THE CITY OF
PLEASANTON

2014
MA (5-15-15)

May 4, 2015

Housing Policy Department
Received on:
MAY - 7 2015

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

SUBMITTAL OF ANNUAL REPORT ON THE PLEASANTON HOUSING ELEMENT

Government Code Section 65400 requires that each city prepare an annual report on the status of the Housing Element of its General Plan and progress toward its implementation. A report for the calendar year January 1, 2014 - December 31, 2014, has been prepared.

On April 21, 2015 the Pleasanton City Council reviewed the annual report and adopted a resolution authorizing its submittal to the Department of Housing and Community Development and the Governor's Office of Planning and Research. The annual report is enclosed.

If you have any questions, please do not hesitate to contact me at (925) 931-5607 or by e-mail at jwallis@cityofpleasantonca.gov.

Sincerely,

Jennifer Wallis
Associate Planner

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
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Housing Element Annual Progress Report
01/01/2014 - 12/31/14

City of Pleasanton
200 Old Bernal Avenue
P.O. Box 520
Pleasanton, CA 94566

Prepared by
Community Development Department - Planning Division
Jennifer Wallis, Associate Planner
Telephone: (925) 931-5607 Email: jwallis@cityofpleasantonca.gov
City Manager's Office - Housing Division

City Council public hearing held on April 21, 2015
Pleasanton City Council Resolution 15-739, April 21, 2015

The City of Pleasanton is required to report annually to the State of California Housing and Community Development Department (HCD) and the Governor's Office of Planning and Research (OPR) on the implementation of its General Plan Housing Element. HCD requires a report format that consists of five spreadsheets. These are included as Exhibit A of this report.

Housing Element Implementation Highlights

Key efforts towards implementing the Housing Element in 2014 are highlighted below:

- Building permits were issued for a total of 323 dwelling units. Two hundred and fifty-one (255) units are part of the Hacienda 1 – Essex project, formerly owned by BRE at the southwest corner of Owens Drive and Willow Road. Nineteen (19) homes are part of Cameron Circle and eleven (11) homes are part of the Ironwood Community, both by Ponderosa Homes. Fourteen (14) of the homes are part of Township Square (Commons at Gateway). Approximately 11.7% or 38 of the total units will be affordable to very low- income households and 1 unit will be affordable to moderate-income households.

- Planning approval was granted for the Summerhill Apartment 177-unit project. Approximately 10% or 18 of the total units will be affordable to very low- and low-income households and 5% or 9 of the total units will be affordable to moderate-income households.

- Planning approval was granted to MidPen Housing to build 185 new and fully-accessible apartments in a combination of single-, two-, and three-story buildings. All of the new homes will be affordable to low-income seniors. The Mid-Pen Housing proposal for Kottinger Gardens was previously appropriated $10 million from the Lower Income Housing Fund to assist in the redevelopment of Kottinger Place and Pleasanton Gardens.

RESOLUTION NO. 15-739

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING THE ANNUAL PROGRESS REPORT ON IMPLEMENTATION OF THE GENERAL PLAN HOUSING ELEMENT FOR THE CALENDAR YEAR 2014 AND AUTHORIZING SUBMITTAL TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE CALIFORNIA GOVERNOR'S OFFICE OF PLANNING AND RESEARCH

WHEREAS, California Government Code Section 65400 requires cities to prepare an annual report on the status of, and progress on the implementation of, the General Plan Housing Element, and to submit that report to various State agencies by April 1st; and

WHEREAS, a Housing Element Annual Progress Report for the 2014 calendar year had been prepared; and

WHEREAS, on April 21, 2015 the City Council of the City of Pleasanton reviewed the report.

NOW, THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES RESOLVE, DECLARE, DETERMINE AND ORDER THE FOLLOWING:

Section 1. The report accurately reflects the City's progress in implementing the General Plan Housing Element.

Section 2. The City Council authorizes submittal of the attached Pleasanton Housing Element Annual Progress Report - 2014 to the California Department of Housing and Community Development, and the Governor's Office of Planning and Research, as required by statute.

PASSED, APPROVED AND ADOPTED by the City Council of Pleasanton at a regular meeting held on April 21, 2015.

I, Karen Diaz, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 21st day of April 2015, by the following vote:

Ayes:	Councilmembers Brown, Narum, Olson, Pentin, Mayor Thorne
Noes:	None
Absent:	None
Abstain:	None

Karen Diaz, City Clerk

APPROVED AS TO FORM:

Jonathan Lowell, City Attorney

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

Jurisdiction City of Pleasanton

Reporting Period 1/1/2014 - 12/31/2014

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: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development (See Instructions)	Deed Restricted Units (See Instructions)	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.
Essex - Hacienda 1	5+	R	38	0	0	217	255	255	LTF	Inc	
The Vines - Medeiros Gardens	5+	R	0	0	1	9	10	10	LTF	Inc	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					1	57	58	58			
(10) Total by income Table A/A3 ► ►			38	0	2	283	323	323			
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 1/1/2014 - 12/31/2014

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 which meet 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	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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

Jurisdiction City of Pleasanton

Reporting Period 1/1/2014 - 12/31/2014

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	0	0	1	0	1	1
No. of Units Permitted for **Above Moderate**	57	0	0	0	0	57	57

* Note: This field is voluntary

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

Jurisdiction City of Pleasanton

Reporting Period 1/1/2014 - 12/31/2014

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	2012	2013	2014		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						0	35	38		73	979
	Non-deed restricted							21	3	0		24	
Low	Deed Restricted	1,599				5		0	0	0		5	1,569
	Non-deed restricted							21	3	1		25	
Moderate	Deed Restricted	720						0	0	0			640
	Non-deed restricted		5	2	1	35		24	12	1		80	
Above Moderate		753	29	21	13	30	41	401	259	283		1,077	-324
Total RHNA by COG. Enter allocation number:		4,148	34	23	14	70	41	467	312	323		1,284	2,864
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

