# City of Pleasant Hill

# Housing Element

**CITY COUNCIL ADOPTED**

**April 2015**

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## Introduction

California planning law provides more detailed requirements for the housing element than for any other element of the general plan. The State Legislature has found that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." The Housing Element establishes policies for the community to ensure that all that is publicly possible is being done to provide safe, decent housing for its current and future residents. The City of Pleasant Hill last updated its Housing Element in 2011. In accordance with State law, this Housing Element covers the planning period from January 31, 2015 through January 31, 2023 (the other General Plan elements extend to 2025).

Article 10.6 of the California *Government Code* requires each city and county to analyze housing needs and establish goals, policies, programs, and quantified objectives to meet the identified needs. The analysis must address all economic segments of the community, the city's share of the regional housing need, and the housing needs of special groups such as the elderly, disabled, homeless, large families, and single parents. The City must either identify vacant or redevelopable sites that can provide sufficient housing to meet these needs, or include programs in the Housing Element to identify additional sites or make additional land available for housing. The City must also identify appropriate zones in which housing for persons with special needs (e.g., emergency homeless shelters, transitional and supportive housing) may be located.

The fair share regional housing needs for this Housing Element were determined by the Association of Bay Area Governments (ABAG) using a methodology developed through numerous public hearings. The methodology considers many factors, such as projected increases in jobs, housing/jobs balance, vacant land and historic growth patterns. These and other figures are derived from the California Department of Finance and ABAG's annual projections. With the methodology, ABAG divided the State-assigned housing growth need for the Bay Area into smaller amounts that were allocated to each jurisdiction in the Bay Area. This number is known as the Regional Housing Needs Plan (RHNP) and provides a distribution of housing units needed for four income categories[1]: very-low, low, moderate and above-moderate. Typically, the above-moderate units are regarded as "market-rate" units and do not require the use of affordability covenants.

It is important to note that the City of Pleasant Hill is not required or expected to produce all of the RHNP-assigned units. It is assumed that production of housing will be carried out by the private sector and is affected by market conditions and other factors beyond the City's control. However, the City must create conditions through zoning and land use policies that promote the production of housing units in all income categories.

[1] While the RHNP includes four income categories, a fifth category – extremely-low-income (ELI) must also be addressed in housing elements. The ELI category is considered a subset of the very-low category.

## Public Participation

*Government Code* §65583(c)(8) requires the City to "make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element." To this end, the City Council formed a subcommittee for the Housing Element update consisting of two City Council members, two City Planning Commissioners, the City Manager, the City Attorney, the City Planner and the Senior Planner. The committee met periodically during the Housing Element update process. A Planning Commission Study Session and public outreach meeting was also held in May 2014 to inform Pleasant Hill citizens about the Housing Element process and solicit suggestions. Information regarding the Housing Element update was also published in City newsletters, which were mailed to every household in Pleasant Hill. Public hearings were conducted by the Planning Commission and City Council prior to adoption of the Housing Element. Appendix H includes a summary of comments offered during the public meetings along with an explanation of how those comments are addressed in the Housing Element.

The City of Pleasant Hill also has a policy of requiring all public hearing items with a city-wide impact to be publically noticed at least 30 days in advance of the meeting. These public notices consist of newspaper ads in local newspapers, several large "A-frame" signs at prominent street intersections around town, the City's website, local library and police department. All public hearings concerning this Housing Element Update were noticed with these methods.

## Evaluation of Previous Housing Element

An important component of the Housing Element update is a review of prior programs and accomplishments (see *Table H1*). The City of Pleasant Hill has an excellent track record in addressing affordable housing needs. In 2006, the Bay Area Council produced a "report card" for Bay Area jurisdictions and their efforts to produce their fair share of affordable housing. In that report, the City of Pleasant Hill received an "A" for its efforts to produce affordable housing. However, the state's elimination of redevelopment agencies has resulted in a significant loss of funding needed to facilitate development or rehabilitation of low- and moderate-income housing.

The goals and policies contained in the previous Housing Element remain appropriate to meet the housing needs of the City. This updated element builds on that foundation, while taking into account the fact that the City is substantially developed and few (though significant) prospects remain to increase housing opportunities. This element contains specific implementation programs and quantified objectives consistent with the City's available resources for both new construction and the conservation and rehabilitation of existing homes.

## Table H1. Evaluation of Previous Housing Element

| Program | Responsible Agency | Quantified Objective | Timeframe | Current Status | Next Steps |
|---|---|---|---|---|---|
| **Housing Goal 1. Maintain a housing supply sufficient to meet the housing needs of all Pleasant Hill residents.** | | | | | |
| Housing Policy 1A. Monitor residential and job producing development in the city in order to maintain an adequate housing supply for city residents.<br>Housing Policy 1B. Maintain a sufficient supply of residential land with appropriate zoning to meet locally generated housing needs.<br>Housing Policy 1C. Provide active leadership in implementing the policies and programs contained in the Housing Element.<br>Housing Policy 1D. Encourage and facilitate inter-jurisdictional development of affordable housing. | | | | | |
| *Housing Program 1.1. Report annually to the City Council and Planning Commission regarding the amount and type of housing activity.*<br><br>*As required by State law, City staff provides a yearly report on the progress made toward achieving the City's housing goals.* | *Public Works & Community Development Department, Planning Commission* | *N/A* | *2007-2014* | Annual reports are provided to the City Council and Planning Commission | Annual reports to the City Council and Planning Commission will continue. |
| *Housing Program 1.2. Work with the Regional Transportation Planning Committees (TRANSPAC/ TRANSPLAN) and the other transportation sub-regions to limit potential traffic congestion created through new development.*<br><br>*City staff is required by the Congestion Management Authority to notify TRANSPAC when new housing development proposals generate 100 or more peak hour trips per day.* | *Public Works & Community Development Department, TRANSPAC* | *N/A* | *2007-2014* | The City has worked with the Regional Transportation Planning Committees (TRANSPAC) and actively participates with the regional transportation agency (CCTA), both of which are tasked to limit traffic congestion throughout the City and larger region. | Continue to work with and participate with TRANSPAC and CCTA to address traffic congestion related to new development. |
| *Housing Program 1.3. Continue to provide zoning categories that allow a range of housing densities sufficient to meet the City's share of Regional Housing Needs, as* | *Public Works & Community Development Department,* | *N/A* | *2007-2014* | Continue to maintain different zoning districts that have a range of densities to accommodate single | Maintain and respond to future housing needs by rezoning |

| Program | Responsible Agency | Quantified Objective | Timeframe | Current Status | Next Steps |
|---|---|---|---|---|---|
| *required by ABAG, and encourage a mix of land uses and residential densities when compatible with the neighborhood and environmental impacts are mitigated.*<br><br>*The City will monitor residential development and progress in implementing the Housing Element annually and report the findings to the City Council and the Department of Housing and Community Development. Current data indicate that the City has enough residentially zoned land to meet housing needs during the 2007-2014 period. The City will comply with the "no net loss" provisions of Government Code Sec. 65863 and ensure that adequate sites for housing are maintained throughout the planning period.* | *Planning Commission, City Council* | | | and multi-family residential development.<br><br>Continue to monitor and report on residential development on an annual basis to the City Council and Department of Housing and Community Development through the annual housing update. | appropriate sites throughout the City as needed and continue to monitor residential development in the City and report back to the City Council and Department of Housing and Community Development annually. |
| *Housing Program 1.4. Continue to utilize Planned Unit Development zoning.*<br><br>*PUD (Zoning Ordinance Chapter 18.30) allows for flexible development of large and/or contiguous parcels that may include housing along with other uses.* | *Public Works & Community Development Department, Planning Commission, City Council* | *N/A* | *2007-2014* | The City has approved various projects with and within the Planned Unit Development zoning designation. This includes projects within the Crossroads Shopping Center (2302 Monument Blvd) and Downtown Pleasant Hill. The existing zoning ordinance includes regulations for projects that request PUD zoning. | Continue to utilize planning unit development zoning when appropriate. |
| *Housing Program 1.5. Continue to allow residential development on land designated for office uses. Encourage affordable housing in every proposed residential development, and for every non-residential proposal, consider a mix of uses that includes housing.*<br><br>*City staff will inform developers of Pleasant Hill's inclusionary ordinance, objectives for affordable housing and the need of affordable housing in projects of five or more units. The* | *Public Works & Community Development Department, Planning Commission, City Council* | *2 L*<br>*28 M* | *2007-2014* | The existing zoning ordinance allows residential uses in the PAO (office) zoning district through a use permit process. No applications for residential development on land designated for office use were made during the current reporting period. | Continue to consider residential uses on sites zoned for office uses. |

| Program | Responsible Agency | Quantified Objective | Timeframe | Current Status | Next Steps |
|---|---|---|---|---|---|
| *City will provide incentives such as density bonus, modified development standards, and financial subsidies to encourage and facilitate the production of affordable units, including extremely-low-income when feasible.* | | | | | |
| *Housing Program 1.6. Continue to work with the County and neighboring cities to increase the opportunity to jointly develop affordable housing.*<br><br>*The City worked with the County on the BRIDGE Grayson Creek project (2001-2003) and the agreement for Mixed Use development of the former Oak Park Elementary School site (1700 Oak Park Boulevard - 1999). The City also worked with all Contra Costa communities on the "Shaping our Future" (Smart Growth) study, completed in 2003.* | *Public Works & Community Development Department, City Council, Redevelopment Agency, City Manager's Designee* | *Contact County and surrounding cities on a semi-annual basis to explore opportunities for affordable housing.* | *2007-2014 and Ongoing* | The City continues to work with Contra Costa County where possible. | Continue to collaborate with the County regarding affordable housing. |
| *Housing Program 1.7. Extremely-low-income (ELI) households are a subset of very-low-income households who earn 30 percent or less of the median income. Many ELI households face a severe cost burden related to housing (more than 50 percent of income going toward housing costs), and they are the income group most likely to experience a housing crisis when faced with rent increases, foreclosure, or other adverse events. The City will conduct an in-depth analysis of ELI housing needs and develop a local policy target percentage of affordable housing funds to meet the housing needs of this segment of the City's population, consistent with all applicable statutory obligations.*<br><br>*The City shall pay 100 percent of the* | *Public Works & Community Development Department, Redevelopment Agency, City Manager's Designee* | *N/A* | *2011-2012 and ongoing* | The City has prepared an analysis of local ELI housing needs. | Establish a local policy to target a percentage of affordable funds to meet the local need.<br><br>Complete the posting of information/ creation of a handout promoting permitting assistance for affordable housing proposals.<br><br>Due to the dissolution of redevelopment by action of the State of California, the City will no longer have |

| Program | Responsible Agency | Quantified Objective | Timeframe | Current Status | Next Steps |
|---|---|---|---|---|---|
| *application processing fees from the City's affordable housing fund for developments in which 5 percent of units are affordable to ELI households. To be eligible for this subsidy, the units shall be restricted by affordability covenant. The waiving or reduction of mitigation fees may also be considered when an alternative funding source is identified for these fees. The City shall promote the benefits of this program to the development community by posting information on its website and creating a handout to be distributed with land development applications.* | | | | | an affordable housing fund financed by redevelopment to assist in the funding of this program. |
| *Housing Program 1.8. To ensure that the provisions of Measure B that were adopted into the Zoning Ordinance do not pose an unreasonable constraint to achieving the City's housing objectives, the City will monitor development and report in its Annual Progress Reports required pursuant to Government Code Section 65400, and if it is determined that these provisions are preventing the rezoning of parcels needed to accommodate a portion of the City's needs for lower-income housing, an amendment to those provisions will be initiated.* | *Public Works & Community Development Department, City Council* | *N/A* | *Each year as part of the annual monitoring reports* | The City continues to monitor the impact of Measure B provisions on achieving the City's housing objectives. There were no applications for residential re-zonings thus far in 2014 that were impacted by the provisions of Measure B as they have been incorporated into the City's zoning ordinance. | Provide an update in the next annual report. |
| **Housing Goal 2. Promote diversity in tenure, type, size, location and price to permit a choice of housing for persons of all economic levels.** | | | | | |
| Housing Policy 2A. | Allow a variety of housing types to be built on residential sites. | | | | |
| Housing Policy 2B. | Remove constraints to production and availability of housing when consistent with other General Plan policies. | | | | |
| Housing Policy 2C. | Facilitate priority "fast track" processing by shortening the review process where appropriate for affordable, below market rate and special needs housing projects. | | | | |
| Housing Policy 2D. | Encourage mixed-use development at underutilized sites, where appropriate. | | | | |
| *Housing Program 2.1. Continue to use the City-wide Design Guidelines to facilitate* | *Public Works & Community* | *24 VL 34 M* | *2007-2014* | The city allows this type of small lot development through the | Consider establishing an overlay district or |

| Program | Responsible Agency | Quantified Objective | Timeframe | Current Status | Next Steps |
|---|---|---|---|---|---|
| *small-lot development, small single-family units and single-family attached units through consideration of decreased setbacks, zero-lot lines, lot clustering through the Planned Development process, and/or shared parking provisions in appropriate locations.* | *Development Department* | *40 AM* | | Planned Unit Development process. Small developments have taken advantage of the flexible development standard allowances to cluster the development. The City also has City-Wide Design guidelines that include guidelines for small and cluster development proposals, especially in the hillside areas, with the goal to preserve existing natural areas and provide for the maximum amount of open space. | establish development standards for small-lot developments in addition to the existing Planned Unit Development regulations. |
| *Housing Program 2.2. Allow manufactured housing in residential districts in accordance with applicable State and federal laws, and require such units to meet local standards for elements such as siding, roofing, and type of foundation, to the extent allowed by State and federal law.* | *Public Works & Community Development Department* | *6 VL* | *Ongoing* | The City allows manufactured housing provided that it meets certain development standards related to architecture including siding, roofing, etc. | Continue to implement applicable local, State and Federal laws pertaining to manufactured housing. |
| *Housing Program 2.3. Amend the Zoning Ordinance to provide standards for including housing in locations that allow mixed-use development in appropriate locations, and work with developers to facilitate housing production.* | *Public Works & Community Development Department, Planning Commission, City Council* | *Zoning Ordinance Amendment* | *Within one year of Housing Element Adoption* | The City continues to maintain a Mixed Use land use designation in the General Plan. The City has completed study sessions and preliminary analysis for an upcoming Mixed Use Ordinance. | Establish a mixed use zoning district in the City that is in conformance with the General Plan Mixed Use Land Use designation. |
| *Housing Program 2.4. Continue to provide appropriate flexible parking requirements that allow shared use in locations being considered for higher-density housing development.* | *Public Works & Community Development Department, Planning Commission, City Council* | *N/A* | *2001-2014* | Shared use and reduced parking can be granted through a use permit pursuant to Section 18.55 of the Zoning Ordinance. The City has reviewed and approved various parking reductions in locations throughout the City. In addition, the City already has a parking reduction process and recently amended its ordinance to allow reductions for projects within | Continue to implement ordinance amendments that allow parking reductions for multi-family residential within transit and priority development areas and consider parking reductions elsewhere as |

| Program | Responsible Agency | Quantified Objective | Timeframe | Current Status | Next Steps |
|---|---|---|---|---|---|
| | | | | Priority Development Areas (PDAs) and Transit Areas. Reduced parking was most recently approved in the SyWest Redevelopment project, which is located within a PDA. | warranted. |
| *Housing Program 2.5. Planning staff shall evaluate existing development review regulations and procedures to further streamline and give priority to projects that provide affordable housing. Building and Engineering staff shall study ways to mitigate the cost of construction, for example by revising engineering standards and working with the local Fire District to allow for narrower street widths, rolled curbs and parking bays, and considering allowing use of less expensive building materials, such as plastic for storm drainage pipes, provided applicable code requirements are satisfied.* | *Public Works & Community Development Department Planning Commission City Council* | *N/A* | *Submit report to the Planning Commission in 2013* | Projects that include affordable housing are processed in an efficient manner. The City would give priority for projects that exceed the minimum affordable housing requirement.<br><br>The City works with developers to look for ways to reduce the cost of construction, including not requiring sidewalks and allowing narrower streets. The City has considered and approved alternative materials that may be more cost effective than traditional methods and materials. | Continue to be flexible with City requirements affecting the cost of construction materials.<br><br>Review and modify, if appropriate, engineering standards to reduce public infrastructure costs for affordable housing projects. |
| *Housing Program 2.6. Update the Zoning Ordinance to provide a definition and development standards for single-room-occupancy (SRO) housing in appropriate locations.*<br><br>*The City will process an amendment the Zoning Ordinance to provide a definition and development standards to encourage and facilitate development of SRO housing in appropriate locations. This type of housing can help to address the needs of very-low- and extremely-low-income households such as college students and service sector employees.* | *Public Works & Community Development Department, Planning Commission, City Council* | *Zoning Ordinance Amendment, 40 SRO* | *2011-2012* | The City achieved compliance with this program by adopting an ordinance amendment that allowed and established development provisions for single-room occupancy projects. | Apply the adopted ordinance as projects arise for consideration. |

| Program | Responsible Agency | Quantified Objective | Timeframe | Current Status | Next Steps |
|---|---|---|---|---|---|
| | | | | | |
| **Housing Goal 3. Increase housing opportunities for people of limited incomes.** | | | | | |
| Housing Policy 3A. Facilitate construction of affordable housing by favoring new projects that include units for lower-income segments of the community.<br>Housing Policy 3B. Look for opportunities to promote the development of housing affordable and available to those who work in Pleasant Hill.<br>Housing Policy 3C. Participate in programs assisting production of affordable units in order to provide housing for low- and moderate-income households.<br>Housing Policy 3D. Provide direct assistance to individuals and households needing affordable housing. | | | | | |
| *Housing Program 3.1. Continue to provide a density bonus for development of affordable and senior housing.*<br><br>*The City's Density Bonus Ordinance, adopted in June 1993 (updated in 2005), provides a minimum 5% to 20% increase in density with additional density bonuses up to a maximum increase of 35% in density if additional target units are provided, and up to three additional incentives, or financially equivalent incentives, if the development provides additional target units.* | *Planning Commission and City Council* | *10 VL*<br>*30 L (Senior)* | *2007-2014* | The City adopted a density bonus ordinance that complies with the State requirements (See Section 18.20.150 of the Zoning Ordinance). | Continue to update the density bonus ordinance to be in conformance with State law as needed. |
| *Housing Program 3.2. Allow developers to satisfy affordable housing requirements by providing units elsewhere in the city when inclusion of affordable units within the development is not feasible.* | *Public Works & Community Development Department, Redevelopment Agency, Planning Commission, City Council* | *N/A* | *2007-2014* | The City allows an in-lieu fee to be paid instead of providing the actual affordable housing units within the project. This money can be used to provide units elsewhere in the City. The City has collected $250,000 from in-lieu fees. That money has been placed in a dedicated interest bearing account (not co-mingled), | Continue to implement the inclusionary housing ordinance, including allowing in-lieu fees as appropriate.<br><br>Continue to review the in-lieu fees every |

| Program | Responsible Agency | Quantified Objective | Timeframe | Current Status | Next Steps |
|---|---|---|---|---|---|
| | | | | and can only be used to fund affordable housing per City Council resolution. No in-lieu fees were collected in the current reporting period. | odd year to determine whether the fees are appropriate |
| *Housing Program 3.3. Require all housing projects of five or more units to include affordable housing.*<br><br>*Developers may satisfy the requirements of the City's Affordable Housing Ordinance by providing at least:*<br><br>• *5 percent of the base density for occupancy by very low income households, or*<br>• *10 percent for low income households, or*<br>• *25 percent for qualifying senior residents, or*<br>• *20 percent second units (in single-family projects).*<br>*In order to ensure that this policy does not pose an undue constraint to housing production, the City will prepare a feasibility analysis of the inclusionary housing ordinance in 2012 to reflect current market conditions. The feasibility study will explore options to streamline and clarify the alternative compliance process. The City will also evaluate impacts to market rate housing related to current market conditions. If the ordinance presents an obstacle to the development of the City's fair share of regional housing needs, the City will revise the ordinance accordingly.* | *Public Works & Community Development Department, Redevelopment Agency, Planning Commission, City Council* | *5 units per year,*<br>*13 VL*<br>*25 L* | *Feasibility analysis in 2012* | The City is currently reviewing a single-family residential project that will be required to either provide affordable housing in compliance with the adopted inclusionary ordinance or request an in-lieu fee. | Continue to implement the inclusionary housing ordinance. |
| *Housing Program 3.4. Continue to publicize the opportunity to construct secondary units.* | *Public Works & Community Development* | *N/A* | *2007-2014* | The City allows attached secondary units in all single-family residential zoning districts. The City has | Continue to encourage attached secondary units when |

| Program | Responsible Agency | Quantified Objective | Timeframe | Current Status | Next Steps |
|---|---|---|---|---|---|
| *The City's secondary unit ordinance (adopted 1989), was amended in 2003 to comply with State law making the process ministerial. Secondary units help to address the needs of very-low- and extremely-low-income households. The City will continue to inform the public about this process with advertising such as articles in the City's newsletter, which is mailed to all homeowners on a bi-monthly basis. A secondary unit brochure and other outreach materials could be made available to residents and/or posted on the City's website.* | *Department* | | | provided information to its citizens through various media methods including mail out and newsletters. | proposed. |
| *Housing Program 3.5. Use Redevelopment Agency funds to leverage State and federal funds, and encourage the use of private financing mechanisms, to assist in the production of affordable housing.*<br><br>*Funding mechanisms that should continue to be explored include the HCD Multifamily Housing Program, federally subsidized Section 221 (d)(4), Section 8 or Section 202 programs, Community Development Block Grants, tax-exempt bond financing, federal HOME program funds, administrative fees collected by the County Housing Authority, and favorable financing made available through financial institutions, to assist low- and moderate-income households.*<br><br>*The City shall apply for State and Federal monies for direct support of low-income housing construction and rehabilitation. The Redevelopment Agency shall continue to assess potential funding sources, such as, but not limited to, the Community* | *Redevelopment Agency, City Manager's Designee* | *$100,000 per year, 10 L and 10 M per year* | *Apply for available funding annually* | No State or Federal funds for affordable housing were leveraged during this reporting period. | Due to the dissolution of redevelopment by action of the State of California, the City will no longer have an affordable housing fund financed by redevelopment to assist in the funding of this program.<br><br>Continue to work with County staff regarding the development of affordable housing where feasible. |

