THE CITY OF

PLEASANTON©

April 13, 2012

Housing Policy Department
Received on:
APR 20 2012

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Dear Department of Housing and Community Development and
Governor's Office of Planning and Research:

Government Code Section 65400 establishes the requirement that each city prepare an annual report on the status of the Housing Element of its General Plan and progress in its implementation. The required information for the prior calendar year, January 1, 2011 – December 31, 2011, is enclosed.

Program implementation status is a required element for annual reporting. The enclosed Review and Assessment of 2003 Housing Element Programs is such report for the City of Pleasanton. This report was adopted on February 13, 2012 as Appendix A of the Final Background Report for the Housing Element update to the Pleasanton General Plan. The update to the Housing Element was likewise adopted on February 13, 2012, and is currently under review by the Department of Housing and Community Development.

If you have any questions, please do not hesitate to contact me at (925) 931-5606 or by e-mail at jstern@cityofpleasantonca.gov.

Sincerely,

Janice Stern
Planning Manager

Enc.

COMMUNITY DEVELOPMENT **P. O. BOX 520, Pleasanton, CA 94566-0802**

Planning	Building & Safety	Engineering	Traffic	Inspection
200 Old Bernal Ave.	200 Old Bernal Ave.	200 Old Bernal Ave.	200 Old Bernal Ave.	157 Main Street
(925) 931-5600	(925) 931-5300	(925) 931-5650	(925) 931-5650	(925) 931-5680
Fax: 931-5483	Fax: 931-5478	Fax: 931-5479	Fax: 931-5479	Fax: 931-5484

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Pleasanton

Mailing Address: P.O. Box 520, Pleasanton, CA 94566-0802

Contact Person: Janice Stern Title: Planning Manager

Phone: 925-931-5600 FAX: 925-931-5483 E-mail: jstern@cityofpleasantonca.gov

Reporting Period by Calendar Year: from 1/1/11 to 12/31/11

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Pleasanton

Reporting Period 1/1/2011 - 12/31/2011

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
None											
(9) Total of Moderate and Above Moderate from Table A3 ► ►					0	41	41	41			
(10) Total by income Table A/A3 ► ►						41	41	41			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Pleasanton

Reporting Period 1/1/2011 - 12/31/2011

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**	41					41	41

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Pleasanton

Reporting Period 1/1/2011 - 12/31/2011

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010	2011					Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	1,076											1,076
	Non-deed restricted												
Low	Deed Restricted	1,599				5						5	1,594
	Non-deed restricted												
Moderate	Deed Restricted	720											677
	Non-deed restricted		5	2	1	35						43	
Above Moderate		753	29	21	13	30	41					134	619
Total RHNA by COG. Enter allocation number:		4,148	34	23	14	70	41					182	3,966
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals. Total RHNA includes 871 units for unaccommodated RHNA from previous planning period as well as 3,277 from the 2007-2014 planning period

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Jurisdiction City of Pleasanton

Reporting Period 1/1/2011 - 12/31/2011

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
See note on next page.			

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Pleasanton

Reporting Period 1/1/2011 - 12/31/2011

General Comments:

The City adopted an updated Housing Element on February 13, 2012. Progress meeting the Goals, Policies and Programs of the previous Housing Element were shown in "Review and Assessment of 2003 Housing Element Programs" attached.