2014 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**	**Time Frame in H.E.**	**Status of Program Implementation**
Program 1.1: Discourage the redesignation of areas designated for High Density Residential development. The objective of this program is to ensure that adequate sites are available to accommodate the City's regional housing need for all income levels.	Policy 1: At a minimum, maintain the amount of high-density residential acreage currently designated on the General Plan Map and permitting high density housing.	Ongoing	The City continues to discourage any redesignation of areas currently designated for High Density Residential development. In 2012 nine sites were rezoned to permit high density residential development. No high density housing were downzoned to lower density in 2014.
Program 2.1: Continue to 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.	Policy 2: Permit mobile homes and factory-built housing on appropriately located sites.	Ongoing	The City continues to allow mobile home and factory-built housing projects in the city although no projects were submitted for review in 2014. The City continues to implement this program on an ongoing basis.
Program 6.1: Continue monitoring second units to determine if they are being rented and, if so, determine their rent levels. Include conditions of approval for second unit Administrative Design Review approvals requiring a monitoring program.	Policy 6: Actively promote the creation of second units on single-family residential lots and their maintenance as sources of housing affordable to moderate-, low-, and very-low-income households.	Complete next survey by December 2013	The City continues to monitor second units in the city as required by the following standard for all approved second units: *The owner of the lot on which a second unit is located shall participate in the city's monitoring program to determine rent levels of the second units being rented.* An updated rent survey was not sent out in 2014.
Program 6.2: Create incentives for homeowners to rent their second units to moderate-, low-, and very-low-income households. The City's role would be to develop the program materials including information, criteria for qualifications, and incentives, and to monitor the success of the program. Incentives should include fee reductions or waivers and		Initiate by end of 2012	The City continues to assist homeowners of second units by developing a "toolkit" to promote rental of second units by interested owners. In conjunction with the survey update, the City is working with a housing counseling agency to develop a toolkit to promote rental of second units by interested owners. Initial discussions took place with ECHO Housing (a non-profit housing counseling agency) in 2012.

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**	**Time Frame in H.E.**	**Status of Program Implementation**
information/assistance to help homeowners be landlords. Such incentives should be made available to applicants of second units during the Administrative Design Review or Building permit process.			
Program 6.3: Consider allowing second units without an Administrative Design Review process in new single-family developments, subject to performance standards, and consider reducing the existing Second Unit Ordinance requirements, such as the parking and height limit requirements, to encourage the development of second units, and consider other measures to promote the creation of second units.		January 2013	The City continues to promote the creation of second units. The program was completed in 2013 when staff reviewed all existing design and performance standards for second units and concluded that creating an exception to the 15-foot height limit to enable construction of second units above a detached garage would allow greater flexibility for accommodating a second unit with minimal impacts to neighboring properties. On September 17, 2013, the City Council adopted Ordinance No. 2080 amending Pleasanton Municipal Code Chapter 18.84 and Chapter 18.106 to comply with Program 6.3 of the Housing Element. No additional changes were made in 2014.
Program 7.1: 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.	Policy 7: Encourage at least 50 percent of multiple-family housing units to be rental apartments.	Ongoing	The City continues to monitor new multi-family residential developments. The 177 multi-family development approved in 2014 was for rental housing.
Program 8.1: 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).	Policy 8: 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.	As needed	The City continues to regulate condominium conversions. This program is implemented on an ongoing basis, although there were no residential rental units converted to ownership units in 2014.
Program 8.2: Deny conversion of apartment units to condominiums if the percentage of multiple-family units available		As needed	The City continues to monitor the number of for-rent versus for-ownership units in the city. There were no applications to convert residential rental units to ownership units in 2014.

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**	**Time Frame in H.E.**	**Status of Program Implementation**
for rent, city-wide, is below 50 percent.			
Program 8.3: Review the City's Condominium Conversion Ordinance to identify desirable changes, such as potentially requiring more housing units affordable to low- and very-low-income households and longer tenant noticing requirements, if market conditions are resulting in the displacement of lower-income tenants.		As needed based on market conditions	The City continues to administer the Condominium Conversion Ordinance. In 2014 no tenants were displaced as a result of condominium conversion because there were no rental units converted to ownership units during the year. The City will further review the Condominium Conversion Ordinance to identify any desirable changes.
Program 8.4: Require condominium converters to maintain rental units for households with special needs, such as lifetime leases with rental caps for persons with disabilities, to the extent permitted by State law.		As needed	The City's Condominium Conversion Ordinance currently requires extended leases and limitations on rent increases for elderly and handicapped tenants. When market conditions are more favorable to conversions the City will review the Condominium Conversion Ordinance to identify any desirable changes.
Program 9.1: Conduct a review of the Growth Management Program and amend as necessary to assure the rate of residential development is consistent with the City's current and new infrastructure capacities, including roadways, water, sewer, and facilities, etc. The objective of this program is to assure that the City's Growth Management Program is consistent with State law and that there is a procedure for assuring that there is available infrastructure to serve future approved residential development.	Policy 9: Support the development and rehabilitation of housing affordable to extremely low-, low- and very-low-income households and review infrastructure needs.	End of 2012; then annually	The City continues to monitor the Growth Management Program. On November 20, 2012, the City Council adopted Ordinance No. 2054 amending Pleasanton Municipal Code Chapter 17.36, establishing a revised program to ensure that the Growth Management Program does not prevent the City from meeting its share of the regional housing need (per Program 29.2). A Growth Management Report was presented to the City Council on October 15, 2013, determining that the annual unit allocation commencing July 1, 2014, through June 30, 2022, shall be 235 units, consistent with RHNA allocation requirements. No additional changes were made in 2014.
Program 9.2: Require the duration of extremely low-, low- and very-low-income set-aside units within projects to be in		Ongoing	The City continues to require that all regulatory agreements for below-market rental units have been in perpetuity (or if required due to financing, for 99 years).

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**	**Time Frame in H.E.**	**Status of Program Implementation**
perpetuity.			
Program 9.3: Seek State and Federal assistance for the development of housing to meet the housing needs of households with extremely low-, low- and very-low incomes. Potential sources may include the HUD Section 202 and 811 programs (for senior housing and housing for persons with disabilities), 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 development of housing affordable to low- and very-low-income households. If the City is successful in securing an open source of funding for housing affordable to low- and very-low-income households, 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. The objective of this program is to secure available funding required to finance new affordable housing development. A timeline would be developed on a project by project basis as affordable development inquiries/applications are submitted to the City.		Ongoing; Dependent on Specific Development Proposals	The City continues to seek state and federal assistance to the greatest extent feasible. The City's ability to secure an open source of funding for affordable housing has been hampered by the significant reduction and/or elimination in recent years of many of the traditional programs such as Sections 202, 811, and HELP. The City continues to review available options on a project-specific basis and has approved financing programs related to the potential redevelopment of Kottinger Place and Pleasanton Gardens senior housing complexes. The City continues to monitor the availability of new funding sources for affordable housing and will apply as appropriate.