<table>
<tr><th>Program</th><th>Responsible Agency</th><th>Quantified Objective</th><th>Timeframe</th><th>Current Status</th><th>Next Steps</th></tr>
<tr><td>Development Block Grant (CDBG), and HOME. The City shall also seek State and Federal funding specifically targeted for the development of housing affordable to extremely-low-income households. The City shall promote the benefits of this program to the development community by posting information on its website and creating a handout to be distributed with land development applications.</td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td>Housing Program 3.6. Use redevelopment housing set-aside funds to fund housing programs throughout the city. California Redevelopment Law requires the Redevelopment Agency to set aside 20 percent of the total tax increment revenue generated annually for the preservation or production of housing for low and moderate income households.<br>The Redevelopment Agency's estimate of new units assisted and annual expenditures for Plan Period 2010-2014 are as follows:
<table>
<tr><th>Year</th><th>Estimated New Units Assisted</th><th>Estimated Expenditures</th></tr>
<tr><td>2009-10</td><td>0</td><td>$235,000</td></tr>
<tr><td>2010-11</td><td>0</td><td>235,000</td></tr>
<tr><td>2011-12</td><td>0</td><td>235,000</td></tr>
<tr><td>2012-13</td><td>56</td><td>461,000</td></tr>
<tr><td>2013-14</td><td>54</td><td>556,000</td></tr>
<tr><td>Total</td><td>110</td><td>$1,722,000</td></tr>
</table>
Included in the estimated expenditures for each year is an annual amount ($235,000) for debt previously incurred for development of the Grayson Creek Apartments affordable</td><td>Public Works & Community Development Department, Redevelopment Agency, City Manager's Designee</td><td>$450,000 per year; $3.3 million total between 2007 and 2014</td><td>2007-2014</td><td>The Pleasant Hill Redevelopment Agency spent $235,000 per year funding Grayson Creek Apartments which are 100% affordable.</td><td>Continue to fund Grayson Creek; and continue to assist non-profit organizations that provide affordable housing in Pleasant Hill using proceeds from previously approved loans as they are paid off and any other new grant funding sources that may become available.<br><br>Due to the dissolution of redevelopment by action of the State of California, the City will no longer have an affordable housing fund financed by redevelopment to assist in the funding of this program.</td></tr>
</table>

| Program | Responsible Agency | Quantified Objective | Timeframe | Current Status | Next Steps |
|---|---|---|---|---|---|
| *housing project. This amount will recur annually until the debt is paid in full (2031). As part of the development of site #2 on the sites inventory (Woodsworth parcel), the Redevelopment Agency will contribute the parcel at no cost to a local non-profit, sweat-equity developer, such as Habitat for Humanity.* | | | | | |
| *Housing Program 3.7. Invite non-profit housing developers to work with the City in promoting and encouraging affordable housing.*<br><br>*The City has worked with non-profit housing developers on past projects and will continue cooperative efforts in the future with these or other interested nonprofit developers.* | *Public Works & Community Development Department, Redevelopment Agency* | *N/A* | *2007-2014* | The City is willing to work with non-profit housing developers as opportunities arise. | Continue to work with affordable non-profit housing developers to provide affordable housing in Pleasant Hill. |
| *Housing Program 3.8. Provide developers with the opportunity to utilize tax-exempt revenue bonds.*<br><br>*Table H11 lists three senior developments where the City provided tax exempt financing: Ellinwood and Chateau I and III. Through the remainder of the Housing Element Planning Period, the City will continue to offer support to developers through tax exempt financing where affordable housing will be produced.* | *Redevelopment Agency, City Manager's Designee* | *100 L* | *Ongoing* | During this reporting period, the City did not use/issue any tax-exempt revenue bonds. | The City will continue to offer support to developers through tax-exempt financing when affordable housing will be produced and where feasible.<br><br>Due to the dissolution of redevelopment by action of the State of California, the City will no longer have an affordable housing fund financed by redevelopment to assist in the funding of this program. |
| *Housing Program 3.9. Use monies in the* | *Redevelopment* | *N/A* | *2007-2014* | None during this reporting period. | Due to the dissolution |

| Program | Responsible Agency | Quantified Objective | Timeframe | Current Status | Next Steps |
|---|---|---|---|---|---|
| *Housing Trust Fund to assist in the development of affordable housing.*<br><br>*Revenue for the trust fund comes from "in-lieu" fees provided from the inclusionary unit ordinance. The potential uses of these funds include: land acquisition for below market rate housing, buy-downs on mortgages for purchasers of below market rate units, capital improvements to below market rate housing, etc.* | *Agency, Planning Commission, City Council* | | | | of redevelopment by action of the State of California, the City will no longer have an affordable housing fund financed by redevelopment to assist in the funding of this program.<br><br>Continue to research ways to assist development of affordable housing with the use of housing in-lieu funds. |
| *Housing Program 3.10. Continue to participate in the Contra Costa County Mortgage Credit Certificate Program for first-time homebuyers.* | *Redevelopment Agency, City Manager's Designee* | *10 M* | *2007-2014* | None during this reporting period. Information about the MCC program is also on the City's website. | Continue to refer prospective buyers to the MCC program as long as funding remains available. |
| *Housing Program 3.11. Continue to investigate concepts and funding sources for a homeownership assistance program.*<br><br>*The City will continue to explore the possibility of providing assistance to people who cannot afford to buy a home with priority given to those who work in the city, but cannot afford the cost of housing, for example, teachers, police officers and those who work in City government. Other potential target groups are first-time homebuyers of lower- and moderate-income levels, and large families.* | *Redevelopment Agency, Planning Commission, City Council, City Manager's Designee* | *N/A* | *Investigate and apply for available funding annually* | No action was taken during this reporting period. | Continue to search for funding sources to assist low-income families purchase homes.<br><br>Due to the dissolution of redevelopment by action of the State of California, the City will no longer have an affordable housing fund financed by redevelopment to assist in the funding of this program. |
| *Housing Program 3.12. Maintain* | *Public Works &* | *N/A* | *2007-2014* | Design Guidelines have been | Consider whether |

| Program | Responsible Agency | Quantified Objective | Timeframe | Current Status | Next Steps |
|---|---|---|---|---|---|
| *appropriate standards for use by the Architectural Review Commission in the processing of affordable housing developments.*<br><br>*The Architectural Review Commission reviews all new residential proposals. It typically reviews development plans for landscaping, design of buildings, and provisions for accessibility for the disabled.* | *Community Development Department, City Council* | | | adopted and are currently in use for residential and non-residential development projects.<br><br>In 2014 the Architectural Review Commission conducted a study session to review design guidelines provisions pertaining to affordable housing and provided recommendations for various refinements/clarifications to improve certainty in the design review process. | different design standards should apply to 100% affordable housing projects. Modify the design guidelines as appropriate and necessary. |
| *Housing Program 3.13. Continue to provide fast-track permit processing for affordable housing developments.* | *Public Works & Community Development Department, City Council* | *N/A* | *2007-2014* | Policies have been established to expedite affordable housing projects through the City's various processes. | Continue expediting affordable housing projects when submitted to the City. |
| *Housing Program 3.14. Lot Consolidation for Affordable Housing*<br><br>*The City will play an active role in facilitating lot consolidation for the parcels listed in Table H22, particularly for parcels on Site 1(Jewell Lane) and Site 4 (Cleaveland and Beatrice). For example, the City will work with non-profit developers and owners of smaller sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households. The lot consolidation procedure will also be posted on the City website and discussed with developers during the preliminary review team process. Lot consolidation requests will be processed as expeditiously as possible in compliance with all applicable state and local laws and regulations; and local ordinances will be amended to establish processes for expediting* | *Public Works & Community Development Department, Redevelopment Agency, City Council, City Manager's Designee* | *N/A* | *2007-2014* | To comply with this program, the City adopted a voluntary parcel merger ordinance.<br><br>The City encourages lot consolidation on smaller and under-utilized lots where appropriate. The City has a density bonus ordinance in place to provide incentives for development of affordable housing. The City also currently has a mechanism for providing flexible development standards through its Planned Unit Development regulations and through various adopted Specific Plans. | Apply the adopted ordinance as appropriate.<br><br>Consider additional incentives to encourage lot consolidation.<br><br>Monitor development on City underdeveloped parcels and report to the City Council and the Department of Housing and Community Development.<br><br>Provide marketing |

| Program | Responsible Agency | Quantified Objective | Timeframe | Current Status | Next Steps |
|---|---|---|---|---|---|
| *lot consolidation procedures. Incentives offered for lot consolidation could include allowing higher densities on consolidated parcels, flexibility in development standards, expedited processing and/or reduced fees related to consolidation. In addition, the City will provide marketing materials for residential opportunity sites and provide technical assistance to interested developers, including technical assistance to acquire necessary funding.*<br><br>*The City will encourage and facilitate development on underdeveloped sites on Site 1 (Jewell Lane) by providing assistance with entitlement processing, provide marketing materials for residential opportunity sites and providing technical assistance to interested developers; including technical assistance to acquire necessary funding, offering to pay the fees from the affordable housing fund for affordable housing projects, and providing financial support when available. The City will monitor and evaluate development of underdeveloped parcels and report on the success of strategies to encourage residential development in its Annual Progress Reports required pursuant to Government Code Section 65400. If identified strategies are not successful in generating development interest, the City will evaluate additional methods for encouraging and facilitating development.* | | | | | materials for residential opportunity sites and provide technical assistance to interested developers, including technical assistance to acquire necessary funding.<br><br>Due to the dissolution of redevelopment by action of the State of California, the City will no longer have an affordable housing fund financed by redevelopment to assist in the funding of this program. |
| **Housing Goal 4. Improve housing conditions for people with special needs.** | | | | | |

| Program | Responsible Agency | Quantified Objective | Timeframe | Current Status | Next Steps |
|---|---|---|---|---|---|
| Housing Policy 4A. Provide incentives for and encourage development of senior housing, and housing for the developmentally, mentally and physically disabled, at sites where proximity to services and other features make it desirable.<br><br>Housing Policy 4B. Support efforts to provide temporary shelter for homeless persons. | | | | | |
| *Housing Program 4.1. Continue to provide a density bonus for senior housing. Incentives must be created to encourage developers to build senior housing. The current density bonus ordinance provides a density bonus of up to 20 percent if any development includes at least 35 units.* | *Planning Commission, City Council* | *N/A* | *2007-2014* | The City's adopted density bonus ordinance notes that a density bonus is granted for any senior housing project of 35 units or more. | None needed. |
| *Housing Program 4.2. Facilitate projects that provide units meeting federal, State and local requirements.*<br><br>*Population groups in the City with special needs include the physically handicapped. Currently, the City enforces State-mandated requirements for rental housing units (Title 24). The City will study methods to provide ownership housing that can be equipped with handicapped facilities. The City has adopted a Reasonable Accommodation Ordinance and will provide fast-track processing and other incentives to facilitate the production of housing targeted to persons with disabilities.* | *Planning Commission* | *N/A* | *2007-2014* | The City continues to facilitate projects that meet federal, state and local requirements specifically related to reasonable accommodation requests to allow for housing for persons with disabilities. | Continue to attempt to assist those projects that provide units that meet federal, State and local requirements. |
| *Housing Program 4.3. Encourage housing for the mentally disabled.*<br><br>*The City will work with nonprofit developers of housing for the mentally disabled to identify and develop adequate sites. The City will apply to the County for CDBG monies and assist with tax exempt financing for land and/or building purchase and/or lease.* | *Planning Commission, Redevelopment Agency* | *6 VL*<br>*6 L* | *Consult with nonprofits and apply for funding annually* | The zoning ordinance allows facilities for the mentally disabled. | None needed. |
| *Housing Program 4.4. Amend the Zoning Ordinance to facilitate the provision of emergency homeless shelters, transitional* | *Public Works & Community Development* | *Zoning Ordinance Amendment* | *Within one year of Housing Element* | The City adopted an ordinance amendment for emergency homeless shelters in compliance | Apply the adopted ordinance amendment as |

| Program | Responsible Agency | Quantified Objective | Timeframe | Current Status | Next Steps |
|---|---|---|---|---|---|
| *and supportive housing as required by section 65583 of the Government Code (SB 2).*<br><br>*SB 2 of 2007 requires all jurisdictions with an unmet need to identify at least one zone where emergency shelters may be established by-right, subject to specific development standards. The City has conducted a preliminary review of the Light Industrial zone for its suitability to accommodate emergency shelters. This zone encompasses approximately 37 acres and could accommodate shelter facilities to meet the City's needs. A review of the properties in the Light Industrial zone revealed 11 vacancies. Building sizes range from 1,000 square feet to 33,000 square feet. Property records show that there are 19 buildings in this zone; however some of these buildings have been subdivided into small units.*<br><br>*The City Council will make the final determination regarding which zone(s) is most appropriate for this purpose and will process an amendment to the Code within one year of Housing Element adoption in compliance with SB 2. As part of the Code amendment, appropriate findings and development standards will be adopted in conformance with SB 2 to encourage and facilitate emergency shelters while ensuring community compatibility.*<br><br>*SB 2 also requires that transitional and supportive housing be considered a residential use subject to the same requirements and procedures that apply to other residential uses in the same district.* | *Department, Planning Commission, City Council* | | *adoption* | with this program of the Housing Element and in compliance with Section 65583 of the Government Code (SB 2). | appropriate. |

| Program | Responsible Agency | Quantified Objective | Timeframe | Current Status | Next Steps |
|---|---|---|---|---|---|
| *The City will process an amendment to the Code within one year of Housing Element adoption to clarify the Code's conformance with this requirement.* | | | | | |
| *Housing Program 4.5. Monitor statistics from police, county agencies or private organizations regarding homeless shelter needs.*<br><br>*A survey of the city's homeless, in conjunction with HomeBase (Contra Costa County's umbrella organization for the homeless), was conducted in the early 2009. That count determined 116 unsheltered homeless persons live in Pleasant Hill.* | *Public Works & Community Development Department, Redevelopment Agency, City Manager's Designee* | *N/A* | *2007-2014* | The City participated in the most recent homeless count in 2013; the results of this count showed that there were 53 unsheltered homeless in the City at the time of the count. | The City will continue to correspond with local homeless agencies. |
| **Housing Goal 5. Protect and rehabilitate the existing housing stock.** | | | | | |
| Housing Policy 5A. | Maintain and enhance the quality of Pleasant Hill's neighborhoods so they will retain their value as they mature. | | | | |
| Housing Policy 5B. | Preserve Pleasant Hill's existing housing stock in habitable condition. | | | | |
| Housing Policy 5C. | Ensure that new residential development is compatible with surrounding neighborhoods. | | | | |
| Housing Policy 5D. | Encourage single-family remodeling, and require additions to reflect the mass and scale of adjacent homes. | | | | |
| Housing Policy 5E. | Provide public services and improvements that keep neighborhoods safe and livable. | | | | |
| *Housing Program 5.1. Retain existing residential zoning and discourage non-residential uses in residential zones.* | *Planning Commission, City Council* | *N/A* | *2007-2014* | The City has not approved any rezoning of property from residential to non-residential. Most non-residential uses require a use permit and result in substantial analysis before the use is granted. | Continue to discourage requests to re- zone properties from residential to non-residential. |
| *Housing Program 5.2. Continue the Neighborhood Preservation program to provide low interest loans for rehabilitation of homes owned or occupied by low to moderate income households.*<br><br>*This program is publicized via pamphlets* | *Redevelopment Agency, City Manager's Designee* | *2 units per year,*<br>*5 L*<br>*10 M* | *2007-2014* | No residents were referred to the program during this reporting period. | Due to the dissolution of redevelopment by action of the State of California, the City will no longer have an affordable housing fund financed by |

| Program | Responsible Agency | Quantified Objective | Timeframe | Current Status | Next Steps |
|---|---|---|---|---|---|
| *available at City Hall and the public library, contacting neighborhood groups in older residential areas, and increasing building code enforcement tied to the availability of rehabilitation loans for specific areas.* | | | | | redevelopment to assist in the funding of this program.<br><br>Continue to use the Neighborhood Preservation program as deemed feasible considering funding constraints. |
| *Housing Program 5.3. Continue the City's Housing Rehabilitation Loan Program.* | *Redevelopment Agency, City Manager's Designee* | *5 units per year, 20 VL, 15 L* | *2007-2014* | No residents were referred to the program during this reporting period. | Due to the dissolution of redevelopment by action of the State of California, the City will no longer have an affordable housing fund financed by redevelopment to assist in the funding of this program.<br><br>The Rehabilitation Loan program will be revised to focus on emergency repair grants. |
| *Housing Program 5.4. Periodically evaluate the need for residential rehabilitation.*<br><br>*The City maintains information about the neighborhood surveys it has conducted to determine housing condition and the need for rehabilitation. The City will monitor both and will conduct neighborhood surveys every two years.* | *Public Works & Community Development Department, Redevelopment Agency, City Manager's Designee* | *N/A* | *2007-2014* | City Staff has not surveyed older neighborhoods during this reporting period. | Continue to survey older neighborhoods as necessary. |
| *Housing Program 5.5. Monitor the city's residential districts for housing suitable for rehabilitation or code enforcement.* | *Public Works & Community Development* | *N/A* | *2007-2014* | City staff works in conjunction with code enforcement when necessary to assist homeowners | Continue this program. |

| Program | Responsible Agency | Quantified Objective | Timeframe | Current Status | Next Steps |
|---|---|---|---|---|---|
| | *Department* | | | comply with housing code violations. | |
| *Housing Program 5.6. Preserve neighborhood appearance through the enforcement of City ordinances.* | *Public Works & Community Development Department* | *N/A* | *2007-2014* | The City Code Enforcement Officer regularly enforces the City Community Beautification Ordinance to ensure that City maintains an attractive appearance. | Continue to maintain the City's appearance through Code Enforcement procedures. |
| *Housing Program 5.7. Review the Capital Improvement Program (CIP) to determine priorities to maintain the community's older residential neighborhoods.*<br><br>*This review will verify that those areas needing improvement are scheduled for funding to address the identified need at a specific time in the future.* | *Public Works & Community Development Department, Planning Commission, City Council* | *N/A* | *2007 and every other year thereafter* | On a bi-annual basis, the City completes a Capital Improvement Program that includes infrastructure improvement projects in all areas of the City. Because older portions of the City have older infrastructure, they are normally targeted for areas of improvement, including roads, sidewalks, etc. | Continue reviewing the CIP on a bi-annual basis. |
| **Housing Goal 6. Preserve the City's affordable housing stock whenever and wherever feasible.** | | | | | |
| Housing Policy 6A. | Discourage the conversion of older residential units to other uses. | | | | |
| Housing Policy 6B. | Ensure that units produced for low- and moderate-income households are made available to those households and maintained as affordable units. | | | | |
| Housing Policy 6C. | Prohibit conversion of multifamily rental units to market rate condominiums if such conversions would reduce the number of rental apartments to less than 20 percent of the city's housing stock or if the rental apartment vacancy rate in the City is below 5 percent. | | | | |
| *Housing Program 6.1. Prohibit the conversion of assisted housing units to market rate for as long as possible and no less than 55 years after initial occupancy.* | *Public Works & Community Development Department, Redevelopment Agency, City Manager's Designee Planning Commission, City Council* | *N/A* | *2007-2014* | No conversions of assisted housing units to market rate during this reporting period. | Due to the dissolution of redevelopment by action of the State of California, the City will no longer have an affordable housing fund financed by redevelopment to assist in the funding of this program. |

| Program | Responsible Agency | Quantified Objective | Timeframe | Current Status | Next Steps |
|---|---|---|---|---|---|
| *Housing Program 6.2. Identify assisted dwelling units at risk of conversion to market rate and work with property owners to preserve the units for low-income families.* | *Redevelopment Agency, City Manager's Designee* | *N/A* | *2007-2014* | The City maintains a list of affordable units and periodically rechecks it. During this period, no units were at risk of converting. | Continue to monitor the affordable units and assist with keeping them affordable when and where feasible.<br><br>Due to the dissolution of redevelopment by action of the State of California, the City will no longer have an affordable housing fund financed by redevelopment to assist in the funding of this program. |
| *Housing Program 6.3. Ensure that occupants of below market rate ownership units meet specified income requirements at time of purchase.*<br><br>*This program will augment the City's requirement to preserve affordable units for 55 years by ensuring that only qualified occupants are the beneficiaries of below market-rate ownership units.* | *Planning Commission, Redevelopment Agency, City Manager's Designee* | *N/A* | *2007-2014* | The City qualifies all purchasers of affordable units and requires annual reports from all properties that have affordable rental units.<br><br>In addition, the City recently completed an analysis of affordable housing pricing depending on the number of bedrooms to ensure affordability at various income levels. | Continue this process. |
| *Housing Program 6.4. Require resale and rental controls on below market rate units provided through the inclusionary housing provisions or through public assistance.*<br><br>*The City's inclusionary ordinance is a requirement that has been imposed on all residential development since 1996.* | *Public Works & Community Development Department, Planning Commission, City Council* | *N/A* | *2007-2014* | The City has resale and rental controls on all assisted units. | Continue this process. |
| *Housing Program 6.5. Explore a variety of tools for preserving assisted units, including* | *Redevelopment Agency, City* | *25 VL* | *2007-2014* | City staff continues to explore ways for preserving assisted units. | Continue to explore the development of |

| Program | Responsible Agency | Quantified Objective | Timeframe | Current Status | Next Steps |
|---|---|---|---|---|---|
| *monitoring at-risk units, participating in acquisition of below-market rental units by tenants or non-profits, facilitating refinancing or purchase of developments from owners who file a notice indicating that they intend to opt out of a subsidy agreement, and providing technical and relocation assistance to tenants.* | *Manager's Designee* | | | | an affordability covenant program as feasible.<br><br>Due to the dissolution of redevelopment by action of the State of California, the City will no longer have an affordable housing fund financed by redevelopment to assist in the funding of this program. |
| *Housing Program 6.6. Enforce existing condominium conversion ordinance. Prohibit further conversions unless the threshold percentage of apartments is below 20 percent and if the apartment vacancy rate is below 5 percent.* | *Planning Commission, City Council* | *N/A* | *2007-2014* | No condominium conversion requests were received during the most recent planning period. | Continue to enforce the City's Condominium Conversion Ordinance. |
| *Housing Program 6.7. Regularly evaluate the proportion of rental apartments in the city to ensure appropriate implementation of the condominium conversion ordinance.* | *Public Works & Community Development Department* | *N/A* | *2007-2014* | Rental units account for approximately 29% of the City's dwelling units. | Continue to monitor the proportion of rental units in the City. |
| *Housing Program 6.8. Require all assisted housing units to submit reports on a timely basis demonstrating compliance with the recorded affordability agreements.* | *Public Works & Community Development Department City Manager's Designee, Redevelopment Agency* | *N/A* | *2007-2014* | All assisted affordable housing complexes and single-family units submit annual reports demonstrating compliance. | Continue this program. |
| **Housing Goal 7. Ensure equal housing opportunities for all.** | | | | | |
| Housing Policy 7A. | Ensure that individuals and families seeking housing in Pleasant Hill are not discriminated against on the basis of age, disability, gender, sexual orientation, family structure, national origin, ethnicity, religion, lawful occupation, or other similar factors. | | | | |

| Program | Responsible Agency | Quantified Objective | Timeframe | Current Status | Next Steps |
|---|---|---|---|---|---|
| *Housing Program 7.1. Continue to refer all reports of housing discrimination to the local fair housing-related non-profit that is funded by the County CDBG program.* | *Redevelopment Agency, City of Pleasant Hill* | *N/A* | *2007-2014* | Instead of a formal agreement with Housing Alliance, the City falls under the County's CDBG "umbrella". As such, residents with discrimination complaints are referred to those housing counseling services. | Continue to refer residents to appropriate agencies. |
| *Housing Program 7.2. Develop guidelines for implementing the City's recently adopted reasonable accommodation ordinance and review the Zoning Ordinance to identify other provisions that could pose constraints on the development of housing for persons with disabilities and reduce or eliminate constraints through appropriate ordinance amendments.*<br><br>*The City will complete its reasonable accommodation ordinance implementation guidelines, review the Zoning Ordinance for any further amendments needed to reduce or eliminate constraints on development of housing for persons with disabilities, and review its building codes and processing procedures as well as work with developers to ensure ADA and Title 24 compliance and other elements and factors related to livability.* | *Public Works & Community Development Department* | *N/A* | *2007-2014* | The guidelines for reasonable accommodation requests are in use when the City receives reasonable accommodation requests. | Continue to use the guidelines when reviewing reasonable accommodation requests. Periodically review the reasonable accommodation ordinance to make additional amendments as appropriate. |
| *Housing Program 7.3. Promptly address complaints of discrimination in the sale, rent, and development of housing in Pleasant Hill.*<br><br>*The City's procedure is to refer these types of complaints to the County funded non-profit fair-housing agency, such as SHELTER Inc., or Pacific Community Services.* | *Redevelopment Agency, City of Pleasant Hill* | *N/A* | *2007-2014* | All complaints of housing discrimination are promptly addressed. | Continue with this action. |
| *Housing Program 7.4. Encourage developers to provide amenities for single heads of* | *Architectural Review* | *N/A* | *2007-2014* | Encourage and recommend multi-family projects to provide | Continue to review appropriate projects |

| Program | Responsible Agency | Quantified Objective | Timeframe | Current Status | Next Steps |
|---|---|---|---|---|---|
| *households, the disabled, and senior citizens.*<br><br>*For example, an amenity that would encourage housing opportunities for single heads of households would be the provision of childcare centers. An amenity in a new residential community for the disabled might be walkways to accommodate wheelchair access. And a housing development could promote social interaction among residents of all ages with the addition of a clubhouse or other recreational facility.* | *Commission, Planning Commission* | | | recreational facilities, when senior centers are proposed, appropriate amenities are provided. | and require amenities to serve the project. |
| **Housing Goal 8. Require energy conserving practices in the maintenance of existing dwellings and in new residential development, additions and remodeling.** | | | | | |
| Housing Policy 8A. Encourage energy conservation practices for new and existing residential dwellings.<br>Housing Policy 8B. Encourage the use of green building and sustainable practices for new and renovation projects throughout the City. | | | | | |
| *Housing Program 8.1. Enforce the State's Energy Conservation Standards for new residential construction and additions to existing structures.* | *Building Services Division* | *N/A* | *2007-2014* | Projects are required to comply with Title 24 standards, which include the State of California "Green Building Requirements" through the building permit process. The City recently adopted the latest State Building Code provisions that include the latest energy conservation standards. | Continue to require compliance with Title 24 requirements and any new energy conservation requirements originated from the State. |
| *Housing Program 8.2. Encourage innovative designs to maximize passive energy efficiency.* | *Architectural Review Commission, Planning Commission* | *N/A* | *2007-2014* | The City-Wide design guidelines include recommendations to incorporate design that encourage energy efficiency and other green methods that result in energy and cost savings. | Continue to encourage new development to incorporate energy efficiency techniques into projects. |
| *Housing Program 8.3. Provide information to the public, and support efforts by public utilities, to encourage home conservation practices.* | *Public Works & Community Development Department* | *N/A* | *2007-2014* | The City has worked cooperatively with utilities (PG&E, CCWD, EBMUD) to promote energy conservation and provide | Continue to work with utilities to support efforts to conserve energy. |

| Program | Responsible Agency | Quantified Objective | Timeframe | Current Status | Next Steps |
|---|---|---|---|---|---|
| | | | | education to the public. | Provide information to the public about home conservation practices through the internet, city newsletter and other forms of media. |
| *Housing Program 8.4. Encourage use of sustainable and innovative building practices and materials. Provide public information concerning accepted and available sustainable building practices in partnership with groups promoting those practices. Amend the City's Building Code as needed to be consistent with the future State of California Green Building Standards Code when it is in effect.* | *Public Works & Community Development Department, Architectural Review Commission, Planning Commission, City Council* | *N/A* | *2011-2012* | The City continues to encourage incorporating sustainable and innovative building practices and materials through the design review process. In addition, the City Building Code requires compliance with the State of California Green Building Standards Code. | Continue to encourage sustainable building practices through the design review process. |
| *Housing Program 8.5. Expand the Housing Rehabilitation Loan program to include the purchase and installation of solar (photovoltaic) energy systems for low-income homeowners.* | *Redevelopment Agency, City Manager's Designee* | *3 loans per year* | *2011-2012* | No residents were referred to the program during this reporting period. | Due to the dissolution of redevelopment by action of the State of California, the City will no longer have an affordable housing fund financed by redevelopment to assist in the funding of this program. |
| **Housing Goal 9. Facilitate public participation in the formulation and review of the City's housing and development policies.** | | | | | |
| Housing Policy 9A. Implement procedures to provide the public with enhanced notification. | | | | | |
| *Housing Program 9.1. Provide enhanced public notification for Neighborhood, Area-Wide and City-Wide Projects.* | *Public Works & Community Development Department,* | *N/A* | *2007-2014* | The City provides enhanced noticing for neighborhood, area-wide and city-wide projects. | Continue to provide enhanced noticing for projects when deemed appropriate. |

| Program | Responsible Agency | Quantified Objective | Timeframe | Current Status | Next Steps |
|---|---|---|---|---|---|
| *Continue to implement enhanced public notification for projects based on the impact of the project; either on a neighborhood, area-wide or City-wide level.* | *Redevelopment Agency* | | | | |

***Grayson Creek – 70 low-income affordable units***

## Population, Housing and Employment Trends for Pleasant Hill

### *Population*

The U.S. Census data used in this Housing Element are from the 2010 Census and the American Community Survey (ACS). Most projections are from Association of Bay Area Governments (ABAG). Some data and estimates are from the State Department of Finance (DOF). ABAG and DOF estimates can differ from the Census data due to differences in methodology.

