



## Planning Commission Staff Report

April 27, 2011  
Item 6.a.

**SUBJECT:** PGPA-17

**APPLICANT:** City of Pleasanton

**PURPOSE:** Status report on the Housing Element Update and Summary of Input from Community Meetings

**EXHIBITS:**

- A. Housing Element Task Force members
- B. Community Workshop Summary Report
- C. Overall Project Schedule
- D. List of Potential Housing Sites
- E. Map of Potential Housing Sites
- F. Draft Review and Assessment of 2003 Housing Element Programs
- G. Map of areas zoned C-S (Service Commercial)

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### BACKGROUND

In October 2010, the City Council confirmed an 11-member Housing Element Task Force comprising two Housing Commissioners, two Planning Commissioners, two City Council members, and five at-large members of the Pleasanton community (see Exhibit A). The mission of the Task Force is to oversee the update of the City's Housing Element, with a focus on the following:

- Provide recommendations on potential sites to rezone to accommodate high density multifamily development sufficient to meet the City's share of the regional housing need;
- Address requirements for homeless, transitional and supportive housing as required by State housing law;
- Develop a non-discrimination policy and program and otherwise comply with the requirements relating to the Housing Element in the Settlement Agreement in the matter of *Urban Habitat v. City of Pleasanton*;
- Undertake outreach to the Pleasanton community to obtain feedback on housing strategy choices.

The Housing Element Task Force has met five times since November 2010, and has accomplished the following:

- Reviewed and discussed the additional amount of residentially-designated land required to meet the City's share of the regional housing need. This includes the City's housing need based on the current (2007-2014) regional housing needs allocation and the remaining unmet need from the last Housing Element cycle, minus the residential units approved or developed since the beginning of the planning period, as well as what would be developed on any vacant land currently designated for residential development. In order to meet the State's density and affordability requirements, the City needs to designate an additional 55 acres of land at 30 units per acre or more, and 14 acres of land at 23 units per acre or more.
- Developed a list of criteria by which to evaluate potential new multifamily housing sites. The criteria reflect housing location principles related to: building on existing neighborhoods (i.e. being an in-fill site rather than extending urban development); proximity to transit and bike routes; neighborhood convenience and livability (within a half-mile of elementary and middle schools, grocery stores, and parks); absence of adverse conditions (such as odors, bad air quality, geologic or fire hazard area or high noise environment); compatibility with surrounding residential development in terms of height and massing, impact on any sensitive environments, trees, or historic resources; consistency with General Plan themes such as preserving and enhancing Pleasanton's character and quality of life; and the property owners interest in having to site rezoned to allow multifamily residential development.
- Reviewed and refined a list of vacant and underutilized sites, using the evaluation criteria described above. From a list of 35 potential sites, the Task Force selected 17 sites to be included on a draft site inventory, and to be discussed with the Pleasanton Community. The 17 sites include approximately 108 acres of land (compared to the approximately 70 acres needed).
- Heard input from for-profit and non-profit housing developers and organizations which provide services to affordable housing. Staff organized three focus group discussions in January 2011 with housing developers and organizations supporting lower income households, with a focus on providing feedback on the potential sites being considered and the evaluation criteria.
- Started to look at options for allowing the location of homeless shelters, transitional and supportive housing. Staff is preparing additional information and options concerning where emergency and transitional housing may be located for the Task Force's consideration.

- Discussed and recommended refinements to the Goals, Policies and Programs included in the 2003 Housing Element. The updated Housing Element will likely carry forward most of the programs from the 2003 Housing Element. Programs will be added to address unmet housing needs including affordable housing for large families and City assistance in the acquisition of a site or other support to facilitate development of an affordable housing project.
- Hosted three well-attended community meetings in March 2011. At these meetings participants heard an overview of the Housing Element Update process, and provided feedback on the evaluation criteria and sites at a number of information stations. A Summary of the Community Workshops is attached (Exhibit B).
- Reviewed and refined the list of sites based on community feedback. At the Task Force's last meeting, the group recommended eliminating the Valley Trails Church Site from the list of sites, adding back in the Downtown site owned by the San Francisco City and County, and reducing the size of the Pleasanton Gateway site from 13 acres to 10 acres.

As shown on the attached project schedule (Exhibit C), the Task Force will meet in May and June and will recommend a Draft Housing Element for consideration by the Housing Commission, Planning Commission and City Council in July and August, 2011. A draft Housing Element must be submitted to the California Department of Housing and Community Development for its review by August 16<sup>th</sup>.