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**	**Time Frame in H.E.**	**Status of Program Implementation**
Program 9.4: Continue to 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 housing affordable to moderate-, low-, extremely low-, and very-low-income households. 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. The objective of this program is to assure that incentives are made available and known to the development community.		Enhanced promotional effort to be completed by June 2012	The City is continuing to provide incentives and assistance to encourage the development of affordable housing. Enhanced promotional efforts were completed in September 2012 and an additional developer workshop was held in February 2013 to further promote the City's newly rezoned residential properties. The availability of incentives is incorporated in the City's Inclusionary Zoning Ordinance, but for specific projects was also promoted through the City's website, in local newspapers, and through posting at public places subject to normal procedures. This program helped to ensure that incentives were made available and known to the development community.
Program 9.5: Seek creative alternative and non-traditional means, including using available City financial and property resources and working cooperatively with community groups, that will assist in the production of or preserve housing for extremely low-, very-low-, low-, and moderate-income- households.		Ongoing	The City continues to utilize available Low Income Housing funds to provide loans and grants for special needs housing such as REACH/HOUSE, Inc,. The City has also had meetings with several groups, including MidPen Housing, and Tri-Valley REACH, which may lead to the development of new affordable housing within the next several years.
Program 9.6: Adopt a density bonus		Mid-2013	On September 17, 2013, the City Council adopted Ordinance No. 2082 , adding

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**	**Time Frame in H.E.**	**Status of Program Implementation**
ordinance consistent with State law.			Pleasanton Municipal Code Chapter 17.38 to comply with Program 9.6 of the Housing Element and State Density Bonus Law.
Program 9.7: Adopt Development Standards and Design Guidelines to facilitate the development of high quality multifamily housing and to create more certainty for residential development on Sites 25 through 33 in Appendix B housing Sites Inventory. These standards are intended to be substantially similar to those developed for the Hacienda TOD (sites 22, 23 and 24) and would provide more certainty for multifamily developers during the PUD process.		September 2012	On August 21, 2012, the City Council adopted Ordinance Nos. 2044–2029 to incorporate the Housing Site Development Standards and Design Guidelines for Multifamily Development for properties 25 through 33.
Program 11.1: Maintain zoning adequate to accommodate Pleasanton's share of the regional housing need for all income levels. Sites designated High Density Residential or Mixed Use shall be developed at a minimum density of 30 units per acre, and comport with the development standards and design guidelines set forth in Program 9.7.	Policy 11: Strive toward meeting Pleasanton's share of regional housing needs, as defined by the Regional Housing Needs Determination (RHND).	Ongoing	The City continues to monitor the zoning within the City to accommodate all RHNA needs. This is implemented on an ongoing basis.

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**	**Time Frame in H.E.**	**Status of Program Implementation**
Program 11.2: Attempt to rehabilitate five ownership-housing units affordable to extremely low-, low- and very-low-income households identified as having major building code violations each year between 2007 and 2014, and maintain their affordability. Attempt to rehabilitate at least one apartment complex by 2014. 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.		Annually/Ongoing	The City continues to rehabilitate affordable housing to the greatest extent feasible. One (1) home received a loan for major rehab work in 2014 through the City's existing Housing Rehabilitation Program. In addition, 16 homeowners received minor home repair grants through the program. All homes were occupied by low-, very low-, and extremely low-income households. No City-sponsored major rehab work was implemented in apartment complexes; however, the City completed one small project to install accessibility improvements at a privately owned rental unit occupied by an extremely low-income tenant.
Program 11.3: 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 – in 2014.		By 2014	Prior to the adoption of the 2007–2014 Housing Element, the City completed the rezoning and General Plan Amendments for nine sites to meet the City's need. These are dispersed infill sites that are close to transportation and services in areas of available infrastructure. The City continues to strive to construct housing within the constraints of available infrastructure, traffic, air quality, and financial limits. Combined, the City's housing sites can accommodate approximately 2,326 units.
Program 11.4: Work with the Tri-Valley Housing Opportunity Center and employers to develop partnerships for participating in programs to make housing affordable to their workers.		Initiate program by end of 2012.	The City collaborated with the TVHOC and other Tri-Valley cities to hold a forum on employer-assisted housing in May 2012 during national Affordable Housing Week. The event was attended by representatives from approx. 50 major employers.

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**	**Time Frame in H.E.**	**Status of Program Implementation**
Program 13.1: Preserve for the longest term feasible, rent restricted assisted projects affordable to extremely low-, low- and very-low-income households, and provide assistance to retain below-market rate rent restrictions.	Policy 13: Preserve for the longest term feasible, restricted units affordable to extremely low-, low- and very-low-income households which are at risk of changing to market-rate housing.	Ongoing	Since 2001, all regulatory agreements have included a provision that the terms shall apply in perpetuity (or for 99 years if restricted due to financing requirements). The City continues to implement this policy on all new projects, including several new apartment developments currently under review.
Program 13.2: 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.		As needed	The City continues to analyze rent-restriction contract agreements as they come in on a case-by-case basis. In 2014, the Summerhill project agreement was executed, under which the affordable units were structured to be affordable in perpetuity.
Program 13.3: Structure future rent-restriction contract agreements for all new assisted projects with limited or no time restrictions to minimize the displacement of tenants.		Ongoing	The City continues to look at creative ways to structure contract agreements. Affordable units approved in 2014 were all structured to be affordable in perpetuity.
Program 13.4: Provide rehabilitation funds where appropriate for apartment complexes in exchange for extended or perpetual assisted-housing time periods.		Ongoing; dependent on specific proposals	The City continues to attempt to provide apartment rehabilitation loans to the greatest extent feasible; however, no apartment projects sought City funding for rehabilitation projects in 2014. The City will continue to monitor future opportunities for providing financial assistance to existing apartment complexes in exchange for affordability restrictions.
Program 13.5: Issue bonds or provide other funding where appropriate to reduce apartment complex mortgage rates in exchange for extended or perpetual assisted-housing time periods.		Ongoing; dependent on specific proposals	The City continues to issue bonds and provide funding for appropriate projects. In 2014. No bonds were issued in 2014.