Since Pleasant Hill is mostly "built out," the projected population growth is limited and rises less than one-half of a percent per year over the projected time period as shown in *Table H2*. By the end of the forecast period (2040), the annual growth is projected to stabilize at one-half percent per year. By 2040, the final year in *Table H2*, Pleasant Hill is expected to have a population of about 37,700.

**Table H2. Population Estimates and Projections, 2010–2040**

| Population | 2010 | 2020 | 2030 | 2040 |
|---|---|---|---|---|
| **City of Pleasant Hill** | 33,152 | 34,400 | 35,900 | 37,700 |
| Increase from prior year | | 1,248 | 1,500 | 1,800 |
| Percent Increase | | 3.76% | 4.36% | 5.01% |
| Annual Rate of Increase | | 0.38% | 0.44% | 0.50% |

*Source: ABAG Projections 2013, U.S. Census*

In evaluating housing needs, it is important to distinguish between the household population (those people living in single-family homes, condominiums, apartments, mobile homes or other housing units) and the group quarters population (those living in institutions such as nursing homes, dormitories, or shelters). Pleasant Hill has about 463 people living in group quarters, a slight increase from 460 in 2000 (see *Table H3*). The largest segment of the group quarters population (291 persons or 63%) is represented by persons in nursing homes. Because group quarters are not considered housing units, this segment of the population is not factored into the Regional Housing Needs Plan.

### Table H3. City Household and Group Quarters Population

| Population | 2000 | 2010 |
|---|---|---|
| **In Households** | 32,377 | 32,689 |
| Increase | | 312 |
| Percent Increase | | 0.96% |
| Annual Rate of Increase | | 0.10% |
| **In Group Quarters** | 460 | 463 |
| Increase | | 3 |
| Percent Increase | | 0.7% |
| Annual Rate of Increase | | 0.07% |
| **Total Population** | **32,837** | **33,152** |

*Source: U.S. Census*

## *Ethnic Populations*

The minority population of Pleasant Hill represents a small but growing proportion of the total population (see *Table H4*), although the percentage is significantly lower than that in the County. Pleasant Hill experienced an increase in the number of people of Hispanic and Asian origin, as immigration from these areas to the San Francisco Bay Area continues. Those identified by the Census as "Hispanic" climbed from 8.4 percent in 2000 to 11.3 percent in 2010, and those identified as "Asian" rose from 9.7 percent to 12.8 percent. The data show a decrease in the non-Hispanic white and the American Indian populations during this time, and a small increase in the Black or African American population.

### Table H4. Ethnic Composition

| Population Group | 2000 | | 2010 | |
|---|---|---|---|---|
| | Number | Percent | Number | Percent |
| White (non-Hispanic) | 26,852 | 81.8% | 24,846 | 70.3% |
| Black or African American | 504 | 1.5% | 686 | 1.9% |
| Hispanic or Latino | 2,767 | 8.4% | 4,009 | 11.3% |
| American Indian and Alaska Native** | 155 | 0.5% | 127 | 0.4% |
| Asian** | 3,186 | 9.7% | 4,516 | 12.8% |
| Native Hawaiian and Other Pacific Islander** | | | 66 | 0.2% |
| Other (non-Hispanic) | 763 | 2.3%% | 1,079 | 3.0% |
| Total | *34,180 | 100.0% | *35,329 | 100.0% |

*Source: U.S. Census 2000 and Census 2010*
**Exceeds city population because individuals may report more than one race.*
***Category terminology changed or added in 2010 Census*

### *Households*

The Census Bureau defines a household as "a person or group of persons who live in a housing unit." The people who make up a household do not have to be related. ABAG projections show the number of households increasing in the City from 13,708 in 2010 to 15,060 in 2040 (see *Table H5*).

**Table H5. Household Projections, 2010–2040**

| Households | 2010 | 2020 | 2030 | 2040 |
|---|---|---|---|---|
| Total Households | 13,708 | 14,160 | 14,610 | 15,060 |
| Increase | | 230 | 230 | 230 |
| Percent Increase | | 1.65% | 1.60% | 1.55% |
| Annual Rate of Increase | | 0.33% | 0.32% | 0.31% |

*Source: ABAG, Projections 2013*

Two-person households are the most common in Pleasant Hill (34 percent), with single- person households second (29 percent). In 2010, about six percent of all households had more than four persons (see *Table H6*). The 2010 Census also showed that owners occupied 61.8 percent of housing units.

**Table H6. Household Size and Ownership, 2010**

| Persons/ HH | Owner | Renter | Total | Percent |
|---|---|---|---|---|
| 1 | 1,957 | 1,972 | 3,929 | 28.66% |
| 2 | 3,059 | 1,579 | 4,638 | 33.83% |
| 3 | 1,512 | 875 | 2,387 | 17.41% |
| 4 | 1,363 | 532 | 1,895 | 13.82% |
| 5 | 393 | 193 | 586 | 4.27% |
| 6 | 126 | 57 | 183 | 1.33% |
| 7 or More | 60 | 30 | 90 | 0.66% |
| **Totals** | **8,470 (61.8%)** | **5,238 (38.2%)** | **13,708** | **100%** |

*Source: 2010 U.S. Census*

### *Employment*

The effect of employment trends on planning for housing is measured through the ratio of jobs to housing. If a city does not have enough units to house the workers employed in the city, the cost of housing is pushed up as people compete for the limited number of units. Workers who lose out in that competition must find housing elsewhere and commute to work, increasing traffic problems in and between the cities where they live and work.

The jobs/housing balance can be expressed in two ways: as the ratio of jobs to households; or as the ratio of jobs to employed residents (see *Table H7*). In the Bay Area, there are 1.40 workers per household, so a city that has more than 1.40 jobs per household is considered "jobs-rich." In the economy as a whole, there would be one employed resident for every job (ignoring unfilled

jobs), so a city with significantly more than one job per employed resident would also be jobs-rich.

**Table H7. Jobs/Housing Balance, 2010-2040**

| Component | 2010 | 2020 | 2030 | 2040 |
|---|---|---|---|---|
| Jobs | 17,370 | 20,120 | 21,300 | 22,940 |
| Households | 13,708 | 14,160 | 14,610 | 15,060 |
| Employed Residents | 16,000 | 17,900 | 17,950 | 18,460 |
| Jobs per Household | 1.27 | 1.42 | 1.46 | 1.52 |
| Jobs per Employed Resident | 1.09 | 1.12 | 1.19 | 1.24 |

*Source: ABAG Projections 2013*

As of 2010 Pleasant Hill was estimated to have 1.27 jobs per household and 1.09 jobs per employed resident. These figures are similar to the regional average, although the jobs/housing ratio is expected to gradually become more jobs-rich throughout the period covered by the ABAG projections.

### *Housing Needs*

As part of Housing Element law, the State has adopted a process for determining each local jurisdiction's fair share of regional housing needs. The process begins with the State Department of Housing and Community Development (HCD) meeting with each regional council of governments to determine the need for new housing in that region. The regional council of governments is then required to determine what share of that regional housing need should be assigned to each city and county. The requirements for each jurisdiction include a share of housing needs for all income levels.

For housing planning and funding purposes, HCD uses five income categories to evaluate housing need based on the Area Median Income (AMI) for the metropolitan area:

- Extremely-Low-Income Households earn between 0 and 30 percent of AMI
- Very-Low-Income Households earn between 31 and 50 percent of AMI
- Low-Income Households earn between 51 and 80 percent of AMI
- Moderate-Income Households earn between 81 and 120 percent of AMI
- Above-Moderate-Income Households earn over 120 percent of AMI

ABAG and HCD determined that the nine-county Bay Area has a need for 187,990 new housing units during the period from January 1, 2014 to October 31, 2022. ABAG allocated shares of this need to cities by calculating each city's share of the projected increase in the number of jobs and households during that period. For all jurisdictions in Contra Costa, the County was assigned 100 percent of the Regional Needs for the Spheres of Influence. Pleasant Hill's share of regional housing needs is 448 units over the 2014-2022 period: 26.4 percent of the units are assigned to very-low-income households, 15.4 percent to low-income households, 18.8 percent to moderate-income households, and 39.5 percent for above-moderate-income households (see *Table H8*).

Cities are not required to produce this number of units; it is assumed that production of housing will be carried out primarily by the private sector and will be affected by market

conditions and other factors beyond the City's control. Instead, the City must create conditions through zoning and land use policies that would allow the private sector to construct the targeted number of units. If the Housing Element shows that current conditions would not accommodate the targets, the City is expected to develop policies and programs to create conditions under which the units could be constructed. These policies and programs can include rezoning or other changes in land use policies, direct City subsidies to developers, or participation in County, State, or federal programs to assist in the production of housing.

**Table H8. City Share of Regional Housing Need, 2014-2022**

| Income Category | Percent of RHNA | Assigned Units |
|---|---|---|
| Extremely Low (<30% median) | 13.2% | 59 |
| Very Low (31-50% median) | 13.2% | 59 |
| Low (50-80% median) | 15.4% | 69 |
| Moderate (80-120% median) | 18.8% | 84 |
| Above Moderate (>120% median) | 39.5% | 177 |
| **Total** | **100%** | **448** |

*Source: Association of Bay Area Governments; City of Pleasant Hill*

Although not shown as a category in the RHNA distribution, state law also requires cities to identify existing and projected housing needs for extremely-low-income ("ELI") households. Jurisdictions may use one-half of the very-low-income RHNA allocation to calculate ELI need, which results in an estimated need of 59 ELI units for this planning period.

### *Age Distribution*

As is the case elsewhere in California, the population of Pleasant Hill is aging: people over 65 years old made up 14 percent of the population in 2010 while the proportion of residents under age 45 decreased to 56 percent.. This trend is consistent with the aging of the "baby-boomers" – an unusually large segment of the population that was born between 1946 and 1964. From 2000 to 2010 the median age of Pleasant Hill residents increased from 39.0 to 40.7 years.

**Table H9. Age Distribution by Percentage, 2000-2010**

| Age Group | 2000 | 2010 |
|---|---|---|
| <20 | 24% | 22% |
| 20-44 | 37% | 34% |
| 45-64 | 26% | 30% |
| 65+ | 13% | 14% |

*Source: U.S. Census*

### *Elderly*

The elderly are considered those aged 65 and over. In 2010 there were 2,133 owner-occupied senior households and 822 renter-occupied senior households reported in Pleasant Hill.

**Table H10. Householder Age by Tenure, 2010**

| | Owner Households | % | Renter Households | % |
|---|---|---|---|---|
| Under 65 years | 6,337 | 74.8% | 4,416 | 84.3% |
| 65 to 74 years | 1,120 | 13.2% | 286 | 5.5% |
| 75 to 84 years | 682 | 8.1% | 273 | 5.2% |
| 85 years and over | 331 | 3.9% | 263 | 5.0% |
| Total Households | 8,470 | 100% | 5,238 | 100% |

*Source: U.S. Census 2010*

Elderly individuals on fixed incomes may find themselves in need of affordable housing and/or housing cost assistance. Seniors may also require assistance with domestic chores and activities, such as driving, cooking, cleaning, showering or even climbing stairs. For elderly people who live alone, or who don't have relatives able to care for them, the need for assistance may not be met. The City offers a door-to-door senior van service on weekdays for a minimal cost.

There are 642 residential and 397 group care spaces for seniors in Pleasant Hill (see *Table H11*). There also are at least 21 smaller senior care facilities located throughout the city with a combined capacity of 122 beds. The total senior care capacity in Pleasant Hill is 1,161 compared to the 2010 Census report that there are 4,606 residents aged 65 or older. This means that there is approximately one senior care space for every four senior residents in Pleasant Hill. According to ABAG projections the total population of seniors in Pleasant Hill is expected to increase by about 14 percent from 2010 to 2040. Therefore, an increase of 163 senior housing beds would be needed during this time period in order to keep the same 4:1 care ratio. However, since the senior population is expected to grow at a faster rate than the population as a whole during the next few decades, the need for additional senior housing will likely be even higher.

In meeting the needs of the increasing elderly population, the following factors must be considered:

- Limited remaining sites suitably zoned for senior housing;
- Decreasing State and federal funding to provide additional housing for seniors; and
- Physical and/or other restrictions that may limit seniors' ability to maintain their own health and/or the condition of their home.

**Table H11. Senior and Group Care Facilities, 2014**

| Facility | Units | Location | Financing |
|---|---|---|---|
| **Senior Housing** | | | |
| Aegis | 90 | 1660 Oak Park Boulevard | Private |
| Hookston Manor | 100 | 80 W. Hookston Road | HUD CDBG |
| Ellinwood | 154 | 400 Longbrook Way | Mun. Rev. Bond |
| The Chateau I | 123 | 2770 Pleasant Hill Road | Tax-Exempt Bonds |
| Chateau III | 175 | 175 Cleaveland Road | Tax-Exempt Bonds |
| Other Small Facilities | 74 | Various | Various |
| ***Total Senior Housing Units*** | ***716*** | | |
| **Facility** | **Beds** | **Location** | **Financing** |
| **Group Care Facilities** | | | |
| Crestwood | 78 | 550 Patterson Boulevard | Private |
| Chateau- Poet's Corner | 75 | 540 Patterson Boulevard | Private |
| Rosewood (ICF/SNF) | 113 | 1911 Oak Park Boulevard | Private |
| Oak Park (SNF) | 45 | 1625 Oak Park Boulevard | Private |
| The Chateau II | 42 | 2770 Pleasant Hill Road | Private |
| Pleasant Hill Manor | 44 | 40 Boyd Road | Private |
| Other Small Facilities | 42 | Various | Various |
| ***Total Group Care Beds*** | ***439*** | | |

*Source: California Department of Social Services*

### *Persons with Disabilities*

Disabilities may affect a person's housing needs in two ways: a mobility or self-care limitation may require modifications to housing to accommodate the disability; and a work disability may limit a person's ability to afford adequate housing. Some individuals may have more than one type of disability.

Disabilities are much more common among the elderly population: about 37 percent of seniors have some form of disability, compared to only 8 percent for people 18-64 years old (see *Table H12*). Appropriate modifications to housing units can assist those with mobility and self-care limitations to remain in their homes or to find appropriate housing.

**Table H12. Disabilities by Age Group**

| Disability by Age | Persons | Percent |
|---|---|---|
| Total civilian noninstitutionalized population | 33,010 | - |
| With any disability | 3,749 | 11.4% |
| Under Age 5 - total persons | 1,673 | -- |
| With a hearing difficulty | 24 | 1.4% |
| With a vision difficulty | 0 | 0.0% |
| Age 5 to 17 - total persons | 4,562 | |
| With a hearing difficulty | 14 | 0.3% |
| With a vision difficulty | 0 | 0.0% |
| With a cognitive difficulty | 91 | 2.0% |
| With an ambulatory difficulty | 0 | 0.0% |
| With a self-care difficulty | 10 | 0.2% |
| Age 18 to 64 - total persons | 22,051 | |
| With a hearing difficulty | 346 | 1.6% |
| With a vision difficulty | 306 | 1.4% |
| With a cognitive difficulty | 676 | 3.1% |
| With an ambulatory difficulty | 881 | 4.0% |
| With a self-care difficulty | 175 | 0.8% |
| With an independent living difficulty | 529 | 2.4% |
| Age 65 and over* - total persons | 4,724 | |
| With a hearing difficulty | 594 | 12.6% |
| With a vision difficulty | 290 | 6.1% |
| With a cognitive difficulty | 613 | 13.0% |
| With an ambulatory difficulty | 1192 | 25.2% |
| With a self-care difficulty | 562 | 11.9% |
| With an independent living difficulty | 1115 | 23.6% |

Source: U.S. Census 2008-2012 ACS Table S1810

Note: Totals may exceed 100% due to multiple disabilities per person

Housing assistance programs for lower-income households also help those whose incomes are limited by work disabilities. State Administrative Code Title 24 requires that places of employment, housing, public accommodation, commercial facilities, transportation, communications and public services be accessible to persons with disabilities. In addition, the City has adopted reasonable accommodation procedures to facilitate modifications to zoning or building regulations that may be necessary to assist those with disabilities in maintaining use of their homes.

### *Developmentally Disabled*

Section 4512 of the California Welfare and Institutions Code defines a "Developmental disability" as a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes intellectual disability, cerebral palsy, epilepsy, and autism. This term

also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult. The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Regional Center of the East Bay (RCEB), located in San Leandro, is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. The state Department of Developmental Services estimates that there were 5,828 persons with developmental disabilities in Contra Costa County receiving services through the RCEB in 2013. Of these, more than 70 percent were living at home with parents or other guardians. RCEB estimates that there are approximately 338 persons with developmental disabilities living in Pleasant Hill, and that 115 additional units of supportive housing are needed during 2014-2023 to serve these persons[2].

Supportive housing can provide opportunities for independent living for persons with developmental disabilities. Consistent with state law, Pleasant Hill has adopted zoning regulations to facilitate supportive housing by allowing this type of use subject to the same regulations and procedures as apply to other housing units of the same type in the same zone.

### *Large Families and Overcrowding*

Recent Census surveys estimate that only about 7 percent of Pleasant Hill owner households and 5 percent of renter households had five or more persons (see *Table* H13a). Large households who are renters may experience significant housing problems if they are unable to find larger apartments or homes with three or more bedrooms. However, Census estimates report that there are about 1,200 3-bedroom rental units and about 200 rental units with 4 or more bedrooms in the city, therefore there does not appear to be a shortage of adequately-sized rental units to accommodate large families.

**Table H13a. Household Size by Tenure**

| | Owner | | Renter | |
|---|---|---|---|---|
| **Household Size** | **Households** | **%** | **Households** | **%** |
| 1 person | 1,957 | 23.1% | 1,972 | 37.6% |
| 2 persons | 3,059 | 36.1% | 1,579 | 30.1% |

[2] Housing Consortium of the East Bay memo, January 30, 2014

| | | | | |
|---|---|---|---|---|
| 3 persons | 1,512 | 17.9% | 875 | 16.7% |
| 4 persons | 1,363 | 13.1% | 532 | 10.2% |
| **5 persons** | **393** | **4.6%** | **193** | **3.7%** |
| **6 persons** | **126** | **1.5%** | **57** | **1.1%** |
| **7 persons or more** | **60** | **0.7%** | **30** | **0.6%** |
| Total Households | 8,470 | 100% | 5,238 | 100% |

*Source: U.S. Census 2007-2011 ACS*

While large households may often be overcrowded (defined as more than one person per room), smaller households may also find themselves in overcrowded conditions when their incomes are too low to afford adequate housing. Overcrowding does not appear to be a major problem in Pleasant Hill (see *Table H13b*). Only 3.7 percent of renter households and less than one percent of owner households are overcrowded based on recent Census estimates.

### Table H13b. Overcrowding

| Persons per Bedroom | Owners | | Renters | |
|---|---|---|---|---|
| | Households | Percent | Households | Percent |
| Not Overcrowded 1.00 or less | 8,152 | 99.2% | 5,286 | 96.2% |
| Overcrowded 1.01 to 1.50 | 39 | 0.5% | 134 | 2.4% |
| Severely Overcrowded 1.51 or more | 24 | 0.3% | 74 | 1.3% |
| **Total Households** | **8,215** | **100%** | **5,494** | **100%** |

*Source: U.S. Census 2008-2012 ACS*

## *Single-Parent Households*

*Table H14* shows that about 4.9 percent of Pleasant Hill households are female-headed families with children under 18. Even though this proportion is relatively small, housing problems for this group can be significant. High housing costs in the Bay Area often require two workers per household, so any household with only one person able to earn wages is at a significant disadvantage in the housing market. Also, Census data shows the poverty status being higher for single parents than for any other group. Single parents may also have to take more time off from work to care for their children. Many single-parent households are also at a high risk of becoming homeless because of their lower incomes and the lack of affordable housing and support services.

### Table H14. Household Type and Presence of Children, 2010

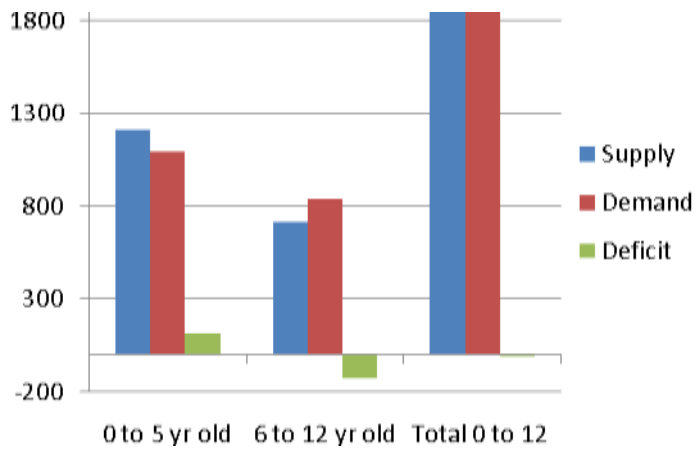
| Household Type | Households | Percent |
|---|---|---|
| Family households with related children under 18 | 3,810 | 27.8% |
| Family households without related children under 18 | 4,475 | 32.6% |
| Married-couple with related children under 18 | 2,856 | 20.8% |
| Married-couple without related children under 18 | 3,473 | 25.3% |
| Female Householder (no husband present) with related children under 18 | 673 | 4.9% |

| | | |
|---|---|---|
| Female Householder (no husband present) without related children under 18 | 686 | 5.0% |
| Non-family Households | 5,423 | 39.6% |
| **Total Households** | **13,708** | **100.0%** |

*Source: U.S. Census 2010*

Planning for housing development to serve single-parent families may require on-site child-care facilities as well, although up to this point Pleasant Hill has done well meeting the demand. A recent analysis by the Contra Costa County Office of Education and the Contra Costa Local Planning Council for Child Care and Development shows that as of 2006, the estimated number of child care spaces in Pleasant Hill was 1,920, while the demand was estimated to be 1,930; a short-fall of 10 spaces. When broken down into age-specific categories, there was a surplus of child care spaces for children 0–5 years old and a deficit for children age 6 – 12 years (*Figure H1*).