## **DISCUSSION**

### Sites:

The list of sites currently under consideration by the Housing Element Task Force is shown on Exhibit D and is mapped on Exhibit E. The Community Workshops Summary Report includes a brief outline of the comments received from the public on each site; in total, over 500 pages of comments were received and can be viewed on the City's website at <http://www.ci.pleasanton.ca.us/business/planning/HousingElement/HEComments.html>

As noted on Exhibit D, the sites currently being considered total approximately 100 acres. In order to accommodate the City's share of the regional housing need, about 70 acres should be rezoned, although staff recommends that the Draft Housing Element identify sites totaling approximately 85 acres or more to provide flexibility to the Planning Commission and City Council to select among the sites based on information in the Environmental Impact Report and community response, and to allow for the possibility that the Department of Housing and Community Development disqualifies one or more sites. The decision on the list of sites to include for consideration in the draft Housing Element would be made by the City Council at its July 19<sup>th</sup> meeting;

formal action on rezoning of these sites would not be taken until after completion of the Environmental Impact Report.

### Housing Element Programs:

Staff's recommendation to the Housing Element Task Force is that most of the programs included in the 2003 Housing Element be carried forward with adjustments and refinements where necessary. A review and assessment of the programs included in the 2003 Housing Element is shown in Exhibit F. In addition to these programs, the updated Housing Element will also have to address legislative mandates enacted since the 2003 Housing Element (related to the provision of emergency shelters, transitional and supportive housing, and housing for extremely low income persons), as well as provisions included in the Settlement Agreement in the matter of *Urban Habitat v. City of Pleasanton* as they relate to addressing special needs housing, housing for large families, facilitating development of housing by a non-profit developer and presenting an annual report regarding housing to the City Council. The approaches for addressing these topics as discussed by staff and the Housing Element Task Force are as follows:

- Meeting the requirements for allowing emergency shelters "by right": Staff proposes that such facilities be allowed as a permitted use in the C-S (Commercial Service) district. Areas zoned C-S (Commercial Service) are shown on Exhibit G. As allowed by State law, staff would also draft development standards for emergency shelters that would address: setbacks, height and other development regulations; parking requirements; onsite management and security; and length of stay.
- Transitional Housing: Transitional housing is defined as affordable rental housing for stays of at least six months where the units are recirculated to another eligible program recipient after a set period. The State requires that this type of housing be treated as a residential use under local land use regulations. Therefore, homes serving six or fewer residents would be allowed as a permitted use in single family residential areas; developments with more than six residents would either require a use permit or would be restricted to multifamily residential districts.
- Supportive Housing: This housing has no limit on length of stay, is linked to on-site or off-site services and is occupied by a target population defined in the California Health & Safety Code (e.g. low income persons with mental disabilities, AIDS, substance abuse, or chronic health conditions). Services typically include assistance designed to meet the needs of the target population in retaining housing, living and working in the community, and/or improving health, and may include case management, mental health treatment and life skills. Supportive housing must also be regulated as any other residential use by local jurisdictions.

- Housing for Extremely Low Income Households: AB 2634 (Lieber) 2006 requires quantification and analysis of existing and projected housing needs of extremely low income households (i.e. those households with an income of 30 percent or less of the median). Options for meeting this requirement include allowing SROs or single room occupancy buildings, or placing income restrictions on second unit rentals.
- Addressing the Settlement Agreement – Resolution 10-390: The Housing Element Task Force reviewed the following draft programs addressing the requirements of the Settlement Agreement:
  - The City Human Services and Housing Commissions will identify the level of need for special needs housing in the community that is not being met with the existing housing stock. The City Council shall consider the appropriate steps to address the identified needs.
  - Consider utilizing the City Lower Income Housing Fund to provide low interest loans or grants to retrofit existing residential units for the purpose of developing very low and low income rental units with three bedrooms for large families.
  - The City will coordinate a workshop with non-profit developers and owners of sites redesignated to accommodate affordable housing at 30 units per acre for the purpose of facilitating discussion regarding potential opportunities, programs, financial support, etc. The City will utilize its lower Income Housing Fund to assist with the acquisition of a site, or other financial support, to assist with development of an affordable project with three bedroom units for families by a non-profit housing developer.
  - As part of the City’s Consolidated Annual Performance Evaluation Report approval, or other time deemed appropriate by the City Manager, the City Manager will present a report regarding the City’s efforts to fulfill Resolution 10-390, the success of the efforts and the plan and proposals to attract well designed affordable housing for families with children in the future.

## **NEXT STEPS**

At its meeting on May 4 the Housing Element Task Force will review input from the Housing Commission, Planning Commission and City Council and provide feedback to staff regarding the drafting of the Housing Element document. On June 1 the Housing Task Force will move the draft Housing Element forward to the Housing Commission, Planning Commission and City Council for review prior to it being sent to the Department of Housing and Community Development for its 60-day review.

## **ENVIRONMENTAL REVIEW**

Staff and consultants are currently preparing a draft Environmental Impact Report for this project. A draft EIR is anticipated to be available in July 2011, prior to any formal action being taken on rezoning any sites or adopting the Housing Element.

## **PUBLIC NOTICE**

Notice of this item was published in The Valley Times. In addition the City sent notification to about 420 interested parties who have provided e-mail addresses during the Housing Element update process.

## **STAFF RECOMMENDATION**

Staff recommends that the Commission provide feedback as appropriate on the Housing Element update process, site selection, and the Goals, Policies and Programs.

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