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**	**Time Frame in H.E.**	**Status of Program Implementation**
Program 14.1: Identify a funding mechanism for infrastructure improvements contained in the General Plan to accommodate projected housing growth.	Policy 14: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.	Annually	The City continues to make infrastructure improvements on an as-needed basis. Improvements to sewer capacity have been funded through the CIP under existing replacement and expansion funds.
Program 14.2: Waive City fees for housing developments affordable to extremely low-, low- and very-low-income households.		Ongoing	The City continues to waive City fees for eligible affordable projects. In 2014, the Lower Income Housing Fee was waived for the Summerhill project for which an Affordable Housing Agreement was approved allowing for the construction of very low-income units. The fees waived for the project totaled $477,192 (177 x $2,696).
Program 14.3: Expedite the development review process for housing proposals affordable to moderate-, low-, extremely low, and very-low-income households.		Ongoing	The City continues to expedite the development review process for affordable projects as evidenced by the high density projects approved in 2014, which included a total of 27 below market rate units. It was expedited through development review as priority projects.
Program 14.4: Advocate changes in Federal and State legislation to provide incentives for the development of housing affordable to extremely low-, low- and very-low-income households and to overcome barriers to housing affordable to low- and very-low-income households.		Ongoing	The City continues to advocate Federal and State legislative changes and provides general support on an ongoing basis.
Program 14.5: 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.		Ongoing	The City continues to support State reform and provides general support on an ongoing basis.
Program 14.6: Assess the level of effort to		As needed or in	The City continues to assess infrastructure constraints and needs on a periodic

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**	**Time Frame in H.E.**	**Status of Program Implementation**
overcome infrastructure constraints to housing affordable to extremely low-, low- and very-low-income households on a periodic basis.		conjunction with the Housing Element update	basis to be addressed as needed.
Program 14.7: Assess future sewer infrastructure needs, including sewer infrastructure upgrades and facilities to accommodate future RHNA cycles in the region.		2011–2012	The City continues to assess sewer infrastructure as new residential projects are reviewed. Sewer capacity was not a deterrent to housing development during the 2007–2014 planning period.
Program 14.8: Continue to work with non-profit and for-profit housing developers, service providers, Pleasanton employers, the Pleasanton Unified School District, and urban planning specialists to develop new programs and incentives for meeting the full range of Pleasanton's future affordable housing needs.		Ongoing	As noted above, the City continues to work with nonprofit and for-profit developers and collaborated with the TVHOC and other Tri-Valley cities to hold a forum on employer assisted housing in May 2012. In addition, a workshop was held in February 2013 to inform nonprofit housing developers about City programs and resources to promote the development of new affordable housing.
Program 14.9: As required by State law, the City will review the status of Housing Element programs by April of each year, beginning April 2012. The review will cover consistency with other General Plan programs and community goals, the status of implementing actions, accomplishments, and a review of housing sites identified in the Housing Element. In particular, the annual review will cover development assumptions and actual development activity on sites by assessing projected development potential compared to actual development approval and construction. This will also include residential units		Ongoing	On a yearly basis, the City continues to review the status of all Housing Element programs as well as evaluate the effectiveness of the City's inclusionary zoning requirements. By April each year, the City has submitted its annual progress report to the state.

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**	**Time Frame in H.E.**	**Status of Program Implementation**
anticipated on mixed use zoned sites. The primary intent of the annual review is to maintain adequate sites during the Housing Element planning period. In addition, the annual review will evaluate the effectiveness of the City's inclusionary zoning requirements (see Programs 16.1 and 16.2) to determine if modifications are needed.			
Program 15.1: Continue housing education programs available on the City's website, at other public venues, through City publications and mailings, and through partnerships with regional organizations.	Policy 15: Educate the public regarding the community, environmental, and economic benefits of Pleasanton's affordable housing program.	Ongoing	In 2014 the City continued to provide updated information in electronic (i.e., web) and printed format to educate private citizens, developers, and other interested parties on the range of programs promoting affordable housing. In addition, the City worked with agencies such as TVHOC and ECHO Housing to sponsor specific workshops on issues such as foreclosure prevention, homebuyer education, and housing law for tenants and landlords.
Program 15.2: Continue to coordinate public information with surrounding communities to provide up-to-date listings of opportunities for regional affordable housing and programs for extremely low-, low- and very-low-income households.		Ongoing	In 2014 the City continued to provide public information regarding regional affordable housing and available programs. Additionally, in 2012, the City of Pleasanton assumed staffing leadership for the Tri-Valley Affordable Housing Committee and coordinated a comprehensive update of the "Tri-Valley Rental Housing Opportunities Guide," a collaborative regional publication providing information and resources on affordable rental housing in the Tri-Valley area.
Program 15:3: Develop incentive/revitalization programs for neighborhoods to encourage support for affordable housing opportunities. Such incentives could include enhanced public amenities or other investment in areas where additional multifamily housing is planned.		2011–2014	While no neighborhood incentives/revitalization programs were implemented in 2014, the City adopted standards and guidelines for high density housing to ensure compatibility with existing high quality neighborhoods. The City continues to analyze and review possible programs for future incentives in coordination with new projects.

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**	**Time Frame in H.E.**	**Status of Program Implementation**
Program 16.1: Monitor the results of the Inclusionary Zoning Ordinance annually to determine if developers are primarily building new housing units affordable to low- and very-low-income households 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 housing affordable to low- and very-low-income households, consider modifying the Ordinance so that it can better achieve that objective. As part of the inclusionary ordinance review, conduct meetings with developers to identify specific changes that may be considered by the City.	Policy 16: Ensure compliance with the Inclusionary Zoning Ordinance by requiring each for-sale residential and non-residential development to which the Ordinance applies to include its pro-rata share of housing needs for low- and very-low-income households or, if the Ordinance criteria are met, to contribute to the lower-income housing fund to facilitate the construction of housing affordable to extremely low, low-, very-low, and moderate-income households. Review and modify policies for rental housing to conform with the Costa Hawkins Act. It is strongly encouraged that the Inclusionary Zoning Ordinance requirements be met by building housing affordable to extremely-low, low- and very-low-income households.	Annually/Ongoing	The City has continued to monitor the inclusionary zoning ordinance. In August 2012, the City circulated a Request for Proposals for consultant services to conduct a comprehensive nexus study to review and potentially update the City's Lower Income Housing Fee. A consultant was selected in December 2012. The consultant presented the Lower Income Housing Fee Study to the City Council and Housing Commission at a joint workshop in October 2013, at which the Council voted to maintain the Lower Income Housing Fee. In addition to considering the true cost of providing affordable housing, the study reviewed the impact of recent court rulings on inclusionary zoning ordinances (e.g., Palmer, Costa-Hawkins). The City continues to evaluate necessary updates to the Inclusionary Zoning Ordinance.