***Figure H1 - Child Care Supply and Demand in 2006***




### *Persons in Need of Emergency Shelter*

State Housing Element law requires the analysis of the special housing requirements of persons and families in need of emergency shelter, and identification of adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate the development of emergency shelters.

Pleasant Hill participates in countywide efforts to assist the homeless and those in need of temporary shelter. The County Health Services Department (HSD) develops plans and programs to assist the homeless throughout Contra Costa County. In 2004, the County adopted the "Ending Homelessness in Ten Years: A County-Wide Plan for the Communities of Contra Costa County" (Ten Year Plan). Through the Ten Year Plan, the County has adopted a "housing first" strategy, which works to immediately house a homeless individual or family rather than force them through a sequence of temporary shelter solutions. The Ten Year Plan further de-emphasizes emergency shelters by supporting "interim housing" as a preferred housing type. Interim housing is very short-term and focuses on helping people access permanent housing as quickly as possible. Services provided in interim housing include housing search assistance and case management to help address immediate needs and identify longer-term issues to be dealt with once in permanent housing.

The Contra Costa Inter-jurisdictional Council on Homelessness (CCICH) is charged with providing a forum for communication about the implementation of the Ten Year Plan and providing advice and input on the operations of homeless services, program operations, and

program development efforts in Contra Costa County. The CCICH also conducts a "Point-in-Time" survey of homelessness every two years. The most recent survey, conducted on January 30, 2013 identified a total of 3,798 homeless persons countywide (including both sheltered and unsheltered) and found that Pleasant Hill had 53 unsheltered homeless persons at that time.

The primary police department contact with the homeless is a group of about a dozen men with drug and alcohol abuse problems. Most of the homeless pass through the city after one or two nights, and about half of them sleep in cars. Occasionally car-based transient groups have been observed to include children.

As noted in Housing Policy 4.4 and accompanying programs, the City has adopted zoning regulations to facilitate the development of supportive, transitional and emergency shelter facilities in specific zoning districts per Section 65583 of the California *Government Code* (see also the Constraints chapter for further discussion of the City's zoning regulations for these types of uses).

In 2005, Contra Costa Interfaith Housing at 2387 Lisa Lane, opened a 28-unit facility that assists formerly homeless families. The facility offers various types of counseling on-site, such as money-management skills, and includes a homework club for children. Rents for these units are based upon the occupants' income, not a calculated amount from the State Income Limits.

The Housing Alliance, Housing Rights, and Shelter, Inc. are countywide nonprofit organizations that address homelessness issues by providing services to Pleasant Hill residents, including revolving loan and cash assistance programs to help people re-establish and maintain permanent housing; a rental deposit guarantee program that guarantees to landlords that formerly homeless people will repay move-in costs; family counseling; and information and referral services.

### *Farm workers*

Pleasant Hill has only one small (less than 20 acres), working farm. It is located on the Mangini-Delu property, near the intersection of Pleasant Hill Road and Taylor Boulevard. The property is farmed by the owners. Recent Census estimates[3] showed only 8 residents reported their occupation as farming, fishing or forestry. This number is less than 1/10$^{th}$ of 1 percent of Pleasant Hill's estimated total employed population of 16,141.

### *Income and Overpayment*

The income earned by a household is an important indicator of the household's ability to acquire adequate housing. While upper income households have more discretionary income to spend on housing, lower- and moderate-income households are more limited in the range of housing that they can afford. Typically, as household income decreases, the incidence of overpayment and overcrowding increases. The following income categories are used in Housing Element analyses:

[3] 2010-2012 ACS Table S2401

- **Extremely-low-income households** earn 30% or less of the Area (county) Median Income (AMI), adjusted for household size;
- **Very-low-income households** earn between 31% and 50% of the AMI, adjusted for household size;
- **Low-income households** earn between 51% and 80% of the AMI, adjusted for household size;
- **Moderate-income households** earn between 81% and 120% of the AMI, adjusted for household size; and,
- **Above-moderate-income households** earn over 120% of the AMI, adjusted for household size.

The extremely-low, very-low, and low income categories together are sometimes referred to as "lower-income." Recent Census estimates reported the median household income for Pleasant Hill was $76,750 compared to $78,187 for Contra Costa County as a whole. Overpayment for housing is defined as paying more than 30 percent of gross household income for housing and utilities. High housing cost is a problem for many Pleasant Hill households, particularly those in the lower-income categories. Recent HUD estimates reported that about 58 percent of lower-income owners and 76 percent of lower-income renters in Pleasant Hill were paying more than 30 percent of income for housing (see *Table H15*).

Table H15. Overpayment

| Income Category | Owners | | Renters | |
|---|---|---|---|---|
| | Households | Percent | Households | Percent |
| Extremely low households | 495 | | 895 | |
| Households overpaying | 355 | 71.7% | 645 | 72.1% |
| Very low households | 615 | | 560 | |
| Households overpaying | 300 | 48.8% | 505 | 90.2% |
| Low households | 855 | | 930 | |
| Households overpaying | 475 | 55.6% | 650 | 69.9% |
| Subtotal: All lower-income households | 1,965 | | 2,385 | |
| Subtotal: Households overpaying | 1,130 | 57.5% | 1,800 | 75.5% |
| Moderate households | 485 | | 675 | |
| Households overpaying | 260 | 53.6% | 240 | 35.6% |
| Above moderate households | 6,235 | | 1685 | |
| Households overpaying | 1,845 | 29.6% | 190 | 11.3% |

*Source: HUD CHAS, based on the 2006-2010 ACS*

### *Housing Affordability*

Housing affordability is determined by the ratio of income to housing costs. According to the HCD guidelines for 2014, the area median income (AMI) for a family of four in Contra Costa County is $93,500. Based on state guidelines, income limits for a four-person family along with rents and estimated sales prices generally considered to be "affordable" are shown in *Table H16*.

An affordable housing payment is considered to be no more than 30% of a household's gross income. For rental units, this includes rent plus utilities. Assuming that a potential homebuyer within each income group has acceptable credit, a typical down payment (5% to 10%), and other housing expenses (taxes and insurance), the maximum affordable home price can be estimated for each income group, as seen in *Table H16*.

**Table H16. Affordable Housing Cost by Income Category**

| 2014 Areawide Median Income = $93,500 | Income Limits | Affordable Rent | Affordable Price (est.) |
|---|---|---|---|
| Extremely Low (<30% AMI) | $28,050 | $701 | -- |
| Very Low (31-50% AMI) | $46,750 | $1,169 | $185,000 |
| Low (51-80% AMI) | $67,600 | $1,690 | $270,000 |
| Moderate (81-120% AMI) | $112,200 | $2,805 | $450,000 |
| Above moderate (120%+ AMI) | $112,200+ | $2,805+ | $450,000+ |

Assumptions: -Based on a family of 4
-30% of gross income for rent or PITI
-10% down payment, 4.5% interest, 1.25% taxes & insurance, $300 HOA
Source: Cal. HCD; J.H. Douglas & Associates

### *Ownership Housing*

According to DataQuick Information Systems, the calendar year 2013 median home price for Pleasant Hill was $505,000, which was significantly higher than the median price of $392,500 for Contra Costa County as a whole (*Table H17*). These figures reflect all home sales, both new and resale. The 2013 median price for Pleasant Hill represented an increase of 30 percent from the 2012 median price while the countywide median increased by 33 percent.

**Table H17. Median Home Prices 2013**

| Jurisdiction | Median Sales Price |
|---|---|
| Pleasant Hill | $505,000 |
| Contra Costa County | $392,500 |

*Source: DataQuick Information Systems, 2013*

When home prices are compared to affordable housing costs, it is clear that lower- and moderate-income households in Pleasant Hill have a difficult time finding for-sale housing that is within their means.

### *Rental Housing*

A survey of rental units (*Table H18*) conducted in March 2014 found apartments ranging in price from $1,075 for a 1-bedroom unit to $2,920 for a 2-bedroom unit.

**Table H18. Apartment Rents 2014**

| Unit Size | Advertised Rent |
|---|---|
| Studio | $1,377 |
| 1-bedroom | $1,075 - 1,870 |
| 2-bedroom | $1,555 – 2,920 |
| 3-bedroom | $2,160 |

*Source: Rent.com, 3/23/2014*

Based on affordable housing costs shown in Table H16, Pleasant Hill rents are generally affordable except to large families or those with extremely-low or very-low incomes. Large families would find the rental situation more difficult, since very few apartments with three or more bedrooms are typically available in the city.

### *Extremely-Low-Income Households*

State law requires quantification and analysis of existing and projected housing needs of extremely-low-income (ELI) households. Extremely-low-income is defined as households with income less than 30 percent of area median income. Data published by the State of California estimated the median annual income for a family of four Contra Costa County to be $93,500 in 2014. For ELI households, this results in an income of $28,050 or less for a four-person household.

ELI households have a variety of housing situations and needs, including overpayment and overcrowding. As discussed previously in *Table H15,* ELI households, both renters and owners, generally have a greater incidence of overpayment than those with higher incomes.

According to HUD CHAS data (2006-2010), approximately 1,385 ELI households resided in the City of Pleasant Hill, representing 10.3 percent of total households. Nearly two-thirds (64.3 percent) ELI households are renters and experience a high incidence of housing problems. For example, 88.8 percent of all ELI households faced housing problems (defined as cost burden greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities). 66.1 percent of ELI households experienced a cost burden greater than 30% of income, compared to 15.9 percent for all households.

To calculate the projected housing needs, the City of Pleasant Hill assumes 50 percent of its very-low-income regional housing need of 118 units is ELI households. As a result, the City has a projected need of 59 units for ELI households. Many ELI households will be seeking rental housing and most likely facing an overpayment, overcrowding or substandard housing condition. Some ELI households may also include persons with disabilities or special needs.

While homeowners may choose to “stretch” to buy the most expensive home they can qualify for on the expectation of future increases in property value, renters do not enjoy similar advantages. The needs of ELI households are addressed through programs such as federal Section 8 rental assistance and new housing such as secondary units, single-room-occupancy (SRO) developments, transitional and supportive housing, and emergency shelters. The City has a track record of working with non-profit developers to build affordable housing, including BRIDGE Housing, Affordable Housing Associates, Mercy Housing, and Contra Costa Interfaith

Housing. The City is committed to continuing to work with these and other non-profit developers to provide new affordable housing units, including ELI units.

### *Housing Supply*

California Department of Finance estimates show 14,324 housing units in Pleasant Hill in 2013. About 60 percent of these were single-family units, although 22 percent were in buildings with more than five units (see *Table H18a*). Pleasant Hill has relatively few buildings of 2 to 4 units or mobile homes.

**Table H18a. Housing Units, 2000 and 2013**

| Type of Unit | 2000 | % of Total Units | 2013 | % of Total Units | Change 2000-2013 |
|---|---|---|---|---|---|
| Single-Family Detached | 8,346 | 59% | 8,563 | 602% | 217 |
| Single-family Attached | 1,467 | 10% | 1,566 | 11% | 99 |
| 2-4 Units | 705 | 5% | 1,002 | 7% | 297 |
| 5 Plus Units | 3,468 | 25% | 3,110 | 22% | (358) |
| Mobile Homes | 61 | 0.4% | 83 | 0.6% | 22 |
| Total Housing Units | 14,047 | 100% | 14,324 | 100% | 277 |

*Source: California Department of Finance*

### *Housing Conditions and Rehabilitation Needs*

The need for rehabilitation of housing is generally a function of age and maintenance level. Nearly half of the homes in Pleasant Hill are at least 40 years old and likely to need rehabilitation unless normal maintenance has been performed (see *Table H19*). Homes built before 1970 are more likely to need rehabilitation. The one-third of the housing stock built between 1940 and 1959 may require replacement of basic plumbing, heating, and electrical systems (if not already upgraded), and the small number of houses more than 60 years old could be in serious need of rehabilitation. The maximum life expectancy of a typical roof, concrete driveway, and other housing components is about 40 years.

A 2008 "windshield" survey of 250 homes of older neighborhoods (Gregory Gardens, Sherman Acres, Poet's Corner, College Park, and Fair Oaks) ranked the homes based upon the following criteria:

> **Level A**: House beyond repair. House showing numerous signs of dilapidation, such as no paint, broken windows, missing roofing, open holes in walls, etc. The amount of money to fix-up home would exceed its after-rehab value.
>
> **Level B**: House needs major repairs. House needs new roof, gutters, windows and paint. Showing signs of some dry rot.
>
> **Level C**: House in need of some repair: Home has a new roof and gutters, but could use a coat of paint and new windows.

**Level D**: House needs some minor repair. House has new roof, gutters, and windows but could use a new coat of paint.

**Level E**: House needs no repair. An older house with new roof, gutters, paint and windows or a newly constructed house.

The results of the survey were: Level A: 1 home; Level B: 9 homes; Level C: 162 homes; Level D: 67 homes; and Level E: 11 homes. Based on the knowledge of the City's code enforcement and building staff, housing conditions have not substantially changed since the time of the survey.

Based upon the survey, about 68 percent of the older homes in Pleasant Hill are in need of some repair (levels B and C), some of which could be addressed by the City's Emergency Repair Grant program. The City's Emergency Repair Grant program is available to single-family homeowners with household incomes below the county median, adjusted for household size. The one-time, outright grants of up to $5,000 can be used to pay for repair or replacement of such items as broken furnaces, water heaters, plumbing, windows, doors and roofs, and to install handicap ramps, grab bars and other accessibility improvements.

Rehabilitation needs can also be complicated by an aging population and high housing costs. Elderly people may be less able to maintain their homes, and people paying a high proportion of their incomes for mortgage may have little left over for maintenance and replacing major building components. High housing costs can also lead to more rapid deterioration as more people crowd into units to afford rents or mortgages. This need can also be addressed by the Housing Rehabilitation loan program.

Table H19. Age of Homes

| Year Built | Number | Percent |
|---|---|---|
| 1939 or earlier | 138 | 1.0% |
| 1940 - 1959 | 4,631 | 32.6% |
| 1960 - 1969 | 1,974 | 13.9% |
| 1970 - 1979 | 2,349 | 16.5% |
| 1980 - 1989 | 3,746 | 26.3% |
| 1990 - 1999 | 690 | 4.9% |
| 2000-2009 | 691 | 4.9% |
| 2010 or later | 0 | 0 |
| **Total Units** | **14,219** | **100%** |

*Source: 2008-2012 American Community Survey*

### *At-Risk Units*

Housing Elements are required by State law to include an inventory and analysis of federally assisted multifamily housing units "at risk" of conversion to market-rate housing. The inventory must account for all units for which subsidies are eligible to expire within the period starting at the statutory date for Housing Element revision and running for the following 10 years.

A total of 310 affordable or below market rate units (2 percent of the City's total housing stock) have been developed in the City through the utilization of Redevelopment Housing Set-aside,

HCD Multifamily Housing Program, federally subsidized Section 221 (d)(4), Section 8 or Section 202 programs, Community Development Block Grants, and through tax-exempt bond financing (see *Table H20*). Additional funding available to preserve at-risk units in the City include federal HOME Program funds and administrative fees collected by the County Housing Authority. Local entities capable of acquiring and managing at-risk units in Pleasant Hill include Eden Housing and EAH (Ecumenical Association for Housing), which have expressed interest in working with the City to preserve housing affordability.

As shown in *Table H20*, two of the assisted projects in Pleasant Hill with 56 affordable units are at risk of conversion to market rate during the 10-year period from 2015 to 2025.

**Table H20. Assisted Housing Units**

| Development | Total Units | Affordable Units | Subsidy Type | Date Deed Restrictions Expire |
|---|---|---|---|---|
| **Ellinwood Apts.** | **154** | **31** | **Multifamily Revenue Bonds** | **2020** |
| **Chilpancingo Vista** | **25** | **25** | **Section 202/811** | **2023** |
| The Chateau I and II | 150 | 30 | Tax-Exempt Bonds* | 2030 |
| Chateau III | 131 | 26 | Tax-Exempt Bonds | 2031 |
| Grayson Creek | 70 | 70 | Redevelopment, CDBG, MHP | 2057 |
| Hookston Manor | 100 | 99 | Redevelopment, CDBG | 2053 |
| **Total** | **630** | **281** | | |

**Industrial tax bonds with no affordability requirements; units must be occupied by low or moderate income households.*

State law requires the analysis of at-risk housing to identify "the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments."

The California Housing Finance Agency ("CalHFA") along with the California Department of Housing and Community Development ("HCD"), the California Tax Credit Allocation Committee ("TCAC"), and the California Debt Limit Allocation Committee ("CDLAC") are currently undertaking a large-scale affordable housing development cost study within California. The results of this study are expected to be released in 2014 and should provide good information for estimating costs for replacing at-risk units. For purposes of this analysis, typical development cost is estimated at $300,000 - $400,000 per affordable unit in Pleasant Hill. Therefore, if all 56 of the at-risk units were lost, the total replacement cost would be approximately $17 million to $22 million.

An alternative to new construction is preserving at-risk units through the purchase of affordability covenants. Preservation cost is estimated as the difference between market rent and affordable rent. Assuming an "affordability gap" of approximately $700 to $1,000 per month per unit, the total cost of preserving 56 units would be approximately $39,000 to $56,000 per month or $468,000 to $672,000 per year.

### *Availability of Infrastructure*

Water, sewer and storm drainage capacity will be sufficient for any housing development within the City of Pleasant Hill during the 2015-2023 timeframe of this Housing Element.

- **Water Supply -** Two different Agencies supply potable water to the residents of Pleasant Hill. The East Bay Municipal Utility District (EBMUD), serves the southwestern portion and Contra Costa Water District serves the north and eastern portion of the City. Both districts have the service capacity to serve development through the build-out of this Housing Element and beyond. Consistent with State law, affordable housing projects will be given priority for water services.
- **Water Treatment -** The Central Contra Costa Sanitary District provides water treatment service for the entire city. Wastewater treatment is provided at one centrally located plant, which is three miles north of Pleasant Hill at the junction of Highway 680 and Highway 4 in unincorporated county land. The district is currently processing 45 million gallons of wastewater per day and has a total capacity of 90 million gallons per day.
- **Storm Drainage -** The City's storm drainage system consists of underground pipes, surface culverts and open ditches that empty into several local creeks and their tributaries. The main creeks are: Grayson Creek, Murderer's Creek and Walnut Creek. System-wide storm drainage capacity will not impose a constraint on residential development. Further, the City requires new development projects to comply with a "zero net runoff" standard. That is, post-project hydrologic conditions must not exceed pre-project levels. This can be accomplished by reducing impervious surface areas (for example, installing more landscaping, or pervious surfaces as an alternative to concrete and asphalt), or by storing and metering runoff so as not to exceed previous levels.

### *Housing Development Potential*

Pleasant Hill is a mature city with a limited supply of land available for new housing construction. Just over 55 acres of vacant land are designated for housing, which could accommodate between 291 and 448 new housing units (see *Table H21*). The low estimate is based on the assumption that no single-family parcels will be subdivided and that multi-family parcels will be developed at the low end of the permitted density range. The high estimate assumes that single-family parcels will be subdivided to achieve the maximum number of units permitted by the General Plan category and that multi-family parcels will be developed at the high end of the permitted density range. Neither estimate assumes any change to General Plan categories. There are also 50 parcels with a General Plan mixed-use designation that have a combined size of 62 acres. Densities for mixed-use may range from 12 to 40 dwelling units per acre. Therefore the mixed-use properties in Pleasant Hill have a combined potential ranging from 744 to 2,480 units.

**Table H21. Vacant Residential Land, 2014**

| Land Use Designation | Units/ Acre | Parcels | Acres | Potential Units |
|---|---|---|---|---|
| Single Family Low | 1.3-3 | 11 | 19.61 | 58 |
| Single Family Medium | 3.1-4.5 | 13 | 20.38 | 91 |
| Single Family High | 4.6-6.9 | 5 | 7.07 | 48 |
| Multifamily Very Low | 7-11.9 | 0 | 0 | 0 |
| Multifamily Low | 12-19.9 | 1 | 0.20 | 3 |
| Multifamily Medium | 20-29.9 | 8 | 7.89 | 235 |
| Multifamily High | 30-40 | 2 | 0.33 | 13 |
| **Total** | | **40** | **55.48** | **448** |

*Source: City of Pleasant Hill and MetroScan*

City affordable housing provisions require developers of more than five units to dedicate 10 percent (not including density bonus) for low-income households, 5 percent for very-low-income households, or 25 percent for seniors. Single-family development may meet the requirements by providing 20 percent second units. Units are required to remain affordable for 55 years (or longer if required by other subsidy or financing programs).

The Zoning Ordinance allows second units on all residential lots by-right, except in the MRL, MRM, and MRH zoning districts. A second unit is attached to the primary structure, does not exceed 640 square feet in size, and has cooking, eating, sleeping, and full sanitation facilities. Second units can be an important source of affordable housing since they can be constructed relatively inexpensively and have no associated land costs. They can also provide supplemental income to the homeowner, thus allowing the elderly to remain in their homes or moderate-income families to afford houses.

*Table H22* summarizes the City's inventory of sites potentially available for development of housing during the current planning period, including housing for extremely-low-, very-low- and low-income households. Appendix D provides a parcel-level listing of these sites. The sites identified in *Table H22* include all those the City currently knows about, and the numbers of potential units are the City's best current estimates. A detailed analysis of the sites listed in *Table H22* is provided in Appendix D.

## Table H22. Potential Housing Sites Summary

| Location # | Parcel(s)[1] | Address | Site Size | Existing Use | Existing Zoning | General Plan Land Use | Proposed Zoning | Constraints | Potential Units | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Very Low | Low | Mod. | Above Mod. | Total |
| 1[R] | Jewell Lane | | 3.03 ac. | Location #1 is comprised of 12 separate parcels. See Appendix E for parcel-level information. | | | | | 90 | 18 | | | 108 |
| 2[R] | 150-150-071 | Woodsworth Lane | 0.2 ac. | Vacant | Planned Unit Development | MF Low 12-19.9 du/ac | No change | None | | | 2 | | 2 |
| 3[R] | 149-230-005 | 1700 Oak Park Blvd. | 10 ac. | Vacant | Planned Unit Development | Mixed Use 12-40 du/ac | No Change | Part of site in floodplain | 6 | 9 | 25 | 56 | 96 |
| 4[R] | Cleaveland and Beatrice Road | | 7.89 ac. | Location #4 is comprised of 8 separate parcels. See Appendix E for parcel-level information. | | | | | 25 | 50 | 50 | 77 | 202 |
| 5 | 2150 Pleasant Hill Road | | 4.35 ac. | Location #5 is comprised of 3 separate parcels. See Appendix E for parcel-level information. | | | | | | | 1 | 3 | 4 |
| 6 | Taylor Blvd & Pleasant Hill Road (Mangini) | | 25.3 ac. | Location #6 is comprised of 5 separate parcels. See Appendix E for parcel-level information. | | | | | | | | 60 | 60 |
| N/A | Second Units | Citywide | - | Single Family | SF (various) | SF (various) | No Change | - | 2 | 2 | 14 | | 18 |
| | **TOTAL POTENTIAL UNITS** | | | | | | | | **123** | **79** | **92** | **196** | **490** |
| | **REGIONAL HOUSING NEEDS ALLOCATION** | | | | | | | | ***118*** | ***69*** | ***84*** | ***177*** | ***448*** |
| | **ADEQUATE CAPACITY?** | | | | | | | | ***YES*** | ***YES*** | ***YES*** | ***YES*** | ***YES*** |

1. See Appendix D for parcel-level detail
2. See Table H 18b

[R] These locations are within a Pleasant Hill Redevelopment Area.

