Total
Auf der Maur (apartments)	10	17	318		345
CA Center	8	15	282		305
Pleasanton Gateway	16	16	178	97	307
Molinaro/DiDonato				12	12
4202 Stanley				12	12
St. Anton Hacienda	18	18	132	0	168
BRE (Sites 1 & 2)	76	0	430	0	506
<b>Total Entitled Sites</b>		<b>194</b>	<b>1,340</b>	<b>121</b>	<b>1,655</b>

Table 4: Summary Table: Total Housing Capacity compared to the City's 2014-2022 Housing Need

Income Levels	Very Low (0 – 50% AMI <sup>4</sup> )	Low (51-80% AMI)	Moderate (81-120% AMI)	Above Moderate (120%+)	Total
2014-2022 RHNA	716	391	407	553	2,067
Total Vacant/Underutilized Site Capacity		1,191	0	194	1,385
Total Entitled Projects not occupied as of 12/31/13		194	1,340	121	1,655
Projects currently in process		108	164	0	272
Total Capacity		1,493	1,504	315	3,312
<b>RHNA Surplus/Shortfall</b>		<b>+386</b>	<b>+1,097</b>	<b>-209</b>	<b>+1,245</b>

<sup>4</sup> Area Median Income