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**	**Time Frame in H.E.**	**Status of Program Implementation**
Program 16.2: Review the City's Inclusionary Zoning Ordinance and amend if required: • for consistency with the Housing Element and other City affordable housing programs; • to identify incentives for non-profit housing developers and other housing developers to construct projects including three bedroom units for large households; • to determine if it is appropriate to increase the percentage of affordability to support housing affordable to low- and very-low-income households; • to be consistent with recent court decisions regarding rental housing; • as a potential constraint to housing.		Annually/Ongoing.	Refer to the status for Program 16.1.
Program 17.1: 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.	Policy 17: Use the lower-income-housing fee to generate funds for the provision of housing affordable to extremely low-, low- and very-low-income households. The low-income housing fund should be used primarily to leverage State and Federal funds in the development of housing affordable to low- and very-low-income households and in-house loan programs, so that the fund may be used most efficiently and maintained over time. When considering allocation of these	Annually	Refer to the status for Program 16.1.

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**	**Time Frame in H.E.**	**Status of Program Implementation**
	funds, priority will be given to non-profit housing developers with a project including three bedroom units affordable to large extremely low-, low- and very-low-income households.		
Program 17.2: Exempt all housing units affordable to low- and very-low-income households from the low-income housing fee.		Ongoing	The City has continued to exempt all affordable housing units from the low income housing fee in 2014. The City is working on several other new projects and the expectation is that all units affordable to low- and very low-income households will be exempt from payment of the Lower Income Housing Fee in conformance with the City's long-standing policy.
Program 17.3: Use the Lower-Income Housing Fund to help build housing affordable to low- and very-low-income households on City-owned land.		As needed/Ongoing	In 2014, City approval was granted to MidPen Housing to build 185 new and fully-accessible apartments affordable to low-income seniors. The City will use the Lower-Income Housing Fund to help develop Kottinger Gardens. The City currently has ownership of one parcel of land at 4138 Vineyard Avenue (acquired in May 2011 using the Lower Income Housing Fund) that will be used in conjunction with redevelopment of the adjacent Kottinger Place senior housing (a public housing complex) as part of Kottinger Gardens. The City does not presently own any other significant parcels of land that are designated for residential development.
Program 17.4: 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. The objective of this is to utilize the Lower Income Housing Fund in a manner consistent with City ordinance and to		As needed/Ongoing	In 2014, the City Council approved the Kottinger Gardens development, which was previously appropriated $10 million from the Lower Income Housing Fund (LIHF), to assist in the redevelopment of Kottinger Place and Pleasanton Gardens, two aging rental complexes that provide housing to extremely low-income elderly.

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**	**Time Frame in H.E.**	**Status of Program Implementation**
support affordable housing, particularly developments proposed by non-profit developers that include units for large families at very low incomes.			
Program 17.5: When considering how to utilize the City's Lower-Income Housing Fund, consider whether a proposal with a non-profit housing developer and a for-profit housing developer partnership should be a higher priority project due to its ability to potentially secure better funding and be developed.		Ongoing	Although this situation did not present itself in 2014, the City will continue to consider nonprofit vs. for-profit partnerships on a case-by-case basis.
Program 25.1: Actively assist owners of property zoned or designated High-Density-Residential in soliciting non-profit housing organizations for proposals to develop housing affordable to extremely low-, moderate-, low-, and very-low-income households on available sites using lower-income-housing fees. The objective of this program is to assure that owners of HDR properties are informed of City affordable housing programs. The City will notify all property owners of HDR sites of available City housing programs within 6 months of Housing Element adoption.	Policy 25: Encourage non-profit and joint for-profit housing developments by offering incentives. Non-profit and joint for-profit housing developers of housing affordable to moderate-, low- , extremely low, and very-low-income households shall have the highest City priority for approval.	Ongoing; information to property owners by August 2012.	The City continues to assist owners of high-density zoned residential properties. Information was made available on the City's website in mid-2012. A targeted e-mail packet was developed in 2012 for dissemination in January 2013 as a follow-up. In addition, a workshop was organized for February 5, 2013, to provide direct information to nonprofit housing developers on specific opportunities and programs.

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**	**Time Frame in H.E.**	**Status of Program Implementation**
Program 25.2: Continue to actively support the activities of non-profit organizations that provide housing affordable to low- and very-low-income households, through technical assistance or other means. The objective of this program is to assure that the City maintains a full range of incentives that are beneficial to assisting non-profit housing developers.		Ongoing	The City maintained active support (including financial assistance through the City's Housing and Human Services Grant program) for a wide range of nonprofit organizations in 2014, including East Bay Housing Organizations, ECHO Housing, CRIL, TVHOC, and Abode Services. In addition, the City worked directly with MidPen Housing on project-specific activities.
Program 25.3: When land becomes available to the City, consider reserving those sites for non-profit organizations to build housing affordable to moderate-, low-, extremely low, and very-low-income households that include three bedroom units for large households.		As needed	As noted above, the City acquired one parcel of land at 4138 Vineyard Avenue in May 2011 with the intent of using the land to provide new affordable housing in conjunction with redevelopment of Kottinger Place by MidPen Housing (a nonprofit). The City will continue to monitor future opportunities to acquire land for affordable housing.
Program 29.1: Continue to use the 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.	Policy 29: Encourage substantial private development of housing affordable to extremely low, low, and very low income households through the Growth Management Program.	With preparation of Growth Management Report	On November 20, 2012, the City Council adopted Ordinance No. 2054, amending Pleasanton Municipal Code Chapter 17.36 and establishing a revised Growth Management Program. The revisions include a provision requiring the City Manager to provide a report to the City Council detailing a new annual unit allocation for the upcoming RHNA period within 90 days after it has been adopted by the Association of Bay Area Governments. This report was presented to the City Council on October 15, 2013, determining that the annual unit allocation commencing July 1, 2014, through June 30, 2022, shall be 235 units.
Program 29.2: Review and amend if necessary the Growth Management Ordinance to reflect current housing and infrastructure conditions and current housing needs, and to ensure that the Growth Management Ordinance does not include constraints that would prevent the City from meeting its share of the regional		End of 2012, then annual review.	The City continues to review and amend the Growth Management Program as necessary. A Growth Management Report was presented to the City Council on October 15, 2013, determining that the annual unit allocation commencing July 1, 2014, through June 30, 2022, shall be 235 units.