## Constraints on Housing Production

### *Governmental Constraints*

Although local governments have little influence on such market factors as interest rates and availability of funding for development, their policies and regulations can affect both the amount of residential development that occurs and the affordability of housing. Since governmental actions can constrain development and affordability of housing, state law requires the Housing Element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing."

The primary governmental constraint on housing production is the limitation on the number of units in a given area imposed by the General Plan and Zoning Ordinance. The small amount of land available for multifamily housing development could be a constraint to meeting Pleasant Hill's share of the regional housing need. Any other land utilized for this purpose would have to be rezoned, or given substantial subsidies and/or density bonuses in order for development to occur. A conditional use permit is not required to build at the maximum density in residential zoning districts.

### *History of Measure B Provisions*

Various provisions contained in the General Plan and Zoning Ordinance originate from a previous City initiative measure termed "Measure B" that sunseted in 1996. This measure, in addition to building height and mass limitations, imposed limitations on rezoning to higher residential densities. While the measure sunseted in 1996, and is no longer applicable, the City Council incorporated various provisions into the General Plan and Zoning Ordinance. One of those limitations only allowed increased residential density when 75 percent of the boundary of the area to be re-designated was adjacent to land with the same or higher density. That provision, incorporated into the General Plan and Zoning Ordinance, did not significantly constrain housing potential because the city is substantially built-out, and the majority of vacant residentially-zoned land lies in the Downtown and Schoolyard areas, both of which allow higher density multifamily and mixed use development. The Zoning Ordinance also incorporated a provision that limits the height of structures to 35 feet. Through 2014, that provision did not create any demonstrated impacts on the development of affordable housing as development could exceed this height limitation through approval of a variance or Planned Unit Development District process. The City has approved building heights greater than 35 feet throughout the City on multiple occasions.

Program 3.2 in the Community Development Chapter of the General Plan allows land use redesignations that increase residential density *only when* 75 percent of the boundary of the area to be re-designated is adjacent to land with the same or higher-density land use designation. However, this program adds an important exemption: Properties deemed unsuitable for single-family residential use by virtue of noise, traffic or proximity to nonresidential uses are exempt from the 75 percent rule and may be re-designated for high-density residential *provided* the properties to be re-designated do not induce growth in, or have significant traffic or noise impacts on, existing residential neighborhoods. Based on the City's experience, the above provisions, as modified, will not negatively impact the development of affordable housing. With respect to projects or sites not already approved and which appear on *Table H22*, these provisions will not negatively impact the affordability or development capacity of those projects or sites because these sites are generally located in areas already designated for higher-density

development and/or because these sites are already zoned appropriately to accommodate higher-density development and provide for the planned number of units affordable to lower and middle income levels. However, in order to ensure that these provisions do not pose an unreasonable constraint to housing development, Program 1.8 is included in the Housing Plan to monitor development annually and if it is determined that these provisions are preventing the rezoning of parcels needed to accommodate a portion of the City's needs for lower-income housing, an amendment to those provisions will be initiated.

### *Measure J*

The Contra Costa County Growth Management Program (Measure J, adopted 2004) may also serve as a constraint on housing production. Measure J imposed a half-cent sales tax increase to help fund a transportation improvement and growth management program. To be eligible for sales tax funds, each participating City and the County must:

1. Adopt a growth management element of the general plan to address the impacts of growth;
2. Adopt an Urban Limit Line;
3. Reduce dependency on the automobile through transportation systems management for large employers or alternative mitigation programs for residential areas;
4. Adopt a five-year capital improvement program that lists projects, costs, and funding mechanisms;
5. Ensure that new development pays its own way through mitigation and fee programs; and
6. Address housing options and job opportunities at the local, regional, and countywide level.

These provisions could constrain housing development if rezoning of land or the approval of projects is determined to result in a lowering of levels of service. The imposition of mitigation fees could increase the cost of housing. However, the additional tax could be used to fund improvements accompanying higher-density transit oriented development.

### *Inclusionary Housing*

The City of Pleasant Hill Zoning Ordinance contains an inclusionary provision to provide affordable housing. This ordinance has been in place since 1996 and was updated in 2004 and again in 2005. It requires developments of five or more units to provide affordable housing or in extraordinary circumstances, allows payment of a fee in-lieu of building the unit(s). The developer may choose to restrict five percent of the units to very-low income; 10 percent of the units to low-income; 20 percent secondary units; or 25 percent senior units. Fractional units are addressed through the payment of a corresponding fraction of the in-lieu fee. There are no restrictions on what types of units (i.e., ownership or rental) may be provided to satisfy the Inclusionary Ordinance.

Per the ordinance, "in extraordinary circumstances, the approving body may authorize the payment of a fee in lieu of providing the inclusionary units required under subsection A of this section as follows: (a) for projects of nine units or less; (b) for any fractional unit in projects of 10

or more units; or (c) if the developer demonstrates, in connection with the first approval for the development (tentative subdivision map, or development plan if no subdivision is involved), that specific characteristics of the development site make the site unsuitable for households at the required income levels."

While the requirement to provide affordable units as part of a housing development could adversely affect the financial feasibility and profitability of a project, the City offers incentives such as density bonus, modified development standards and/or financial subsidies that help to offset these costs. In addition, development entitlements often result in a significant increase in property value. For these reasons, the inclusionary requirement does not present an unreasonable constraint to housing production.

During previous Housing Element cycles a number of low- and very-low-income units were produced as a result of this ordinance including 8 very-low and 4 moderate units at Villa Montanaro and 4 low-income units at Iron Horse Park Apartments. Also during prior Housing Element periods three developments paid a fee in-lieu of producing the units. Those funds total approximately $250,000 and are being held in a fund that is dedicated to be used solely for affordable housing.

The Inclusionary Ordinance had a major update in November 2004. The update included a study of local housing costs to formulate the in-lieu fee. The ordinance allows developers to satisfy the requirement through a variety of methods, such as 10% of the total units restricted to low-income or 5% restricted to very-low-income units, 25% of the units restricted to seniors, 20% of the units to have secondary units or payment of the in-lieu fee. The report was approved by both the Planning Commission and City Council. Several public meetings were held to discuss this subject with no public opposition and a letter of support was received from the Northern California Association of Homebuilders. The in-lieu fee was most recently reviewed in the spring of 2010 and was found to be at an acceptable amount. It is reviewed annually. Most developers use the secondary unit option as a way to comply with the inclusionary ordinance. In fact, some developers have stated that the secondary units are a positive amenity.

In order to ensure that the inclusionary policy does not pose an undue constraint to housing production, Program 3.3 is included in the Housing Plan to periodically evaluate the effect of the inclusionary housing ordinance on the cost and supply of housing and explore options to streamline and clarify the alternative compliance process.

### *Secondary Units*

Secondary units represent a significant opportunity to provide affordable housing for persons with limited incomes such as students who attend Diablo Valley Junior College located in Pleasant Hill. Section 18.20.100 of the Zoning Ordinance provides supplemental regulations that encourage and facilitate Secondary Dwelling Units in all Single Family Residential districts, through the Zoning Permit process. The Zoning Permit is a ministerial review process that does not require public notice or hearing. The purpose of the Zoning Permit is to verify compliance with applicable design and development standards that include, but are not limited to: (1) a gross floor area of 640 square feet or less, (2) the secondary unit must be attached to, or located within, the primary residential unit, and (3) no more than one bedroom, one living room, one kitchen and one bathroom shall be allowed. From 2003 through 2013, 23 secondary units were permitted. Based on the City's review of advertised units, the typical rental range for secondary

dwelling units is estimated to be $500 to $750 per month, with a high-end rent of $825 per month, although some units are made available to family members or household employees at no cost. Based on state 2014 income limits for 2-person households, affordable rents are $561 for extremely-low-income households and $935 for very-low-income households. Based on this market information, secondary units are an important strategy in addressing the needs these limited-income households.

### *Single Room Occupancy (SRO)*

SRO housing provides compact, studio-type units suitable for one or two persons with limited incomes such as college students or service employees. Section 18.20.085(A) of the Zoning Ordinance allows SROs in the multifamily, retail business and professional and administrative office zoning districts subject to design review and approval of a use permit. Development standards for SRO housing include a minimum of 150 square feet and a maximum of 400 square feet of floor area, maximum occupancy of two persons, and the provision of common area, laundry facilities, and private or shared kitchen and bathing facilities.

### *Emergency Shelters and Transitional/Supportive Housing*

Senate Bill 2 of 2007 strengthened the planning requirements for local governments in the area of emergency shelters and transitional/supportive housing. Cities must estimate the number of persons in need of emergency shelter and determine whether adequate capacity currently exists to serve the need. If there is insufficient capacity, cities are required to identify at least one zone where emergency shelters may be established "by right" (i.e., without discretionary review such as a conditional use permit) or enter into a multi-jurisdictional agreement with up to two other agencies to provide adequate facilities. Section 18.20.085(C) of the Zoning Ordinance allows emergency shelters by-right in the Light Industrial (LI) zone subject to the following standards:

- Maximum of 50 beds
- Minimum separation of 300 feet from another emergency shelter, residential care facility or a pre-K through 12 school
- Approval of a management plan
- Maximum length of stay of 180 consecutive days
- Operation 24 hours a day, 7 days a week
- Location near public transportation, supportive services and commercial services to meet the daily needs of shelter residents
- Within the LI zone district, 1 space per 750 sq. ft. of gross floor area plus 1 space for every 2 employees, and 1 additional space for every facility vehicle. Within other zone districts, parking shall be as specified by use permit.
- External lighting
- Storage lockers and laundry facilities

The LI zone provides access to transit and commercial services and encompasses approximately 37 acres where shelter facilities could be established to meet the City's needs. Buildings range in size from approximately 1,000 to 33,000 square feet and include some vacant space. Property records show that there are 19 buildings in this zone, however some of these buildings have been subdivided into small units.

SB 2 also provides that transitional and supportive housing shall be considered a residential use that is subject only to those procedures and requirements that apply to other residential dwellings of the same type in the same zone. Zoning regulations regarding transitional and supportive housing were amended in 2013 pursuant to state law. Program 4.4 in the Housing Plan includes a provision to continue monitoring state law and amend the Municipal Code in order to ensure that City regulations regarding emergency shelters, transitional and supportive remain consistent with SB 2.

### *Development review procedures, fees, and standards*

Housing production may be constrained by development review procedures, fees, and standards. Residential projects proposed in Pleasant Hill may be subject to design, environmental, zoning, subdivision and planned unit development review, use permit control, and building permit approval. These reviews together typically take from three weeks for a single-family remodel to five months for a major multifamily project.

The City of Pleasant Hill is committed to processing housing projects expeditiously while preserving the quality of its neighborhoods. **Appendix E** describes—for single-family residential, multi-family residential, and mixed-use projects—the types of permits issued, typical permit processing times, standard and discretionary approval procedures, and landscaping and design regulations. Since most Pleasant Hill sites are urban infill, categorical exemptions and negative declarations are used extensively to satisfy the California Environmental Quality Act. Discretionary reviews (such as Architectural Review and Development Plan) and Subdivision Review are conducted concurrently. Architectural review involves evaluating discretionary projects for consistency with the City's adopted Design Guidelines and/or any other applicable site specific design standards (e.g. within a specific plan area). The Guidelines are available for public review on the City's website (www.ci.pleasant-hill.ca.us) and include numerous illustrations and diagrams to visually communicate desirable project design features. The Guidelines also address and reinforce City and State requirements for sustainable "green" construction practices and use of best management practices to reduce or prevent off-site run-off. The City has also prepared detailed application submittal guides to assist applicants. Projects offering more than the minimal affordable housing (as required under the City's Inclusionary Ordinance) receive priority processing. Priority processing for affordable housing—which is the City's current but informal practice—is recognized in this Housing Element and implemented administratively by Planning staff.

Land use controls and standards for residential development do not adversely constrain the production of affordable housing in Pleasant Hill. Residential structures in the city may be 2.5 stories and 35 feet in height. Open space for multi-family projects is required at 200 square feet per unit and may be provided on private patios or balconies or in shared outdoor areas. **Appendix A** summarizes Residential Development Standards. PUDs and projects with affordable housing may exceed the standards for building height, FAR, and coverage. For example, both the Villa Montanaro Apartments and Grayson Creek Apartments have been approved in exceedance of the 35 foot, 2.5 story limitation.

To ensure that requirements for parking do not constrain affordable housing production, the City provides flexibility in its parking standards for higher-density developments (see Housing Program 2.4). **Appendix B**, Residential Parking Requirements, summarizes the Zoning

Ordinance requirements for residential off-street parking and the Ordinance language (§35-17.8) that permits the Planning Commission to reduce the required number of parking spaces upon making specific findings.

Recent development projects demonstrate that the cumulative effects of the City's development standards do not pose an unreasonable constraint to housing, and particularly affordable housing. Such projects include the following:

- Villa Montenaro, a high-density apartment complex built at 39 units/acre with 147 units of which 8 are very-low and 4 are moderate. This project is located in the MRH/PUD district which has an allowable density range of 30-40 units/acre;

- Grayson Creek Apartments, a 70-unit project on 1.8 acres (39 units/acre) for low- and very-low-income households.

- Iron Horse Park, which added 20 units to an existing complex, with 4 of those units restricted to low-income residents. This project is in the MFH district (30-40 units/acre) and has a density of 36 units/acre.

### *Mixed Use*

The mixed-use designation is found in four areas on the General Plan Land Use Map: (1) Parcel 149-230-005, 1700 Oak Park Boulevard, the former Oak Park Elementary School site; (2) all of the Downtown, between Boyd Road on the south, Woodsworth Lane on the north, Cleaveland Road on the west, and Contra Costa Boulevard on the east; (3) the currently retail areas of Contra Costa Boulevard, from the Downtown north to Ellinwood Drive, and (4) the Kmart/DVC Plaza Shopping Center, bordered by Old Quarry Road on the west, Chilpancingo Parkway on the north, the flood control channel on the east, and Golf Club Road on the south. The General Plan Mixed Use designation is implemented through application of the PUD Zoning District, which thus far has encouraged higher-density residential development, including affordable housing, by reducing or eliminating potential constraints otherwise posed by application of zoning standards and procedures designed primarily for small parcels, and by allowing flexibility for both vertical and horizontal integration of uses on a site.

### *Trends in Mixed Use Development*

Mixed Use has succeeded in many cities and Pleasant Hill intends to apply the success of its downtown to develop a balanced land use mix in nearby areas that are currently vacant or underutilized.

Mixed use development includes new residential over or adjacent to new retail, infill residential among older businesses, and other innovative integration of residential and nonresidential uses. Examples are the Pearl District in Portland, the Gas Lamp District in San Diego, the Denny Regrade and Belltown neighborhoods in Seattle, and much of San Jose's recent development.

Pleasant Hill has seen the success of mixed use firsthand; its revitalized downtown is integrated with and bordered by residential. The success of residential use downtown has resulted in additional new residential development in surrounding neighborhoods. In 2004-05, the residential market was the strength in California's economy, and could lead the future recovery

of our current economy. By laying a foundation for and promoting mixed use, the City has set the stage to stimulate the revitalization of its neighborhoods. This strategy will need to take advantage of favorable market timing and the knowledge of the success with the downtown to areas that are currently vacant and/or underdeveloped. These include the portion of Contra Costa Boulevard between downtown and Ellinwood Drive, the former Oak Park Elementary School site, and the DVC Shopping Plaza.

In the Economic Strategy Element of the General Plan, Policy 3B calls on the City to "Facilitate the improvement and upgrading of older and outmoded uses along Contra Costa Boulevard, including mixed use development where feasible, such as at the DVC Shopping Plaza (former K-Mart) site (including the portion east of the canal)."

Multifamily residential use is allowed with a use permit in the Professional and Administrative Office (PAO) Zoning District. City staff has identified parcels currently zoned for office uses that could be developed with residential uses. The selected properties are either adjacent to existing homes, or are near parcels zoned for residential development, or are well served by public services, such as transportation and shopping. Sites such as the property located at 100 Hookston Road and 400 Taylor Boulevard are examples of this.

### *Housing for Persons with Disabilities*

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. Chapter 18.112 of the Zoning Ordinance establishes administrative procedures for reviewing and approving such requests from persons with disabilities. In addition, the Building Codes adopted by the City incorporate accessibility standards contained in Title 24 of the California Administrative Code. Other zoning regulations that could affect housing for persons with disabilities include the following:

- Definition of Family. According to Section 18.140.010 of the Zoning Ordinance *"Family"* means *"The functional equivalent of a traditional family, whose members are an interactive group of persons jointly occupying a single dwelling unit, including the joint use of and responsibility for common areas, sharing household activities and responsibilities such as meals, chores, household maintenance, and expenses. If the unit is rented, this means that all adult residents have chosen to jointly occupy the entire premises of the dwelling unit, under a single written lease for the entire dwelling with joint use and responsibility for the premises, and the makeup of the household occupying the unit is determined by the residents of the unit rather than the landlord or property manager."*

  Program 7.2 includes a commitment to review current law and revise this definition as necessary to ensure that it does not pose an unreasonable constraint to housing for persons with disabilities.

- Separation requirements. The following separation is required between group homes or care facilities.

| Type of care facility | Minimum distance from another such facility |
|---|---|
| Large intermediate care facility for the developmentally disabled (nursing) | 300 ft. |
| Congregate living health facility | 1,000 ft. |
| Residential care facility, but not applicable to a foster family home, residential care facility for the elderly, or transitional care facility. | 300 ft. |

- Site planning requirements. Small unlicensed care facilities (6 or fewer residents) are conditionally permitted in all residential zones and large care facilities (7+ residents) are conditionally permitted in all multi-family residential zones. Licensed care facilities for 6 or fewer residents are permitted by-right in all residential districts.

Compliance with accessibility standards contained in the Building Code may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current code standards. However, these regulations provide minimum standards that must be complied with in order to ensure the development of safe and accessible housing.

### *Development Fees*

Development review regulations and fees are mandated by State law or deemed necessary to protect the health, safety, and welfare of the community and protect existing residents from the otherwise external costs of new development. Fees collected by the City in the review and development process are limited to the City's costs for providing these services.

Development processing and impact fees in Pleasant Hill are summarized in *Table H24*. These fees are comparable to other neighboring jurisdictions and do not pose an unreasonable constraint to housing production. Fees for typical developments represent approximately 12 percent of the total cost of a single-family home and 24 percent of the total cost of a multi-family apartment.

## Table H24. Development Fees by Type – Pleasant Hill

| FEE CATEGORY | FEE AMOUNT | |
|---|---|---|
| **Planning and Application Fees** | **Single-Family** | **Multi-Family** |
| Site Plan Review | N/C | N/C |
| Architectural Review (ARC) | 1,044.32 | 143.38/hour |
| Planned Unit Development | 143.38/hour | 143.38/hour |
| Specific Plan | 143.38/hour | 143.38/hour |
| Development Plan | 143.38/hour | 143.38/hour |
| Building Permit (Building, Planning, Engineering) | 4.08/sf | 5.80/sf |
| **SUBDIVISION** | | |
| Certificate of Compliance | 143.38/hour | 143.38/hour |
| Lot Line Adjustment | 143.38/hour | 143.38/hour |
| Tentative Tract Map | 143.38/hour | 143.38/hour |
| Final Parcel Map | 143.38/hour | 143.38/hour |
| Vesting Tentative Map | 143.38/hour | 143.38/hour |
| **ENVIRONMENTAL** | | |
| Initial Environmental Study | N/C | N/C |
| Environmental Impact Report | Cost + 10% + (3,029.75 FG) | Cost + 10% + (3,029.75 FG) |
| Negative Declaration | 143.38/hour + (2,181.25 FG | 143.38/hour + (2,181.25 FG |
| Mitigated Negative Declaration | 143.38/hour + (2,181.25 FG | 143.38/hour + (2,181.25 FG |
| **IMPACT** | | |
| Police | N/C | N/C |
| Fire | 366.00 | 729.00 & 0.07/sf above 2,000 sf |
| Parks | Based on Land Value | Based on Land Value |
| Water and Sewer | 24,260.00 | Site Specific |
| Sewer Hook-up | 10,000.00 | 10,000.00/unit |
| Solid Waste | N/C | N/C |
| Traffic | 2,914.00/unit | 2,336.00/unit |
| Flood (County fees) | 3,410.00/unit | 1,465.00/unit |
| School | 7,425.00 (2.97sf) | 2.97/sf |
| **Proportion of Fee in Overall Development Cost for a Typical Residential Development** | | |
| **Development Cost for a Typical Unit** | **Single-Family** | **Multi-Family** |
| Typical estimated fees per unit | $60,000 | $43,000 |
| Typical estimated cost of development per unit | $500,000 | $175,000 |
| Estimated proportion of fee cost to overall development cost | 12% | 24% |

Pleasant Hill employs the current versions of the California Building Codes. No City amendments to these codes significantly affect housing costs.

Energy conservation measures can add to construction costs but can reduce housing costs for occupants. The City Building Inspection division enforces the State energy building code (Title

24) through its plan checking process. These regulations establish insulation, window glazing, air conditioning and water heating system requirements. The City environmental review may also require measures to reduce energy consumption. City and County rehabilitation programs often include attic and exterior wall insulation, door and window repair or replacement, weather stripping and caulking, duct insulation and water heater blankets in rehabilitation projects.

Pleasant Hill and other agencies also require the installation of certain on-site and off-site improvements to ensure the safety and livability of residential neighborhoods. On-site improvements typically include streets, curb, gutter, sidewalk, and utilities, and amenities such as landscaping, fencing, streetlights, open space, and park facilities. Off-site improvements typically include:

- Sections of roadway, medians, bridges, sidewalks, bicycle lanes, and lighting.
- Drainage, including sections of channel, culverts, swales, and pond areas, (Contra Costa County Flood Control District).
- Sewage collection and treatment (Central Contra Costa Sanitary District).
- Water systems, including lines, storage tanks, and treatment plants (Contra Costa County Water District and East Bay MUD).
- Public facilities for fire, school, and recreation.
- Geological hazard repair and maintenance where appropriate.

The costs of on- and off-site improvements usually are passed along to the homebuyer as part of the final cost of the home.

### *Non-governmental Constraints*

The availability and cost of housing is strongly influenced by market factors over which local government has little or no control. State law requires that the Housing Element contain a general assessment of these constraints, which can serve as the basis for actions that local governments might take to offset the effects of such constraints. The primary market constraints to the development of new housing are the costs of constructing and purchasing new housing.

Costs associated with the acquisition of land include the market price of land and the cost of holding land throughout the development process. These costs can account for as much as half of the final sales prices of new homes in small developments or in areas where land is scarce. Among the variables affecting the cost of land are its location and amenities, the availability and proximity of public services, and the financing arrangement made between the buyer and seller. Although vacant residential land in Pleasant Hill is generally not available for purchase, single-family vacant land would be estimated to sell for about $12 to $14 per square foot, while multifamily land would sell for an average of $25 per square foot.

Another primary nongovernmental constraint is the high cost of producing housing. Discussions with local developers demonstrate that the cost to develop housing (exclusive of profit, but including land, fees, material, labor and financing) in the city averages $180 per square foot for a single-family home and $170 per square foot for multifamily projects.

The cost and availability of capital financing affect the overall cost of housing in two ways: first, when the developer uses capital for initial site preparation and construction and, second, when

the homebuyer uses capital to purchase housing. The capital used by the developer is borrowed for the short-term at commercial rates, which are considerably higher than standard mortgage rates. Although financing for single-family residential development is readily available in the City, construction financing is difficult to obtain for multifamily construction, which poses a significant constraint on the production of affordable housing in Pleasant Hill. No mortgage-deficient areas or underserved groups have been identified in the city.

Three of the multifamily housing sites in the land inventory on *Table H22* have environmental constraints. None is so severe that they cannot be mitigated to accommodate mixed use or multifamily development. Those on the Cleaveland/Beatrice Road and Taylor Boulevard/Pleasant Hill Road sites are the same as constraints found on the already constructed Pleasant Vistas condominium project on 190 Cleaveland Road north of Babette Court. A creek runs to the west of the site, requiring a 15-foot natural setback; and the western portion of the site has to be raised slightly (about 2 feet) to make sure the habitable portions of the site are outside the 100-year floodplain. This is not a major constraint and has minimal impact on the ability to develop the site. Regarding the 1700 Oak Park Boulevard site, only a portion of the site is in the 100-year floodplain. The site is flat and easily developed. There was a school on the site for 40 years, and the City has no record of flooding on the site.

### *Consistency with Other General Plan Elements*

State law requires that a general plan and all of its elements comprise an "integrated, internally consistent and compatible statement of policies." The goals, policies and programs of this Housing Element are consistent with the goals, policies and programs contained in other elements of the General Plan.

The City's General Plan sets forth broad policy guidance in the areas of land use, housing, transportation, conservation, open space and recreation, noise and public safety. The various General Plan elements provide a consistent set of policies and programs intended to preserve and enhance the quality of life, while accommodating growth and change in a proactive manner. For example, residential development capacities established in the Land Use Element and constraints to development identified in the Conservation, Public Safety, and Noise Elements are reflected in the Housing Element. This Housing Element builds upon the other General Plan elements and is consistent with the policies and proposals set forth by the Plan. As the General Plan is amended from time to time, the City will review the Housing Element for internal consistency, and make any necessary revisions.

Senate Bill (SB) 1087 of 2005 requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. The Housing Element will be provided to these agencies immediately upon adoption.

### *Opportunities for Energy Conservation*

State law requires all new construction to comply with "energy budget" standards that establish maximum allowable energy use from depletable sources (Title 24 of the California *Administrative Code*). These requirements apply to such design components as structural insulation, air infiltration and leakage control, setback features on thermostats, water heating system insulation (tanks and pipes) and swimming pool covers if a pool is equipped with a

fossil fuel or electric heater. State law also requires that a tentative tract map provide for future passive or natural heating or cooling opportunities in the subdivision, including designing the lot sizes and configurations to permit orienting structures to take advantage of a southern exposure, shade or prevailing breezes.

The City also supports energy conservation in residential development through the Residential Design Guidelines, which were adopted by the City Council in 2008[4]. The Guidelines include the following provisions:

- Design to respond to the local climate and seasonal changes, through the use of passive and active solutions towards energy conservation.
- Landscape and site planning to more efficiently use water and reduce runoff
- Green Building Techniques
  - (i) Using landscape to reduce energy costs.
    - ✓ Use of trees to cool buildings in the summer.
    - ✓ Use of deciduous trees to take advantage of shade during the summer and allow the sun to shine through during winter months.
  - (ii) Using recycled materials, low energy bulbs and low flow fixtures, energy efficient appliances, windows, tankless water heaters, etc.
  - (iii) Recycle and reuse materials from the existing structure.
  - (iv) Using higher quality, long lasting materials that result in reduced maintenance and greater longevity.
  - (v) Implement advanced building techniques and materials, including some listed below:
    - ✓ Use of web floor trusses.
    - ✓ Consider the use of recycled steel material, rather than lumber.
    - ✓ Use of structural insulated panels (SIP).
    - ✓ Use engineered lumber.
    - ✓ Use of cool roofs.
  - (vi) Installing attachments and pre-wiring for solar energy in new construction.
  - (vii) Ensure equipment used to harness the energy of the sun is located in the most opportune location to make use of the full extent of natural energy.
    - ✓ Trees should be sited to respect solar access to solar cell facilities.
    - ✓ Solar cells should be sited in positions that will allow the greatest extent of sunlight exposure.
  - (viii) Follow recommendations included in the United States Green Building Council for Green Building and encourage projects to be compatible with Leadership in Energy and Environmental Design (LEED) standards.

Pleasant Hill is also a member of the Association of Bay Area Governments (ABAG), which incorporates energy conservation objectives in regional plans such as the *Plan Bay Area* Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) for the 2013-2040 period.

The RTP/SCS identifies "Planned Development Areas" (PDAs) where new development will support the day-to-day needs of residents and workers in a pedestrian-friendly environment served by transit. Pleasant Hill includes two PDAs, one in the downtown area along the I-680

[4] http://www.ci.pleasant-hill.ca.us/DocumentView.aspx?DID=707

corridor and the other near Diablo Valley College (DVC), which support balanced land use patterns and facilitate transit use and energy efficiency.

### *Successor Housing Agency*

Governor Brown and the state Legislature abolished redevelopment agencies in California, effective February 1, 2012. Redevelopment was, by far, the largest statewide source of funding for affordable housing in California. Under Redevelopment, 20 percent of each Redevelopment Agency's annual income was required to be spent on affordable housing throughout the community.

In Pleasant Hill, Redevelopment generated more than $800,000 annually for a variety of affordable housing programs. Since its inception, the former Redevelopment Agency's home rehabilitation loan program provided over $2 million in low-interest loans to over 120 homeowners to help with needed repairs. Direct financial assistance was provided to help construct or improve the Grayson Creek Apartments, Garden Park Apartments, Pleasant Hill Village, and Hookston Senior Apartments affordable housing projects. Inclusionary affordable housing units were also provided in the Gallery Walk townhomes project and the Chateau III congregate care facility. In all, over 400 units of affordable housing were created in Pleasant Hill using Redevelopment funds.

The legislation dissolving Redevelopment provided for the seizure of the cash assets of the former Redevelopment Agency, for distribution to the other local agencies that share property tax revenues. Nearly $2.4 million in affordable housing funds was taken from the Pleasant Hill Redevelopment Agency's Affordable Housing Program.

The dissolution legislation did allow the formation of a Successor Housing Agency and retention of the non-cash assets of the former Redevelopment Agency. The City of Pleasant Hill opted to form the Successor Housing Agency, in order to continue to provide whatever affordable housing assistance it can. The former Agency's home rehab loan portfolio, worth approximately $1.8 million, plus "silent second" notes on six Gallery Walk townhomes, worth approximately $120,000, and one vacant lot slated for affordable housing development, valued at $191,000, were transferred to the Successor Housing Agency. The home loans and notes are being paid off at a rate of about $100,000 per year. The Successor Housing Agency therefore has these funds available and expects to continue to provide grants to eligible homeowners for urgently needed repairs and to non-profit affordable housing providers for project repairs, improvements and general assistance.

***Chateau III***

## Goals, Policies, and Programs

In some cases programs implement more than one policy. Programs generally include a statement of specific City actions necessary to implement the program and identify the City department or other agency responsible for implementation, quantified objectives (where applicable), and a timeframe for completion.

| **Housing Goal 1.** | **Maintain a housing supply sufficient to meet the housing needs of all Pleasant Hill residents.** |
|---|---|
| Housing Policy 1A. | Monitor residential and job-producing development in the city in order to maintain an adequate housing supply for city residents. |
| Housing Policy 1B. | Maintain a sufficient supply of residential land with appropriate zoning to meet locally generated housing needs. |
| Housing Policy 1C. | Provide active leadership in implementing the policies and programs contained in the Housing Element. |
| Housing Policy 1D. | Encourage and facilitate inter-jurisdictional development of affordable housing. |

**Programs**

*Housing Program 1.1.* *Report annually to the City Council and Planning Commission regarding the amount and type of housing activity. As required by State law, City staff provides a yearly report on the progress made toward achieving the City's housing goals.*

*Responsible Agencies: Public Works & Community Development Department, Planning Commission*
*Timeframe: Annual reports*
*Quantified Objective: N/A*

*Housing Program 1.2.* *Work with the Regional Transportation Planning Committees (TRANSPAC/ TRANSPLAN) and the other transportation sub-regions to limit potential traffic congestion created through new development.*

*City staff is required by the Congestion Management Authority to notify TRANSPAC when new housing development proposals generate 100 or more peak hour trips per day.*

*Responsible Agencies: Public Works & Community Development Department, TRANSPAC*
*Timeframe: Continuous through the planning period*
*Quantified Objective: N/A*

*Housing Program 1.3.* *Continue to provide zoning categories that allow a range of housing densities sufficient to meet the City's share of Regional Housing Needs, as required by ABAG, and encourage a mix of land uses and residential densities when compatible with the neighborhood and environmental impacts are mitigated.*

*The City will monitor residential development and progress in implementing the Housing Element annually and report the findings to the City Council*

*and the Department of Housing and Community Development. Current data indicate that the City has enough residentially zoned land to meet housing needs during the 2015-2023 planning period. The City will comply with the "no net loss" provisions of Government Code Sec. 65863 and ensure that adequate sites for housing are maintained throughout the planning period.*

*Responsible Agencies: Public Works & Community Development Department, Planning Commission, City Council*
*Timeframe: Continuous monitoring and annual reports*
*Quantified Objective: N/A*

*Housing Program 1.4. Continue to utilize Planned Unit Development zoning.*

*PUD (Zoning Ordinance Chapter 18.30) allows for flexible development of large and/or contiguous parcels that may include housing along with other uses.*

*Responsible Agencies: Public Works & Community Development Department, Planning Commission, City Council*
*Timeframe: Continuous through the planning period*
*Quantified Objective: N/A*

*Housing Program 1.5. Continue to allow residential development on land designated for office uses. Encourage affordable housing in every proposed residential development, and for every non-residential proposal, consider a mix of uses that includes housing.*

*City staff will inform developers of Pleasant Hill's inclusionary ordinance, objectives for affordable housing and the need of affordable housing in projects of five or more units. The City will provide incentives such as density bonus, modified development standards, and financial subsidies to encourage and facilitate the production of affordable units, including extremely-low-income when feasible.*

*Responsible Agencies: Public Works & Community Development Department, Planning Commission, City Council*
*Timeframe: Continuous through the planning period*
*Quantified Objective: 2 Low, 28 Moderate Units*

*Housing Program 1.6. Continue to work with the County and neighboring cities to increase the opportunity to jointly develop affordable housing.*

*The City worked with the County on the BRIDGE Grayson Creek project (2001- 2003) and the agreement for Mixed Use development of the former Oak Park Elementary School site (1700 Oak Park Boulevard - 1999). The City also worked with all Contra Costa communities on the "Shaping our Future" (Smart Growth) study, completed in 2003.*

*Responsible Agencies: Public Works & Community Development Department, City Council*
*Timeframe: Semi-annually through the planning period*
*Quantified Objective: Contact County staff and surrounding cities on a semi-annual basis to explore opportunities for affordable housing.*

*Housing Program 1.7. Extremely-low-income (ELI) households are a subset of very-low-income households who earn 30 percent or less of the median income. Many ELI households face a severe cost burden related to housing (more than 50 percent of income going toward housing costs), and they are the income group most likely to experience a housing crisis when faced with rent increases, foreclosure, or other adverse events.*

*The City shall pay 100 percent of the application processing fees from the City's affordable housing fund for developments in which 5 percent of units are affordable to ELI households. To be eligible for this subsidy, the units shall be restricted by affordability covenant. The waiving or reduction of mitigation fees may also be considered when an alternative funding source is identified for these fees. The City shall promote the benefits of this program to the development community by posting information on its website and creating a handout to be distributed with land development applications.*

*Responsible Agencies: Public Works & Community Development Department, City Council*
*Timeframe: Continuous through the planning period*
*Quantified Objective: 59 new ELI units*

*Housing Program 1.8. To ensure that the provisions of Measure B that were adopted into the Zoning Ordinance do not pose an unreasonable constraint to achieving the City's housing objectives, the City will monitor development and report in its Annual Progress Reports required pursuant to Government Code Section 65400, and if it is determined that these provisions are preventing the rezoning of parcels needed to accommodate a portion of the City's needs for lower-income housing, an amendment to those provisions will be initiated.*

*Responsible Agencies: Public Works & Community Development Department, City Council*
*Timeframe: Each year as part of the annual monitoring reports*
*Quantified Objective: N/A*

| **Housing Goal 2.** | **Promote diversity in tenure, type, size, location and price to permit a choice of housing for persons of all economic levels.** |
|---|---|
| Housing Policy 2A. | Allow a variety of housing types to be built on residential sites. |
| Housing Policy 2B. | Remove constraints to production and availability of housing when consistent with other General Plan policies. |
| Housing Policy 2C. | Facilitate priority "fast track" processing by shortening the review process where appropriate for affordable, below-market-rate and special needs housing projects. |
| Housing Policy 2D. | Encourage mixed-use development at underutilized sites, where appropriate. |
| *Housing Program 2.1.* | *Continue to use the City-wide Design Guidelineseto facilitate small-lot development, small single-family units and single-family attached units through consideration of decreased setbacks, zero lot lines, lot clustering* |

*through the Planned Development process, and/or shared parking provisions in appropriate locations.*

*Responsible Agency: Public Works & Community Development Department*
*Timeframe: Continuous through the planning period*
*Quantified Objective: 24 Very Low, 34 Moderate, 40 Above-Moderate Units*

*Housing Program 2.2. Allow manufactured housing in residential districts in accordance with applicable State and federal laws, and require such units to meet local standards for elements such as siding, roofing, and type of foundation, to the extent allowed by State and federal law.*

*Responsible Agency: Public Works & Community Development Department*
*Timeframe: Continuous through the planning period*
*Quantified Objective: 6 Very Low Units*

*Housing Program 2.3. Amend the Zoning Ordinance to provide standards for including housing in locations that allow mixed-use development in appropriate locations, and work with developers to facilitate housing production.*

*Responsible Agency: Public Works & Community Development Department, Planning Commission, City Council*
*Timeframe: 2015*
*Quantified Objective: Zoning Ordinance amendment*

*Housing Program 2.4. Continue to provide appropriate flexible parking requirements that allow shared use in locations being considered for higher-density housing development.*

*Responsible Agency: Public Works & Community Development Department, Planning Commission, City Council*
*Timeframe: Continuous through the planning period*
*Quantified Objective: N/A*

*Housing Program 2.5. Planning staff shall continue to evaluate existing development review regulations and procedures to further streamline and give priority to projects that provide affordable housing. Building and Engineering staff shall continue to study ways to mitigate the cost of construction, for example by revising engineering standards and working with the local Fire District to allow for narrower street widths, rolled curbs and parking bays, and considering allowing use of less expensive building materials, such as plastic for storm drainage pipes, provided applicable code requirements are satisfied.*

*Responsible Agency: Public Works & Community Development Department*
*Timeframe: Continuous through the planning period*
*Quantified Objective: N/A*

*Housing Program 2.6. Continue to encourage single-room-occupancy (SRO) housing in the MRVL, MRL, MRM and MRH districts consistent*

*with Sec. 18.20.085 of the Zoning Ordinance. This type of housing can help to address the needs of very-low- and extremely-low-income households such as college students and service sector employees.*

*Responsible Agency: Public Works & Community Development Department, Planning Commission, City Council*
*Timeframe: Continuous through the planning period*
*Quantified Objective: 20 new SRO units*

| **Housing Goal 3.** | **Increase housing opportunities for people of limited incomes.** |
|---|---|
| Housing Policy 3A. | Facilitate construction of affordable housing by favoring new projects that include units for lower-income segments of the community. |
| Housing Policy 3B. | Look for opportunities to promote the development of housing affordable and available to those who work in Pleasant Hill. |
| Housing Policy 3C. | Participate in programs assisting production of affordable units in order to provide housing for low- and moderate-income households. |
| Housing Policy 3D. | Provide direct assistance to individuals and households needing affordable housing, where feasible. |

*Housing Program 3.1. Continue to provide a density bonus for development of affordable and senior housing. The City's Density Bonus Ordinance provides a minimum 5% to 20% increase in density with additional density bonuses up to a maximum increase of 35% in density if additional target units are provided, and up to three additional incentives, or financially equivalent incentives, if the development provides additional target units.*

*Responsible Agencies: Planning Commission, City Council*
*Timeframe: Continuous through the planning period*
*Quantified Objective: 10 Very Low and 30 Low Units for seniors*

*Housing Program 3.2. Allow developers to satisfy affordable housing requirements by providing units elsewhere in the city when inclusion of affordable units within the development is not feasible.*

*Responsible Agencies: Planning Commission, City Council*
*Timeframe: Continuous through the planning period*
*Quantified Objective: N/A*

*Housing Program 3.3. Require all housing projects of five or more units to include affordable housing. Developers may satisfy the requirements of the City's Affordable Housing Ordinance by providing at least:*

- *5 percent of the base density for occupancy by very-low-income households, or*
- *10 percent for low-income households, or*
- *25 percent for qualifying senior residents, or*
- *20 percent second units (in single-family projects).*

In order to ensure that this policy does not pose an undue constraint to housing production, The City will continue to evaluate impacts to market rate housing related to current market conditions, project applications, estimated affordable housing requirements, fee collection, and actual construction of affordable housing units. If the ordinance presents an obstacle to the development of the City's fair share of regional housing needs, the City will revise the ordinance accordingly.

*Responsible Agencies: Public Works & Community Development Department, Planning Commission, City Council*
*Timeframe: Feasibility analysis in 2014-15*
*Quantified Objective: 5 units per year: 13 Very Low, 25 Low*

*Housing Program 3.4. Continue to publicize the opportunity to construct secondary units.*

*The City's secondary unit ordinance (adopted 1989), was amended in 2003 to comply with State law making the process ministerial. Secondary units help to address the needs of very-low- and extremely-low-income households. The City will continue to inform the public about secondary units through advertising such as articles in the City's newsletter, which is mailed to all homeowners on a bi-monthly basis. A secondary unit brochure and other outreach materials could be made available to residents and/or posted on the City's website.*

*Responsible Agencies: Public Works & Community Development Department*
*Timeframe: Continuous through the planning period*
*Quantified Objective: 16 secondary units*

*Housing Program 3.5. Seek State and federal funds, and encourage the use of private financing mechanisms, to assist in the production of affordable housing. Funding mechanisms that should continue to be explored include the HCD Multifamily Housing Program, Low-Income Housing Tax Credits (LIHTC), federally subsidized Section 221 (d)(4), Section 8 or Section 202 programs, Community Development Block Grants, tax-exempt bond financing, federal HOME program funds, administrative fees collected by the County Housing Authority, and favorable financing made available through financial institutions, to assist low- and moderate-income households.*

*The City shall apply for State and Federal monies for direct support of low-income housing construction and rehabilitation, and shall continue to assess potential funding sources, such as, but not limited to, the Community Development Block Grant (CDBG), and HOME. The City shall also seek State and Federal funding specifically targeted for the development of housing affordable to extremely-low-income households. The City shall promote the benefits of this program to the development community by posting information on its website and creating a handout to be distributed with land development applications.*

*Responsible Agency: Public Works & Community Development Department*
*Timeframe: Apply for available funding annually*
*Quantified Objective: $100,000 per year; 10 Low and 10 Moderate Units/Year*

*Housing Program 3.6. Use Successor Agency funds to fund housing programs throughout the city.*

*Included in the estimated expenditures for each year is an annual amount ($235,000) for debt previously incurred for development of the Grayson Creek Apartments affordable housing project. This amount will recur annually until the debt is paid in full (2031).*

*As part of the development of site #2 on the sites inventory (Woodsworth parcel), the Successor Agency expects to contribute the parcel at no cost to a local non-profit, sweat-equity developer, such as Habitat for Humanity.*

*If feasible, the City will consider dedicating a portion of "boomerang" property tax revenues resulting from the dissolution of redevelopment agencies to improve or expand the supply of affordable housing in the City.*

*Responsible Agencies: Successor Agency*
*Timeframe: 2015-20232007-2014*
*Quantified Objective: $285,000 per year; $2.28 million total during the 8-year planning period*

*Housing Program 3.7. Invite non-profit housing developers to work with the City in promoting and encouraging affordable housing. The City has worked with non-profit housing developers on past projects and will continue cooperative efforts in the future with these or other interested nonprofit developers.*

*Responsible Agencies: Public Works & Community Development Department*
*Timeframe: Continuous through the planning period*
*Quantified Objective: N/A*

*Housing Program 3.8. Provide developers with the opportunity to utilize tax-exempt revenue bonds. Table H11 lists three senior developments where the City provided tax exempt financing: Ellinwood and Chateau I and III. The City will continue to offer support to developers through tax exempt financing where affordable housing will be produced.*

*Responsible Agencies: Public Works & Community Development Department*
*Timeframe: Continuous through the planning period*
*Quantified Objective: 50 lower-income units*

*Housing Program 3.9. Use monies in the Housing Trust Fund to assist in the development of affordable housing. Revenue for the trust fund comes from "in-lieu" fees provided from the inclusionary unit ordinance. The potential uses of these funds include: land acquisition for below market rate housing, buy-downs on*

*mortgages for purchasers of below market rate units, capital improvements to below market rate housing, etc.*

*Responsible Agencies: Planning Commission, City Council*
*Timeframe: Continuous through the planning period*
*Quantified Objective: Annual outreach to developers and other nonprofit housing agencies*

*Housing Program 3.10. Continue to participate in the Contra Costa County Mortgage Credit Certificate Program for first-time homebuyers.*

*Responsible Agencies: Public Works & Community Development Department*
*Timeframe: Continuous through the planning period*
*Quantified Objective: 10 Moderate Units*

*Housing Program 3.11. Continue to investigate concepts and funding sources for a homeownership assistance program. The City will continue to explore the possibility of providing assistance to people who cannot afford to buy a home with priority given to those who work in the city, but cannot afford the cost of housing, for example, teachers, police officers and those who work in City government. Other potential target groups are first-time homebuyers of lower- and moderate-income levels, and large families.*

*Responsible Agencies: Public Works & Community Development Department, Planning Commission, City Council*
*Timeframe: Investigate and apply for available funding annually*
*Quantified Objective: N/A*

*Housing Program 3.12. Maintain appropriate standards for use by the Architectural Review Commission in the processing of affordable housing developments. The Architectural Review Commission reviews all new residential proposals. It typically reviews development plans for landscaping, design of buildings, and provisions for accessibility for the disabled.*

*Responsible Agencies: Public Works & Community Development Department, City Council*
*Timeframe: Continuous through the planning period*
*Quantified Objective: N/A*

*Housing Program 3.13. Continue to provide fast-track permit processing for affordable housing developments.*

*Responsible Agencies: Public Works & Community Development Department, City Council*
*Timeframe: Continuous through the planning period*
*Quantified Objective: N/A*

*Housing Program 3.14. Lot Consolidation for Affordable Housing*

*The City will play an active role in facilitating lot consolidation for the parcels listed in Table H22, particularly for parcels on Site 1(Jewell Lane) and Site 4 (Cleaveland and Beatrice). For example, the City will work with*

*non-profit developers and owners of smaller sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households. The lot consolidation procedure will also be posted on the City website and discussed with developers during the preliminary review team process. Lot consolidation requests will be processed as expeditiously as possible in compliance with all applicable state and local laws and regulations. Incentives offered for lot consolidation could include allowing higher densities on consolidated parcels, flexibility in development standards, expedited processing and/or reduced fees related to consolidation. In addition, the City will provide marketing materials for residential opportunity sites and provide technical assistance to interested developers, including technical assistance to acquire necessary funding.*

*The City will encourage and facilitate development on underdeveloped sites on Site 1 (Jewell Lane) by providing assistance with entitlement processing, provide marketing materials for residential opportunity sites and providing technical assistance to interested developers; including technical assistance to acquire necessary funding, offering to pay the fees from the affordable housing fund for affordable housing projects, and providing financial support when available. The City will monitor and evaluate development of underdeveloped parcels and report on the success of strategies to encourage residential development in its Annual Progress Reports required pursuant to Government Code Section 65400. If identified strategies are not successful in generating development interest, the City will evaluate additional methods for encouraging and facilitating development.*

*Responsible Agencies: Public Works & Community Development Department, City Council*
*Timeframe: Continuous through the planning period*
*Quantified Objective: N/A*

**Housing Goal 4. Improve housing conditions for people with special needs.**

Housing Policy 4A. Provide incentives for and encourage development of senior housing, and housing for the developmentally, mentally and physically disabled, at sites where proximity to services and other features make it desirable.

Housing Policy 4B. Support efforts to provide temporary shelter for homeless persons.