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**	**Time Frame in H.E.**	**Status of Program Implementation**
housing need.			
Program 32.1: Enforce the provisions of the City Zoning, Building, and Fire Codes.	Policy 32: Encourage the maintenance of safe, sound, and well-kept housing city-wide.	Ongoing	The City continues to enforce all provisions of the City Zoning, Building and Fire Codes. This program is implemented on an ongoing basis.
Program 34.1: Maintain building and housing code enforcement programs, and monitor project conditions of approval.	Policy 34: Eliminate all substandard housing conditions within the community.	Ongoing	The City continues to maintain active Building and Code Enforcement programs in the city. The City responds to resident complaints related to Building Code and Housing Code violations. Generally, when such complaints are received, a Building Inspector, Code Enforcement Officer, or both, respond and investigate to determine if code violations exist. While this type of case is not tracked separately, it is estimated that approximately 10 cases per year of this type are investigated.
Program 34.2: Continue the Rental Housing Rehabilitation Program to improve rental units affordable to low- , extremely low-, and very-low-income households.		Ongoing	The City continues to improve affordable rental units through the Rental Housing Rehabilitation program. While the bulk of activity in the Housing Rehab Program involves low income homeowners, one grant was provided to extremely low-income tenants in 2012 and 2013. No grants were given in 2014. Both projects in 2012 and 2013 involved accessibility improvements in privately owned rental housing.
Program 34.3: Supplement CDBG funds with the City's Lower-Income Housing Fund for rehabilitation of housing units affordable to extremely low-, low- and very-low-income households.		Ongoing	In 2014, the City continued to supplement CDBG funds with other funding sources. The City's Housing Rehab Program was funded through a combination of local (City Lower Income Housing Funds) and federal (CDBG and HOME) funds.
Program 35.1: Provide and maintain existing sites zoned for multi-family housing, especially in locations near existing and planned transportation and other services, as needed to ensure that the City can meets its share of the regional housing need.	Policy 35: Disperse high-density housing throughout the community, in areas near public transit, major thoroughfares, shopping, and employment centers.	Ongoing	The City continues to maintain existing residential sites near transportation corridors and services. Prior to the adoption of the 2009–2014 Housing Element, the City completed the rezoning and General Plan Amendments for nine sites to meet the City's need. These are dispersed, infill sites that are close to transportation and services. Combined, they can accommodate approximately 2,326 units. Of these nine sites, five large scale apartment and mixed-use developments totaling 1,302 units have received approval, one of which began construction in 2013. In addition, three sites were rezoned for high density, mixed-use development in the Hacienda Business Park as part of a TOD near the BART station; construction was initiated on one such project.

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**	**Time Frame in H.E.**	**Status of Program Implementation**
Program 36.1: Maintain existing zoning of infill sites at densities compatible with infrastructure capacity and General Plan Map designations.	Policy 36: Strongly encourage residential infill in areas where public facilities are or can be made to be adequate to support such development.	Ongoing	The City continues to maintain existing zoning of infill sites with densities consistent with the General Plan. This program is implemented on an ongoing basis.
Program 36.2: 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.		Ongoing	The City continues to help assist homeowners of second units by developing and disseminating a "toolkit" to promote rental of second units by interested owners. The City continues to promote the creation of second units.
Program 36.3: Adopt incentives and design guidelines for constructing residential uses above-ground-floor commercial establishments. This may be accomplished through the preparation and adoption of multifamily development standards as described in Program 9.8.		2012	Multifamily Development Standards and Guidelines were adopted in August 2012 to guide development on the nine sites rezoned for high density housing and for TOD sites in the Hacienda Business Park. The intent of these standards and guidelines is to promote residential development at densities that support workforce housing that are compatible with Pleasanton's existing high-quality neighborhoods. They provide direction to developers and property owners on the key components of use, density, building mass and height, setbacks, architectural features, parking, access, and street character.
Program 36.4: For those properties designated for high density residential development with existing commercial uses, conduct outreach with property owners and businesses in 2012 to identify specific incentives for business relocation and to encourage property owners to develop their properties with housing. Develop appropriate incentives that would facilitate relocating existing commercial/office/industrial uses in order to enable development with residential uses.		Initiate by end of 2012.	Of the nine rezoned sites, only three had existing commercial uses. The Nearon site was mostly vacant but contained an abandoned car wash. The construction of 168 units on the Nearon site is almost complete. The CM Capital site includes two properties, each with vacant office buildings. The third site occupied with a commercial use is the Sheraton Hotel site adjacent to the West Dublin/Pleasanton BART Station. A targeted e-mail packet was developed in 2012 for dissemination in January 2013. In addition, a workshop was organized for February 5, 2013, to provide direct information to nonprofit housing developers on specific opportunities and programs.