*Housing Program 4.1. Continue to provide a density bonus for senior housing. Incentives must be created to encourage developers to build senior housing. The current density bonus ordinance provides a density bonus of up to 20 percent if any senior housing development includes at least 35 units.*

*Responsible Agency: Planning Commission, City Council*
*Timeframe: Continuous through the planning period*
*Quantified Objective: N/A*

*Housing Program 4.2. Facilitate projects that provide units meeting federal, State and local requirements.*

*Population groups in the City with special needs include the physically handicapped. Currently, the City enforces State-mandated requirements for rental housing units (Title 24). The City will continue to encourage ownership housing that can be equipped with handicapped facilities. The City has adopted a Reasonable Accommodation Ordinance and will provide fast-track processing and other incentives to facilitate the production of housing targeted to persons with disabilities.*

*Responsible Agency: Public Works & Community Development Department, Planning Commission*
*Timeframe: Continuous through the planning period*
*Quantified Objective: N/A*

*Housing Program 4.3. Encourage supportive housing for persons with developmental disabilities.*

*The City will work with nonprofit developers of supportive housing for the developmentally disabled to identify and develop adequate sites. The City will apply to the County for CDBG monies and assist with tax exempt financing for land and/or building purchase and/or lease.*

*Responsible Agencies: Public Works & Community Development Department, Planning Commission*
*Timeframe: Consult with nonprofits and apply for funding annually*
*Quantified Objective: 6 Very-Low- and 6 Low-income Units*

*Housing Program 4.4. Continue to facilitate the provision of emergency shelters, transitional and supportive housing.*

*SB 2 of 2007 requires all jurisdictions with an unmet need to identify at least one zone where emergency shelters may be established by-right, subject to specific development standards. The Zoning Ordinance allows emergency shelters by-right in the Light Industrial zone.*

*In 2013 the City's zoning regulations for transitional and supportive housing were amended pursuant to SB 2. The City will continue to monitor changes in state law regarding emergency shelters, transitional and supportive housing and amend the Municipal Code in 2015 to ensure that City regulations are consistent with current requirements.*

*Responsible Agencies: Planning Commission, City Council*
*Timeframe: Code amendment in 2015; Continuous through the planning period*
*Quantified Objective: Zoning Ordinance amendment*

*Housing Program 4.5. Monitor statistics from police, county agencies or private organizations regarding homeless shelter needs.*

*A Point-in-Time survey of the homeless in Contra Costa County conducted in January 2013 found 53 unsheltered homeless persons in Pleasant Hill. The City will continue to coordinate with the County and other agencies to address homeless needs on a regional basis.*

*Responsible Agencies: Public Works & Community Development Department*
*Timeframe: Continuous through the planning period*
*Quantified Objective: N/A*

**Housing Goal 5. Protect and rehabilitate the existing housing stock.**

Housing Policy 5A. Maintain and enhance the quality of Pleasant Hill's neighborhoods so they will retain their value as they mature.

Housing Policy 5B. Preserve Pleasant Hill's existing housing stock in habitable condition.

Housing Policy 5C. Ensure that new residential development is compatible with surrounding neighborhoods.

Housing Policy 5D. Encourage single-family remodeling, and require additions to reflect the mass and scale of adjacent homes.

Housing Policy 5E. Provide public services and improvements that keep neighborhoods safe and livable.

*Housing Program 5.1. Retain existing residential zoning and discourage non-residential uses in residential zones.*

*Responsible Agencies: Planning Commission, City Council*
*Timeframe: Continuous through the planning period*
*Quantified Objective: N/A*

*Housing Program 5.2. Continue the Neighborhood Preservation program to provide low-interest loans for rehabilitation of homes owned or occupied by low- to moderate-income households.*

*This program is publicized via pamphlets available at City Hall and the public library, contacting neighborhood groups in older residential areas, and increasing building code enforcement tied to the availability of rehabilitation loans for specific areas.*

*Responsible Agencies: Public Works & Community Development Department, City Council*
*Timeframe: Continuous through the planning period*
*Quantified Objective: 2 units per year: 5 Low and 10 Moderate Units total*

*Housing Program 5.3 Establish and maintain an Emergency Repair Grant Program*

*The City's Emergency Repair Grant program is available to single-family homeowners with household incomes below the county median, adjusted for household size. The one-time, outright grants of up to $5,000 can be used to pay for repair or replacement of such items as broken furnaces, water heaters, plumbing, windows, doors and roofs, and to install handicap ramps, grab bars and other accessibility improvements.*

*Responsible Agency: Successor Agency*
*Timeframe: Continuous through the planning period*
*Quantified Objective: 5 units per year*

*Housing Program 5.4.* *Periodically evaluate the need for residential rehabilitation.*

*The City maintains information about the neighborhood surveys it has conducted to determine housing condition and the need for rehabilitation. The City will continue to monitor housing conditions as part of code enforcement and building inspection activities. When housing units in need of repair are identified, staff will advise property owners of rehabilitation assistance that may be available.*

*Responsible Agency: Public Works & Community Development Department*
*Timeframe: Continuous through the planning period*
*Quantified Objective: N/A*

*Housing Program 5.5.* *Monitor the city's residential districts for housing suitable for rehabilitation or code enforcement.*

*Responsible Agency: Public Works & Community Development Department*
*Timeframe: Continuous through the planning period*
*Quantified Objective: N/A*

*Housing Program 5.6.* *Preserve neighborhood appearance through the enforcement of City ordinances.*

*Responsible Agency: Public Works & Community Development Department*
*Timeframe: Continuous through the planning period*
*Quantified Objective: N/A*

*Housing Program 5.7.* *Review the Capital Improvement Program (CIP) to determine priorities to maintain the community's older residential neighborhoods.*

*This review will verify that those areas needing improvement are scheduled for funding to address the identified need at a specific time in the future.*

*Responsible Agencies: Public Works & Community Development Department, Planning Commission, City Council*
*Timeframe: Bi-annually through the planning period*
*Quantified Objective: N/A*

| **Housing Goal 6.** | **Preserve the City's affordable housing stock whenever and wherever feasible.** |
|---|---|
| Housing Policy 6A. | Discourage the conversion of older residential units to other uses. |
| Housing Policy 6B. | Ensure that units produced for low- and moderate-income households are made available to those households and maintained as affordable units. |
| Housing Policy 6C. | Prohibit conversion of multifamily rental units to market rate condominiums if such conversions would reduce the number of rental apartments to less than 20 percent of the city's housing stock or if the rental apartment vacancy rate in the City is below 5 percent. |

*Housing Program 6.1.* *Prohibit the conversion of assisted housing units to market rate for as long as possible and no less than 55 years after initial occupancy.*

*Responsible Agencies: Public Works & Community Development Department, Planning Commission, City Council*
*Timeframe: Continuous through the planning period*
*Quantified Objective: N/A*

*Housing Program 6.2.* *Identify assisted dwelling units at risk of conversion to market rate and work with property owners to preserve the units for low-income families.*

*Responsible Agencies: Public Works & Community Development Department*
*Timeframe Continuous through the planning period*
*Quantified Objective: 56 units*

*Housing Program 6.3.* *Ensure that occupants of below-market-rate ownership units meet specified income requirements at time of purchase.*

*This program will augment the City's requirement to preserve affordable units for 55 years by ensuring that only qualified occupants are the beneficiaries of below-market-rate ownership units.*

*Responsible Agency: Public Works & Community Development Department, Planning Commission*
*Timeframe: Continuous through the planning period*
*Quantified Objective: N/A*

*Housing Program 6.4.* *Require resale and rental controls on below-market-rate units provided through the inclusionary housing provisions or through public assistance.*

*The City's inclusionary ordinance is a requirement that has been imposed on all residential development since 1996.*

*Responsible Agencies: Public Works & Community Development Department, Planning Commission, City Council*
*Timeframe: Continuous through the planning period*
*Quantified Objective: N/A*

*Housing Program 6.5.* *Explore a variety of tools for preserving assisted units, including monitoring at-risk units, participating in acquisition of below-market rental units by tenants or non-profits, facilitating refinancing or purchase of developments from owners who file a notice indicating that they intend to opt out of a subsidy agreement, and providing technical and relocation assistance to tenants.*

*Responsible Agencies: Public Works & Community Development Department*
*Timeframe: Continuous through the planning period*
*Quantified Objective: 56 lower-income units*

*Housing Program 6.6.* *Enforce existing condominium conversion ordinance. Prohibit further conversions unless the threshold percentage of apartments is below 20 percent and if the apartment vacancy rate is below 5 percent.*

*Responsible Agency:* *Planning Commission, City Council*
*Timeframe: Continuous through the planning period*
*Quantified Objective:* *N/A*

*Housing Program 6.7.* *Regularly evaluate the proportion of rental apartments in the city to ensure appropriate implementation of the condominium conversion ordinance.*

*Responsible Agency:* *Public Works & Community Development Department*
*Timeframe: Continuous through the planning period*
*Quantified Objective:* *N/A*

*Housing Program 6.8.* *Require all assisted housing units to submit reports on a timely basis demonstrating compliance with the recorded affordability agreements*

*Responsible Agency:* *Public Works & Community Development Department*
*Timeframe: Continuous through the planning period*
*Quantified Objective:* *N/A*

**Housing Goal 7. Ensure equal housing opportunities for all.**

Housing Policy 7A. Ensure that individuals and families seeking housing in Pleasant Hill are not discriminated against on the basis of age, disability, gender, sexual orientation, family structure, national origin, ethnicity, religion, lawful occupation, or other similar factors.

*Housing Program 7.1.* *Continue to refer all reports of housing discrimination to the local fair housing-related non-profit that is funded by the County CDBG program.*

*Responsible Agency:* *Public Works & Community Development Department*
*Timeframe: Continuous through the planning period*
*Quantified Objective:* *N/A*

*Housing Program 7.2.* *Continue to follow the City guidelines for implementing the reasonable accommodation ordinance and periodically review the Zoning Ordinance to identify other provisions, including the definition of "family" that could pose constraints on the development of housing for persons with disabilities and reduce or eliminate constraints through appropriate ordinance amendments.*

*Responsible Agency:* *Public Works & Community Development Department*
*Timeframe: Continuous through the planning period; Code amendment in 2015*
*Quantified Objective:* *N/A*

*Housing Program 7.3.* *Promptly address complaints of discrimination in the sale, rent, and development of housing in Pleasant Hill.*

*The City's procedure is to refer these types of complaints to the County funded non-profit fair-housing agency, such as SHELTER Inc., or Pacific Community Services. The City will distribute fair housing literature annually in City offices and on the City website.*

*Responsible Agencies: Public Works & Community Development Department*
*Timeframe: Continuous through the planning period*
*Quantified Objective: N/A*

*Housing Program 7.4.* *Encourage developers to provide amenities for single heads of households, the disabled, and senior citizens.*

*For example, an amenity that would encourage housing opportunities for single heads of households would be the provision of childcare centers. An amenity in a new residential community for the disabled might be walkways to accommodate wheelchair access. And a housing development could promote social interaction among residents of all ages with the addition of a clubhouse or other recreational facility.*

*Responsible Agency: Architectural Review Commission, Planning Commission*
*Timeframe: Continuous through the planning period*
*Quantified Objective: N/A*

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**Housing Goal 8.** **Require energy conserving practices in the maintenance of existing dwellings and in new residential development, additions and remodeling.**

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Housing Policy 8A. Encourage energy conservation practices for new and existing residential dwellings.

Housing Policy 8B. Encourage the use of green building and sustainable practices for new and renovation projects throughout the City

*Housing Program 8.1.* *Enforce the State's Energy Conservation Standards for new residential construction and additions to existing structures.*

*Responsible Agency: Building Division*
*Timeframe: Continuous through the planning period*
*Quantified Objective: N/A*

*Housing Program 8.2.* *Encourage innovative designs to maximize passive energy efficiency.*

*Responsible Agency: Architectural Review Commission, Planning Commission*
*Timeframe: Continuous through the planning period*
*Quantified Objective: N/A*

*Housing Program 8.3.* *Provide information to the public, and support efforts by public utilities, to encourage home conservation practices.*

*Responsible Agency: Public Works & Community Development Department*
*Timeframe: Continuous through the planning period*
*Quantified Objective: N/A*

*Housing Program 8.4.* *Encourage use of sustainable and innovative building practices and materials. Provide public information concerning accepted and available*

*sustainable building practices in partnership with groups promoting those practices. Amend the City's Building Code as needed to be consistent with future revisions to the State of California Green Building Standards Code.*

*Responsible Agency: Public Works & Community Development, Architectural Review Commission, Planning Commission, City Council*
*Timeframe: Continuous through the planning period*
*Quantified Objective: N/A*

| **Housing Goal 9.** | **Facilitate public participation in the formulation and review of the City's housing and development policies.** |
|---|---|
| Housing Policy 9A. | Implement procedures to provide the public with enhanced notification. |
| *Housing Program 9.1.* | *Provide enhanced public notification for Neighborhood, Area-Wide and City-Wide Projects.* |

*Continue to implement enhanced public notification for projects based on the impact of the project; either on a neighborhood, area-wide or City-wide level.*

*Responsible Agency: Public Works & Community Development Department*
*Timeframe: Continuous through the planning period*
*Quantified Objective: N/A*

*Table H25* summarizes the City's quantified objectives for new construction, rehabilitation and conservation of affordable units during the 2015-2023 planning period.

**Table H25. Quantified Objectives, 2015-2023**

| Program | Income Level | | | | | Total |
|---|---|---|---|---|---|---|
| | Ext. Low | Very Low | Low | Mod. | Above Mod. | |
| *New Construction* | 59 | 59 | 69 | 84 | 177 | 448 |
| *RHND* | 59 | 59 | 69 | 84 | 177 | 448 |
| *Rehabilitation* | 5 | 15 | 20 | 10 | | 50 |
| *Conservation (at risk units)* | | 56 | | | | 56 |

## Appendix A: Residential Development Standards Summary

| | R-20 | R-15 | R-10 | R-10A | R-7 | R-6 | MRVL | MRL | MRM | MRH |
|---|---|---|---|---|---|---|---|---|---|---|
| Minimum Site Area per Dwelling Unit (sq. ft.)[1] | 20,000 | 15,000 | 10,000 | 10,000 | 7,000 | 6,000 | 3,500 | 2,500 | 1,500 | 1,150 |
| Minimum Lot Area (sq. ft.) | 20,000 | 15,000 | 10,000 | 7,000 | 7,000 | 6,000 | 10,000 | 10,000 | 10,000 | 10,000 |
| Minimum Lot Width (feet) | 100 | 100 | 80 | 70 | 70 | 60 | 70 | 70 | 80 | 80 |
| Minimum Lot Depth (feet) | 120 | 100 | 90 | 90 | 90 | 90 | 90 | 90 | 90 | 90 |
| Front (feet) | 25 | 20 | 20 | 20 | 20 | 20 | 15 | 15 | 15 | 20 |
| Rear (feet) | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 |
| Corner Side (feet) | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 |
| Side (feet) | 15 | 10 | 5 | 5 | 5 | 5 | 10 | 10 | 10 | 7 |
| Aggregate Side (feet) | 35 | 25 | 15 | 15 | 15 | 15 | 20 | 20 | 20 | 15 |
| Maximum Building Height (feet)[1] | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 |
| Maximum Number of Stories[1] | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 |
| Maximum Lot Coverage[1] | 25% | 25% | 30% | 35% | 35% | 35% | 40% | 40% | 40% | 40% |
| Maximum Floor Area Ratio[1] | 40% | 40% | 40% | 40% | 40% | 40% | - | - | - | - |
| Open Space | - | - | - | - | - | - | - | - | - | - |
| Scenic Route setback where applicable | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 |
| Minimum Site Landscaping | - | - | - | - | - | - | 35% | 35% | 30% | 25% |
| Fences and Walls | - | - | - | - | - | - | - | - | - | - |
| Supplemental Regulations | - | - | - | - | - | - | - | - | - | - |
| Nonconforming Structures | - | - | - | - | - | - | - | - | - | - |

*[1] PUDs and/or projects with affordable housing may exceedthese standards upon approval by the Planning Commission and City Council.*

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## Appendix B: City Residential Parking Requirements

| SCHEDULE 18.55.030A OFF-STREET PARKING AND LOADING SPACES REQUIRED | |
|---|---|
| **Use Classification** | **Off-street Parking Spaces** |
| **Residential** | |
| Care facility, small, licensed | Same as single-family residential. |
| Care facility, small, unlicensed | As specified by use permit. |
| Emergency homeless shelter | Within the LI zone district, 1 space per 750 sq. ft. of gross floor area plus 1 space for every 2 employees, and 1 additional space for every facility vehicle. Within other zone districts, parking shall be as specified by use permit. |
| Family day care home, large | 1 per 6 children. |
| Family day care home, small | 1 per 6 children. |
| Group residential | 1 per sleeping room plus 1 per 100 sq. ft. used for assembly purposes or common sleeping areas. |
| Multifamily residential | 1.5 per studio or 1-bedroom unit of which 1 must be covered or 2 spaces per 2-bedroom or larger unit of which 1 must be covered; plus 1 guest parking space for every 2 units. |
| Multifamily senior | 1 for each 2.5 units. |
| Secondary unit | 1 per unit. |

### 18.55.050 Reduced parking for single uses

The planning commission may approve a use permit reducing the number of spaces to less than the numbers specified in schedule 18.55.030A Provided that the following findings are made:

A. The parking demand will be less than the requirement in the schedule; and

B. The probable long-term occupancy of the building or structure, based on its design, will not generate additional parking demand.

In reaching a decision, the planning commission shall consider survey data submitted by an applicant or collected at the applicant's request and expense. The use permit issued pursuant to this section shall be recorded in the County Recorder's office.

# Appendix C: Pleasant Hill Properties which are Vacant or Below Allowable Densities

| APN | Street # | Street Name | Type of Improvement | Total Area of Parcel (Sq Ft) | 80% of Total Area (Sq Ft) | General Plan Designation | Max Density Allowed by GP (units/acre) | Units allowed at 80% of GP max | Current Zoning |
|---|---|---|---|---|---|---|---|---|---|
| 125 293 002 | N/A | 3rd Ave, South | Vacant | 12,197 | 9,758 | Single-family high density | 6.90 | 1.55 | R7 |
| 127 050 064 | 1420 | Contra Costa Blvd | Commercial building | 24,394 | 19,515 | Mixed Use | 12 to 40 | 17.92 | RB |
| 127 050 040 | 29 | Massolo Dr. | Fourplex | 7,841 | 6,273 | Mixed Use | 12 to 40 | 5.76 | RB |
| 127 050 052 | 1476 | Contra Costa Blvd | Commercial building | 25,657 | 20,526 | Mixed Use | 12 to 40 | 18.85 | RB |
| 127 050 053 | 1480 | Contra Costa Blvd | Commercial building | 5,140 | 4,112 | Mixed Use | 12 to 40 | 3.78 | RB |
| 127 050 054 | 21 | Massolo Dr. | Commercial building | 6,926 | 5,541 | Mixed Use | 12 to 40 | 5.09 | RB |
| 127 050 065 | 101 | Ellinwood Dr. | Commercial building | 12,632 | 10,106 | Mixed Use | 12 to 40 | 9.28 | RB |
| 127 050 067 | 1428 | Contra Costa Blvd | Restaurant | | 0 | Mixed Use | 12 to 40 | 0.00 | RB |
| 127 061 026 | 1530 | Contra Costa Blvd | Commercial building | 64,904 | 51,923 | Mixed Use | 12 to 40 | 47.68 | RB |
| 127 061 028 | 1500 | Contra Costa Blvd | Commercial building | | 0 | Mixed Use | 12 to 40 | 0.00 | RB |
| 127 061 029 | N/A | Contra Costa Blvd | Parking lot | 11,587 | 9,270 | Mixed Use | 12 to 40 | 8.51 | RB |
| 127 081 003 | N/A | Contra Costa Blvd | Vacant | 10,454 | 8,363 | Mixed Use | 12 to 40 | 7.68 | RB |
| 127 081 004 | 1900 | Peggy Dr. | Single Family Residence | 33,106 | 26,485 | Mixed Use | 12 to 40 | 24.32 | RB |
| 127 081 043 | 1700 | Contra Costa Blvd | Restaurant | 22,651 | 18,121 | Mixed Use | 12 to 40 | 16.64 | RB |
| 127 081 047 | 1600 | Contra Costa Blvd | Commercial building | 62,726 | 50,181 | Mixed Use | 12 to 40 | 46.08 | RB |
| 127 081 048 | 1630 | Contra Costa Blvd | Commercial building | 44,866 | 35,893 | Mixed Use | 12 to 40 | 32.96 | RB |
| 127 081 051 | 1690 | Contra Costa Blvd | Restaurant | 30,928 | 24,742 | Mixed Use | 12 to 40 | 22.72 | RB |
| 127 270 001 | 1898 | Contra Costa Blvd | Commercial building | 9,932 | 7,946 | Mixed Use | 12 to 40 | 7.30 | RB |
| 127 270 002 | 1900 | Contra Costa Blvd | Commercial building | 10,106 | 8,085 | Mixed Use | 12 to 40 | 7.42 | RB |
| 127 270 003 | 1938 | Contra Costa Blvd | Commercial building | 34,587 | 27,670 | Mixed Use | 12 to 40 | 25.41 | RB |
| 127 270 004 | 1978 | Contra Costa Blvd | Commercial building | 42,558 | 34,046 | Mixed Use | 12 to 40 | 31.26 | RB |
| 127 270 005 | N/A | Contra Costa Blvd | Parking lot | 309,755 | 247,804 | Mixed Use | 12 to 40 | 227.55 | RB |
| 148 042 005 | N/A | Hookston Way | Vacant | 99,317 | 79,454 | Commercial | 0.00 | 0.00 | RB |
| 148 090 008 | N/A | Mayhew Way | Vacant | 9,148 | 7,318 | Office | 0.00 | 0.00 | PAO |
| 148 090 028 | 1 | Mayhew Way | Commercial building | 38,768 | 31,014 | Office | 0.00 | 0.00 | PAO |
| 149 051 003 | N/A | Pleasant Hill Rd | Vacant | 20,909 | 16,727 | single-family medium density | 4.50 | 1.73 | R10 |
| 149 051 004 | N/A | Pleasant Hill Rd | Vacant | 20,909 | 16,727 | single-family medium density | 4.50 | 1.73 | R10 |
| 149 051 009 | N/A | Pleasant Hill Rd | Single-family house on-site | 14,580 | 11,664 | single-family medium density | 4.50 | 1.20 | R10 |
| 149 051 011 | 2150 | Pleasant Hill Rd | Single-family house on-site | 147,668 | 118,134 | single-family medium density | 4.50 | 12.20 | R10 |
| 149 061 015 | 468 | Boyd Rd | Swimming pool and Small structures | 59,242 | 47,394 | single-family medium density | 4.50 | 4.90 | R10 |
| 149 061 018 | N/A | McKissick St | Single-family house on-site | 14,375 | 11,500 | single-family medium density | 4.50 | 1.19 | R10 |
| 149 061 026 | N/A | McKissick St | Vacant | 24,829 | 19,863 | single-family medium density | 4.50 | 2.05 | R10 |
| 149 061 033 | N/A | McKissick St | Vacant | 26,310 | 21,048 | single-family medium density | 4.50 | 2.17 | R10 |
| 149 100 042 | 41 | Katie Ct | Single-family house on-site | 15,246 | 12,197 | Multi-Family Medium Density | 29.90 | 8.37 | PUD #410 |
| 149 100 043 | 55 | Katie Ct | Single-family house on-site | 22,651 | 18,121 | Multi-Family Medium Density | 29.90 | 12.44 | PUD #410 |