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.		
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Specific incentives may include the following: • 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.			
Program 38.1: Acquire and/or assist in the development of one or more sites for housing affordable to low- and very-low-income households.	Policy 38: Reserve suitable sites for subsidized housing affordable to low- and very-low-income households.	Ongoing dependent on specific proposals and opportunities.	The City continues to assist in the development of affordable housing. As noted above, the City acquired one parcel of land at 4138 Vineyard Avenue in 2011 to facilitate redevelopment of Kottinger Place by MidPen Housing (a nonprofit). The City will continue to monitor future opportunities to acquire sites for affordable housing.
Program 38.2: Utilize tax-exempt bonds, and other financing mechanisms, to finance the construction of housing units affordable to extremely low-, low- and very-low-income households, to purchase land for such a use, and to reduce mortgage rates.		Ongoing; dependent on specific proposals and opportunities.	The City continues to look for new financing mechanisms to assist in the development of affordable units. The City initiated discussion with one for-profit developer on a potential issuance of tax-exempt bonds for a 168-unit apartment project in Hacienda Business Park that will include a significant component of units for low-income households.
Program 38.3: If the City acquires or obtains control of a potential housing site, in order to facilitate the provision of affordable housing and a mixed-income environment, the City may issue an RFP in conjunction or in partnership with non-profit or for-profit partnerships for development providing at least 20 percent of the units to very low income households and 20		As appropriate, based on land availability.	The Vineyard Avenue site described above was committed to the project that was the subject of a prior RFP that was awarded to MidPen Housing in 2011. In 2014, City approval was granted to MidPen Housing to build 185 new and fully-accessible apartments affordable to low-income seniors utilizing the Vineyard Avenue parcel within the development. Any future sites that are acquired by the City for affordable housing will be considered for development through an RFP process on a case-by-case basis similar to past practice (e.g., the Promenade Apartments, Ridge View Commons, and the Parkview).

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**	**Time Frame in H.E.**	**Status of Program Implementation**
percent of the units to low income households.			
Program 40.1: Support State and Federal provisions for enforcing anti-discrimination laws.	Policy 40: 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 housing opportunities affordable to low- and very-low-income households and fair housing issues on its web site.	As needed	The City continues to support State and Federal provisions for enforcing anti-discrimination laws. This program is implemented on an ongoing basis.
Program 41.1: Continue to provide housing opportunities for households with special needs such as studio and one-bedroom apartments for the elderly and single-person households, three-bedroom apartments for large households, specially designed units for persons with disabilities, SRO's, emergency shelter and transitional housing for the homeless, and units affordable to extremely low-, low- and very-low-income households with single-parent heads of households. The City will continue to make available funding from sources such as the City's Lower-Income Housing Fund, and the City's Federal HOME and	Policy 41: Provide for the special-housing needs of large households, the elderly, persons with disabilities, extremely low income households, the homeless, farm workers, and families with single-parent heads of households.	Ongoing	The City continues to provide housing opportunities for households with special needs. The City is working with MidPen Housing on a 185-unit project for low- and extremely low-income elderly on the Kottinger Place site approved in 2014 (including the commitment of $8 million in local funds previously approved). A total of $107,000 was allocated to several nonprofit agencies (e.g., TVHOC, Abode Services, ECHO Housing, CRIL) to provide housing-related services to low-income residents, with a focus on residents with special needs. Additional assistance was provided indirectly through the City's Housing Rehab Program.

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**	**Time Frame in H.E.**	**Status of Program Implementation**
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.			
Program 41.2: Require as many low- and very-low-income units as is feasible within large rental projects to utilize Universal Design standards to meet the needs of persons with disabilities and to allow for aging in place.		As needed	The City continues to require universal design standards on all development projects involving new construction of 10 or more single-family dwellings or 15 or more multifamily dwellings, both ownership and rental housing, and must provide a minimum of 10 percent of the total units as universally designed units that meet standard condition requirements.
Program 41.3: Set aside a portion of the City's CDBG funds each year to developers of extremely low income housing, special needs housing and service providers.		Annually	The City continues to set aside CDBG funds each year for extremely low-income housing and special needs housing. The City's Human Services Commission included housing in its priority statement for the Housing and Human Services Grant (HHSG) application processes in 2014. In 2014, the majority of the City's allocation of CDBG funds benefited these groups.
Program 41.4: 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 for persons with physical, mental, and/or developmental disabilities, and persons with extremely low-incomes.		Annually	The City continues to set aside Lower-Income Housing Fund (LIHF) money to assist in projects that accommodate those with special needs. While a specific percentage has not been identified, the City has allocated a significant level of funding each year through the HHSG grant program to agencies that address the needs of special housing groups.
Program 41.5: Give priority for the production of housing for persons with disabilities in infill locations, which are accessible to City services.		Ongoing	The City continues to give priority to housing for persons with disabilities. Sites for new high density housing are located in infill locations and accessible to transit and commercial services.
Program 41.6: Continue to permit the development of group homes for six persons or fewer (i.e., community care facilities) in appropriate locations		Ongoing	The City continues to permit the development of group homes for six persons or fewer in appropriate locations in throughout the community. This program is implemented on an ongoing basis.

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**	**Time Frame in H.E.**	**Status of Program Implementation**
throughout the community.			
Program 41.7: Encourage the provision of special-needs housing, such as community care facilities for the elderly, and persons with disabilities 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.		Ongoing	On March 19, 2013 the City Council adopted Ordinance No. 2060 adding Pleasanton Municipal Code Chapter 18.86 (Reasonable Accommodations) to comply with Program 41.10 of the Housing Element. As approved, the ordinance would include a fee waiver on the basis of hardship.
Program 41.8: Require some units to include Universal Design and visitability features for all new residential projects receiving governmental assistance, including tax credits, land grants, fee waivers, or other financial assistance. Consider requiring some units to include Universal Design and visitability features in all other new residential projects to improve the safety and utility of housing for all people, including home accessibility for people aging in place and for people with disabilities.		Ongoing	The City continues to require universal design for larger new residential projects. Inclusion of universal design elements was required as a condition of approval for two recent multi-family housing projects. Inclusion of universal design elements is now required for development projects involving new construction of 10 or more single-family dwellings or 15 or more multifamily dwellings, both ownership and rental housing, and must provide a minimum of 10 percent of the total units as universally designed units that meet standard condition requirements.
Program 41.9: To ensure that there are adequate sites to accommodate the need for farm worker housing, modify the zoning		Sept. 2012	On March 19, 2013, the City Council adopted Ordinance No. 2062 amending various chapters in the Pleasanton Municipal Code Title 18 to comply with the California Health and Safety Code pertaining to Housing for Agricultural

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.		
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ordinance as necessary to comply with the requirements of the Health and Safety Code sections 17021.5 and 17021.6 related to farm-worker employee housing.			Employees consistent with Program 41.9 of the Housing Element.
Program 41.10: Adopt a reasonable accommodation ordinance to permit modifications of zoning provisions for housing intended to be occupied by persons with disabilities.		By mid-2013	On March 19, 2013, the City Council adopted Ordinance No. 2060 adding Pleasanton Municipal Code Chapter 18.86 (Reasonable Accommodations) to comply with Program 9.10 of the Housing Element. As approved, the ordinance would include a fee waiver on the basis of hardship.
Program 44.1: Implement the applicable housing related air quality, climate change, green building, water conservation, energy conservation, and community character programs of the Pleasanton General Plan, including: • Policy 6 and programs 6.1 and 6.3 of the Air Quality and Climate Change Element • Programs 1.5, 1.7, 1.8, 1.12, 1.13, 1.14, and 3.12 of the Water Element • Program 9.1 of the Community Character Element • Policies 2, 3, 4, 6 and 7 and programs 2.1-2.7, 3.1-3.5, 4.1-4.3, 6.1-6.4, 7.1-7.3, and 7.6 of the Energy Element	Policy 44: Preserve and enhance environmental quality in conjunction with the development of housing, including additions and remodels.	Ongoing	The City continues to implement applicable housing related air quality, climate change, green building, water conservation, energy conservation, and community character programs of the Pleasanton General Plan. This is implemented on an ongoing basis through project review.
Program 44.2: Utilize the City's Lower-Income Housing Fund for low-interest loans to support alternative energy usage and/or significant water conservation systems in exchange for securing new and/or existing rental housing units affordable to low and very-low income households.		Ongoing	The City continues to utilize the City's Lower-Income Housing Fund. In 2012, the City funded the addition of photovoltaic panels on six price-restricted homes owned by low-income first-time homebuyers in Pleasanton through a partnership with GRID Alternatives (an ongoing program). The solar systems promote affordability by reducing the monthly housing costs for these residents. Although the program continued to be available in 2014, no homeowners sought assistance during that period.

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**	**Time Frame in H.E.**	**Status of Program Implementation**
Program 45.1: Identify the level of need for special needs housing, including housing for low-income-non-senior adults with disabilities, in the community that is not being met in existing housing. The City Council shall consider the appropriate steps to address the identified needs.	Policy 45: Implement Resolution 10-390, requiring enhancements to existing non-discrimination housing policies.	Ongoing	The Background Report for the Pleasanton Housing Element was finalized in 2012. It includes analyses of housing affordability and special needs housing. Also, the City collaborated with the cities of Livermore and Dublin to conduct a human services needs assessment for the Tri-Valley area. The Eastern Alameda County 2011 Human Services Needs Assessment: Findings Report was approved by the City Council on June 5, 2012. The report includes analysis of affordable housing issues, the service delivery efforts, gaps and barriers, and suggestions for improvement. (See additional comments under Program 45.4 below on the Consolidated Annual Performance Evaluation Report.)
Program 45.2: Survey older multi-family residential complexes and consider utilizing the City's Lower-Income Housing Fund, Federal grants, and/or other funds to provide low-interest loans to retrofit existing residential units for the purpose of developing three bedroom rental units affordable to large low and very low income households.		2011–2014	The City continues to promote the creation of three bedroom affordable rental units. However, no requests for rehabilitation occurred in 2014.
Program 45.3: The City will coordinate a workshop with non-profit housing developers and owners of sites rezoned to accommodate housing affordable to low- and very-low-income households for the purpose of facilitating discussion regarding potential opportunities, programs, financial support, etc. The City will utilize its Lower-Income Housing Fund, Federal funds, and/or other funds/financial support to assist with the acquisition of a site or to assist with development of a project with		Schedule workshop by December 2012	The City continues to support the development of new residential projects and coordinated a workshop a February 5, 2013, that was attended by nonprofit and for-profit developers as well as owners of current residential sites within the city.

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**	**Time Frame in H.E.**	**Status of Program Implementation**
three bedroom units affordable to large low- and very-low-income households by a non-profit housing developer. The City will work cooperatively with developers to identify any funding gap in project financing and will make contributions from its Lower Income Housing Fund to help close this gap. A minimum of $1 million will be made available for this purpose.			
Program 45.4: 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 housing affordable to low and very low income households with children in the future.		Annually or as deemed needed by CM	In August of each year, the CAFER was completed for the previous fiscal year. The reports were reviewed by the Pleasanton Human Services Commission prior to their submittal to HUD. The reports included demographic information on persons assisted by various programs during the fiscal year, including income, race, elderly and disabled.
Program 45.5: The City is committed to work in good faith with non-profit and for-profit developers in the East Pleasanton Specific Plan area during the specific plan process to secure property for the development of family housing affordable to low and very low income households.		During preparation of the East Pleasanton Specific Plan	The East Pleasanton Specific Plan (EPSP) process was started in August 2012. The task force guiding the process continues to encourage developers to seek affordable housing solutions within the specific plan area.
Program 46.1: Conduct public outreach and revise the Zoning Title of the Pleasanton Municipal Code within one year of the adoption of the Housing Element to accommodate emergency shelters	Policy 46: Revise the Zoning Title of the Pleasanton Municipal Code to address SB2	Within one year of adoption of HE	On March 19, 2013, the City Council adopted Ordinance No. 2061 amending various chapters in the Pleasanton Municipal Code Title 18 to comply with California Government Code pertaining to Emergency Homeless Shelters, Supportive Housing and Transitional Housing consistent with Programs 46.1 and 46.2 of the Housing Element.

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**	**Time Frame in H.E.**	**Status of Program Implementation**
consistent with SB 2. The zoning district proposed to accommodate this use as a permitted use is the C-S (Service Commercial) zone . The zoning text amendment will also establish objective development standards to encourage and facilitate the use, and will subject shelters to the same development standards that apply to other permitted uses in this district.			
Program 46.2: Conduct public outreach and revise the Zoning Title of the Pleasanton Municipal Code within one year of adoption of the Housing Element to accommodate supportive and transitional housing consistent with SB2. The Zoning Ordinance will be amended to permit transitional and supportive housing as a residential use and subject to the development regulations that apply to other dwellings of the same type in the same zone.		Within one year of adoption of HE	On March 19, 2013, the City Council adopted Ordinance No. 2061 amending various chapters in the Pleasanton Municipal Code Title 18 to comply with California Government Code pertaining to Emergency Homeless Shelters, Supportive Housing and Transitional Housing consistent with Programs 46.1 and 46.2 of the Housing Element.