| APN | Street # | Street Name | Type of Improvement | Total Area of Parcel (Sq Ft) | 80% of Total Area (Sq Ft) | General Plan Designation | Max Density Allowed by GP (units/acre) | Units allowed at 80% of GP max | Current Zoning |
|---|---|---|---|---|---|---|---|---|---|
| 149 100 062 | 170 | Cleaveland Rd | Single-family house on-site | 23,598 | 18,878 | Multi-Family Medium Density | 29.90 | 12.96 | PUD #410 |
| 149 100 064 | 174 | Cleaveland Rd | Single-family house on-site | 12,197 | 9,758 | Multi-Family Medium Density | 29.90 | 6.70 | PUD #410 |
| 149 110 030 | 60 | W. Hookston Rd | Two Single-family homes on-site | 7,841 | 6,273 | Multi-Family High Density | 40.00 | 5.76 | PUD #406 |
| 149 110 031 | 50 | W. Hookston Rd | Single-family house on-site | 16,988 | 13,590 | Multi-Family High Density | 40.00 | 12.48 | PUD #406 |
| 149 110 033 | 2651 | Contra Costa Blvd | 10-unit apt complex | 6,636 | 5,309 | Multi-Family High Density | 40.00 | 4.87 | PUD #406 |
| 149 110 038 | 2483 | Jewell Ln | Single-family house on-site | 7,050 | 5,640 | Multi-Family High Density | 40.00 | 5.18 | PUD #406 |
| 149 110 039 | 2563 | Jewell Ln | Vacant | 7,841 | 6,273 | Multi-Family High Density | 40.00 | 5.76 | PUD #406 |
| 149 110 040 | 2565 | Jewell Ln | Single-family house on-site | 7,841 | 6,273 | Multi-Family High Density | 40.00 | 5.76 | PUD #406 |
| 149 110 041 | 2571 | Jewell Ln | Single-family house on-site | 7,841 | 6,273 | Multi-Family High Density | 40.00 | 5.76 | PUD #406 |
| 149 110 042 | 2577 | Jewell Ln | Single-family house on-site | 7,841 | 6,273 | Multi-Family High Density | 40.00 | 5.76 | PUD #406 |
| 149 110 043 | 2583 | Jewell Ln | Single-family house on-site | 7,050 | 5,640 | Multi-Family High Density | 40.00 | 5.18 | PUD #406 |
| 149 110 051 | N/A | Jewell Ln | Vacant | 6,534 | 5,227 | Multi-Family High Density | 40.00 | 4.80 | PUD #406 |
| 149 110 087 | N/A | Contra Costa Blvd | Vacant | 6,098 | 4,878 | Commercial and Retail | 0.00 | 0.00 | PUD #520 |
| 149 130 016 | 250 | Cleaveland Rd | Vacant | 10,890 | 8,712 | Multi-Family Medium Density | 29.90 | 5.98 | PUD #410 |
| 149 130 020 | N/A | Cleaveland Rd | Vacant | 108,900 | 87,120 | Multi-Family Medium Density | 29.90 | 59.80 | PUD #410 |
| 149 130 021 | 590 | Beatrice Rd | Vacant | 16,117 | 12,894 | Multi-Family Medium Density | 29.90 | 8.85 | PUD #410 |
| 149 130 022 | 564 | Beatrice Rd | Vacant | 16,117 | 12,894 | Multi-Family Medium Density | 29.90 | 8.85 | PUD #410 |
| 149 130 023 | 570 | Beatrice Rd | Vacant | 16,117 | 12,894 | Multi-Family Medium Density | 29.90 | 8.85 | PUD #410 |
| 149 130 024 | 576 | Beatrice Rd | Vacant | 17,424 | 13,939 | Multi-Family Medium Density | 29.90 | 9.57 | PUD #410 |
| 149 130 029 | N/A | Beatrice Rd | Vacant | 49,658 | 39,726 | Multi-Family Medium Density | 29.90 | 27.27 | PUD #410 |
| 149 130 030 | N/A | Beatrice Rd | Vacant | 108,464 | 86,771 | Multi-Family Medium Density | 29.90 | 59.56 | PUD #410 |
| 149 171 026 | 83 | Roberta Ave | Vacant | 7,650 | 6,120 | single-family medium density | 4.50 | 0.63 | PUD #410 |
| 149 230 005 | 1700 | Oak Park Blvd | Vacant | 435,600 | 348,480 | Mixed Use | 12 to 40 | 320 | PUD #410 |
| 149 260 020 | 1680 | Oak Park Blvd | Vacant | 19,760 | 15,808 | Single-family high density | 6.90 | 2.50 | R7 |
| 150 052 009 | 1601 | Contra Costa Blvd | Commercial building | 157,513 | 126,010 | Mixed Use | 12 to 40 | 115.71 | RB |
| 150 101 012 | 1936 | Linda Dr | Commercial building | 9,148 | 7,318 | Mixed Use | 12 to 40 | 6.72 | RB |

| APN | Street # | Street Name | Type of Improvement | Total Area of Parcel (Sq Ft) | 80% of Total Area (Sq Ft) | General Plan Designation | Max Density Allowed by GP (units/acre) | Units allowed at 80% of GP max | Current Zoning |
|---|---|---|---|---|---|---|---|---|---|
| 150 102 012 | 1720 | Linda Dr | Commercial building | 8,712 | 6,970 | Mixed Use | 12 to 40 | 6.40 | RB |
| 150 102 013 | 1710 | Linda Dr | Commercial building | 10,019 | 8,015 | Mixed Use | 12 to 40 | 7.36 | RB |
| 150 102 014 | 1806 | Linda Dr | Commercial building | 11,326 | 9,061 | Mixed Use | 12 to 40 | 8.32 | RB |
| 150 103 008 | 1725 | Contra Costa Blvd | Commercial building | 20,909 | 16,727 | Mixed Use | 12 to 40 | 15.36 | RB |
| 150 103 013 | 1749 | Contra Costa Blvd | Restaurant | 7,062 | 5,650 | Mixed Use | 12 to 40 | 5.19 | RB |
| 150 103 016 | 1705 | Contra Costa Blvd | Commercial building | 20,908 | 16,726 | Mixed Use | 12 to 40 | 15.36 | RB |
| 150 121 002 | 6 | Vivian Dr | Restaurant | 10,454 | 8,363 | Mixed Use | 12 to 40 | 7.68 | RB |
| 150 123 023 | 1855 | Contra Costa Blvd | Commercial building | 41,382 | 33,106 | Mixed Use | 12 to 40 | 30.40 | RB |
| 150 123 024 | 1825 | Contra Costa Blvd | Commercial building | 7,841 | 6,273 | Mixed Use | 12 to 40 | 5.76 | RB |
| 150 123 025 | 1845 | Contra Costa Blvd | Commercial building | 15,072 | 12,058 | Mixed Use | 12 to 40 | 11.07 | RB |
| 150 123 027 | 1817 | Contra Costa Blvd | Restaurant | 14,375 | 11,500 | Mixed Use | 12 to 40 | 10.56 | RB |
| 150 123 028 | 15 | Vivian Dr | Commercial building | 44,431 | 35,545 | Mixed Use | 12 to 40 | 32.64 | RB |
| 150 125 011 | 1942 | Linda Dr | Commercial building | 7,300 | 5,840 | Mixed Use | 12 to 40 | 5.36 | RB |
| 150 150 012 | 41 | Woodsworth Ln | Restaurant | 14,810 | 11,848 | Mixed Use | 12 to 40 | 10.88 | RB |
| 150 150 019 | 2049 | Contra Costa Blvd | Commercial building | 12,197 | 9,758 | Mixed Use | 12 to 40 | 8.96 | RB |
| 150 150 040 | 2045 | Contra Costa Blvd | Commercial building | 28,750 | 23,000 | Mixed Use | 12 to 40 | 21.12 | RB |
| 150 150 055 | 1907 | Contra Costa Blvd | Commercial building | 8,712 | 6,970 | Mixed Use | 12 to 40 | 6.40 | RB |
| 150 150 058 | 1945 | Contra Costa Blvd | Commercial building | 27,007 | 21,606 | Mixed Use | 12 to 40 | 19.84 | RB |
| 150 150 066 | 1873 | Contra Costa Blvd | Commercial building | 18,644 | 14,915 | Mixed Use | 12 to 40 | 13.70 | RB |
| 150 150 071 | N/A | Woodsworth Ln | Vacant | 8,500 | 6,800 | multi-family low density | 19.90 | 3.11 | PUD #347 |
| 150 150 079 | 2001 | Contra Costa Blvd | Commercial building | 47,044 | 37,635 | Mixed Use | 12 to 40 | 34.56 | RB |
| 150 150 080 | 81 | Gregory Ln | Commercial building | 62,334 | 49,867 | Mixed Use | 12 to 40 | 45.79 | RB |
| 150 170 003 | 220 | Gregory Ln | Garage | 10,000 | 8,000 | single-family high density | 6.90 | 1.27 | R7 |
| 150 300 015 | 2255 | Contra Costa Blvd | Commercial building | 21,998 | 17,598 | Mixed Use | 12 to 40 | 16.16 | RB |
| 152 021 015 | N/A | Topaz Ln | Vacant | 16,988 | 13,590 | single-family low density | 3.00 | 0.94 | R15 |
| 152 021 016 | N/A | Topaz Ln | Vacant | 87,991 | 70,393 | single-family low density | 3.00 | 4.85 | R15 |
| 152 060 021 | 2592 | Pleasant Hill Rd | Single-family house on-site | 407,547 | 326,038 | single-family medium density | 4.50 | 33.68 | R10 |
| 152 060 023 | 16 | Mangini Dr. | Two Single-family homes on-site | 37,767 | 30,214 | single-family medium density | 4.50 | 3.12 | R10 |
| 152 060 024 | N/A | Mangini Dr. | Vacant | 292,331 | 233,865 | single-family medium density | 4.50 | 24.16 | R10 |
| 152 060 025 | 24 | Mangini Dr. | Four single-family homes on site | 161,608 | 129,286 | single-family medium density | 4.50 | 13.36 | R10 |
| 152 060 026 | N/A | Mangini Dr. | Vacant | 202,990 | 162,392 | single-family medium density | 4.50 | 16.78 | R10 |
| 152 070 003 | N/A | Little Rd | Vacant | 30,928 | 24,742 | single-family low density | 3.00 | 1.70 | R10 |
| 152 070 010 | N/A | Little Rd | Vacant | 61,855 | 49,484 | single-family low density | 3.00 | 3.41 | R10 |
| 152 070 012 | N/A | Little Rd | Vacant | 20,909 | 16,727 | single-family low density | 3.00 | 1.15 | R10 |
| 152 070 014 | N/A | Camino Las Juntas | Vacant | 284,490 | 227,592 | single-family low density | 3.00 | 15.67 | R10 |
| 152 070 016 | N/A | Little Rd | Vacant | 32,670 | 26,136 | single-family low density | 3.00 | 1.80 | R10 |
| 152 070 024 | 580 | Little Rd | Single-family house on-site | 27,007 | 21,606 | single-family medium density | 4.50 | 2.23 | R10 |

| APN | Street # | Street Name | Type of Improvement | Total Area of Parcel (Sq Ft) | 80% of Total Area (Sq Ft) | General Plan Designation | Max Density Allowed by GP (units/acre) | Units allowed at 80% of GP max | Current Zoning |
|---|---|---|---|---|---|---|---|---|---|
| 152 091 004 | 590 | Creekside Rd | Single-family house on-site | 42,253 | 33,802 | single-family high density | 6.90 | 5.35 | R7 |
| 152 091 007 | 544 | Creekside Rd | Single-family house on-site | 43,560 | 34,848 | single-family high density | 6.90 | 5.52 | R7 |
| 152 291 001 | 2590 | Pleasant Hill Rd | Garage | 19,166 | 15,333 | Semi Public and Institutional | 0.00 | 0.00 | R10 |
| 152 291 002 | N/A | Taylor Blvd | Vacant | 122,839 | 98,271 | Semi Public and Institutional | 0.00 | 0.00 | R10 |
| 153 030 054 | N/A | Golf Club Rd | Paved Parking | 478,289 | 382,631 | School | 0.00 | 0.00 | R7 |
| 153 050 059 | 400 | Taylor Blvd | Commercial building | 196,238 | 156,990 | Office | 0.00 | 0.00 | PAO |
| 153 060 011 | N/A | Roche Dr. | Vacant | 16,988 | 13,590 | single-family high density | 6.90 | 2.15 | R7 |
| 153 060 012 | 1525 | Roche Dr. | Single-family house on-site | 109,989 | 87,991 | single-family high density | 6.90 | 13.94 | R7 |
| 153 060 013 | N/A | Stanmore Dr. | Single-family house on-site | 55,670 | 44,536 | single-family high density | 6.90 | 7.05 | R7 |
| 153 071 025 | 1750 | Lucille Ln | Single-family house on-site | 14,810 | 11,848 | single-family high density | 6.90 | 1.88 | R7 |
| 153 300 001 | 77 | Chilpancingo Pkwy | Commercial building | 462,607 | 370,086 | Mixed Use | 12 to 40 | 339.84 | RB |
| 153 300 002 | 65 | Chilpancingo Pkwy | Commercial building | 29,185 | 23,348 | Mixed Use | 12 to 40 | 21.44 | RB |
| 153 300 003 | 85 | Chilpancingo Pkwy | Commercial building | 293,594 | 234,875 | Mixed Use | 12 to 40 | 215.68 | RB |
| 153 300 004 | N/A | Golf Club Rd | Commercial building | 32,234 | 25,787 | Mixed Use | 12 to 40 | 23.68 | RB |
| 154 140 015 | N/A | Morello Ave | Vacant | 248,292 | 198,634 | single-family low density | 3.00 | 13.68 | R20 |
| 154 140 017 | N/A | Paso Nogal | Vacant | 19,776 | 15,821 | single-family medium density | 4.50 | 1.63 | R15 |
| 154 140 031 | 80 | Janin Pl | Single-family house on-site | 55,757 | 44,606 | single-family medium density | 4.50 | 4.61 | R20 |
| 154 180 015 | 204 | Ironwood Ct | Single-family house on-site | 29,100 | 23,280 | single-family medium density | 4.50 | 2.40 | R10 |
| 154 180 016 | 201 | Ironwood Ct | Single-family house on-site | 28,600 | 22,880 | single-family medium density | 4.50 | 2.36 | R10 |
| 154 180 018 | 212 | Ironwood Ct | Single-family house on-site | 32,560 | 26,048 | single-family medium density | 4.50 | 2.69 | R10 |
| 154 220 033 | N/A | Paso Nogal | Vacant | 208,217 | 166,574 | single-family high density | 6.90 | 26.39 | R7 |
| 154 680 003 | 6201 | Alhambra Ave | Single-family house on-site | 86,684 | 69,347 | single-family low density | 3.00 | 4.78 | PPD #451 |
| 154 680 004 | 6185 | Alhambra Ave | Single-family house on-site | 43,560 | 34,848 | single-family low density | 3.00 | 2.40 | PPD #451 |
| 154 680 005 | 6215 | Alhambra Ave | Single-family house on-site | 63,162 | 50,530 | single-family low density | 3.00 | 3.48 | PPD #451 |
| 164 051 004 | 995 | Grayson Ln | Single-family house on-site | 42,471 | 33,977 | single-family low density | 3.00 | 2.34 | R20 |
| 164 051 020 | N/A | Buttner Rd | Vacant | 22,540 | 18,032 | single-family low density | 3.00 | 1.24 | R20 |
| 164 052 012 | N/A | Buttner Rd | Vacant | 25,439 | 20,351 | single-family low density | 3.00 | 1.40 | R20 |
| 164 052 014 | 2092 | Buttner Rd | Single-family house on-site | 41,818 | 33,454 | single-family low density | 3.00 | 2.30 | R20 |
| 164 052 029 | N/A | Buttner Rd | Vacant | 21,998 | 17,598 | single-family low density | 3.00 | 1.21 | R20 |

| APN | Street # | Street Name | Type of Improvement | Total Area of Parcel (Sq Ft) | 80% of Total Area (Sq Ft) | General Plan Designation | Max Density Allowed by GP (units/acre) | Units allowed at 80% of GP max | Current Zoning |
|---|---|---|---|---|---|---|---|---|---|
| 164 052 030 | 2042 | Buttner Rd | Single-family house on-site | 68,694 | 54,955 | single-family low density | 3.00 | 3.78 | R20 |
| 164 060 008 | 771 | Slater Ave | Single-family house on-site | 88,862 | 71,090 | single-family low density | 3.00 | 4.90 | R20 |
| 164 060 014 | 875 | Slater Ave | Single-family house on-site | 80,150 | 64,120 | single-family low density | 3.00 | 4.42 | R20 |
| 164 060 018 | 57 | Dobbs Dr. | Single-family house on-site | 48,250 | 38,600 | single-family low density | 3.00 | 2.66 | R20 |
| 164 071 002 | 731 | Slater Rd | Single-family house on-site | 46,174 | 36,939 | single-family medium density | 4.50 | 3.82 | R10 |
| 164 110 008 | 771 | Grayson Rd | Single-family house on-site | 43,996 | 35,197 | single-family medium density | 4.50 | 3.64 | R10 |
| 164 510 036 | 1915 | Buttner Rd | Single-family house on-site | 84,376 | 67,501 | single-family low density | 3.00 | 4.65 | R20 |
| 166 070 004 | 197 | Cortsen Rd | Swimming pool and Small structures | 39,204 | 31,363 | single-family medium density | 4.50 | 3.24 | R10 |
| 166 070 005 | 195 | Cortsen Rd | Single-family house on-site | 21,780 | 17,424 | single-family medium density | 4.50 | 1.80 | R10 |
| 166 070 048 | 297 | Cortsen Rd | Single-family house on-site | 50,530 | 40,424 | single-family medium density | 4.50 | 4.18 | R10 |
| 166 081 004 | 2305 | Pleasant Hill Rd | Single-family house on-site | 41,948 | 33,558 | single-family medium density | 4.50 | 3.47 | R10 |
| 166 090 055 | 2191 | Pleasant Hill Rd | Single-family house on-site | 41,034 | 32,827 | single-family medium density | 4.50 | 3.39 | R10 |
| 166 101 019 | 294 | Croyden Dr. | Single-family house on-site | 29,621 | 23,697 | single-family medium density | 4.50 | 2.45 | R10 |
| 170 030 021 | 240 | Oak Park Ln | Single-family house on-site | 25,003 | 20,002 | single-family medium density | 4.50 | 2.07 | R10 |
| 170 040 050 | 41 | Geriola Ct | Single-family house on-site | 48,787 | 39,030 | single-family medium density | 4.50 | 4.03 | R10 |
| 170 082 009 | N/A | Oak Park Blvd | Vacant | 17,220 | 13,776 | single-family high density | 6.90 | 2.18 | R10 |
| 170 182 018 | 1806 | Pleasant Hill Rd | Single-family house on-site | 115,434 | 92,347 | single-family medium density | 4.50 | 9.54 | R10 |
| 170 192 019 | N/A | Barnett Cir | Vacant | 13,000 | 10,400 | single-family medium density | 4.50 | 1.07 | R10 |
| 170 231 029 | 2940 | Bonnie Ln | Single-family house on-site | 62,700 | 50,160 | single-family medium density | 4.50 | 5.18 | R10 |
| 170 232 029 | 2010 | Geary Rd | Vacant | 50,094 | 40,075 | single-family medium density | 4.50 | 4.14 | R10 |
| 170 242 017 | 1986 | Geary Rd | Vacant | 33,106 | 26,485 | single-family medium density | 4.50 | 2.74 | R10 |
| 170 242 051 | 1964 | Geary Rd | Single-family house on-site | 34,080 | 27,264 | single-family medium density | 4.50 | 2.82 | R10 |

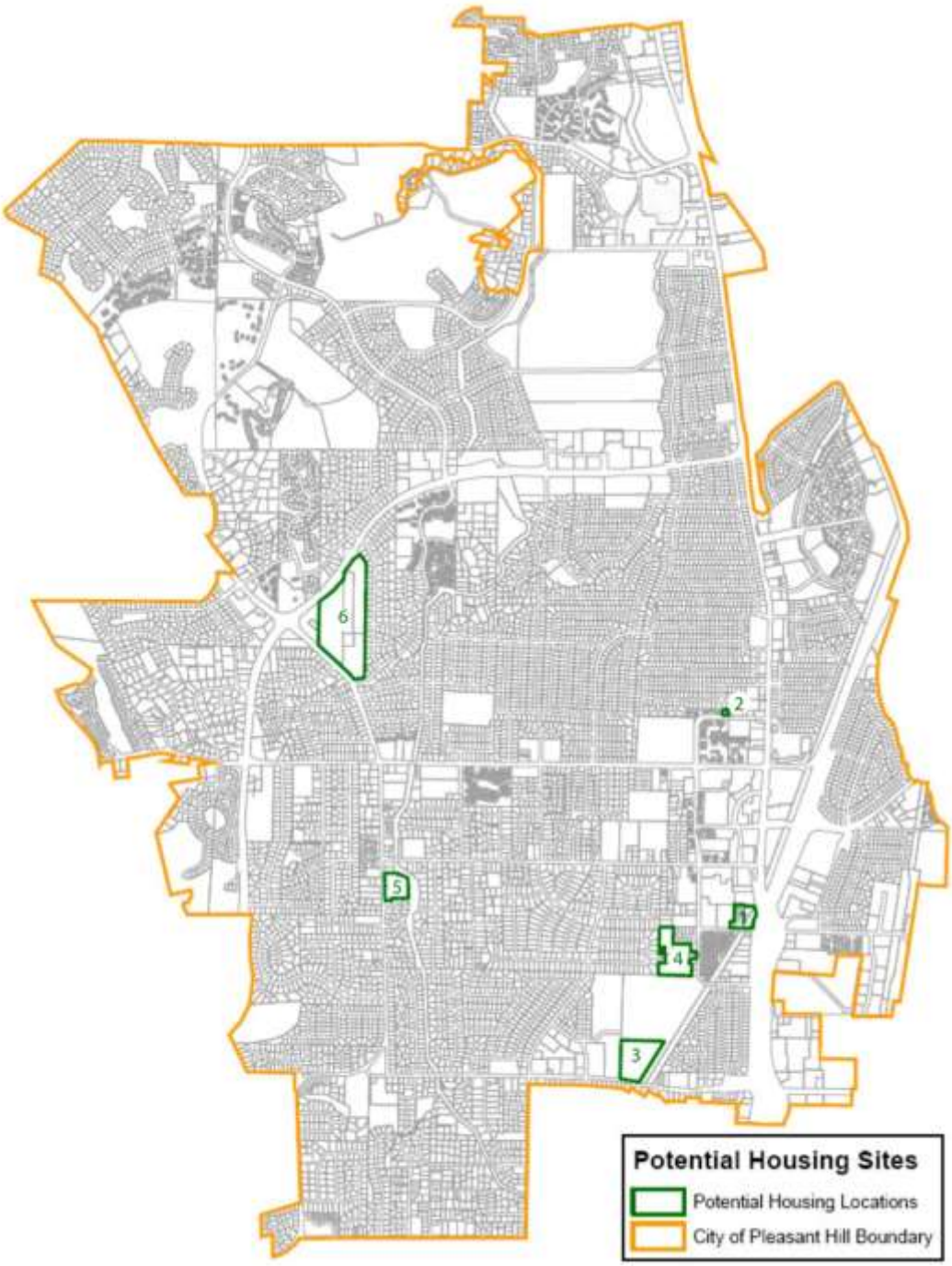
# Appendix D: Analysis of Potential Affordable Housing Sites

## Introduction

State law requires each city to include in the Housing Element an inventory of vacant parcels having the potential for residential development, or "underutilized" parcels with potential for additional development. The purpose of this inventory is to evaluate whether there is sufficient capacity, based on the General Plan, zoning, development standards, and infrastructure, to accommodate the City's fair share of regional growth needs as identified in the Regional Housing Needs Assessment (RHNA). This analysis represents an estimate of the City's realistic development potential. Actual development will depend on the intentions of each property owner, market conditions and other factors.

The detailed methodology and assumptions for the residential land inventory summarized in *Table H22* are provided in Table D1 and the accompanying analysis of sites with potential for affordable housing development. The City has identified six sites with high potential for new development of affordable housing units (see Figure D1 for site locations). The financial analysis was prepared by Seifel Consulting Inc., and demonstrates that the sites the City has identified for the development of new affordable housing units can accommodate its fair share of regional housing needs for lower-income households. It shows that anticipated developments are consistent with market demand and trends, recent project experience, and are financially feasible. The identified zones and densities encourage and facilitate the development of housing for lower-income households. This analysis complies with the requirements of California *Government Code* §65583.2(c).

**Figure D-1: Map of Potential Housing Sites**



## Market Demand and Trends

Market demand for housing in Pleasant Hill increased during the housing boom of the mid-2000s and declined following the economic downturn of 2007-2008. However, the economic recovery combined with limited availability of developable land within the City as compared to other cities in Contra Costa County has prevented the extreme swings in market rate housing prices experienced elsewhere. Recently completed projects have sold out rather than languishing on the market. Prices have been increasing in the past several years. Since the majority of affordable housing units within the City are provided as inclusionary units in market rate developments, continued demand for and development of market rate homes will promote affordable housing production. The demand for affordable rental housing remains strong as market rate rents for well-located and well-maintained properties are significantly above affordable rents.

## Residential Project Experience within Similar Zones

Since 1980, the City of Pleasant Hill has constructed hundreds of units of housing affordable to lower-income households. Examples include 25 very-low-income units for disabled persons at Chilpancingo Vista (10 units/acre), 100 units of low-income senior housing at Hookston Senior Homes (38 units/acre), and 70 units for low- and very-low-income families at the Grayson Creek Apartments (39 units/acre). These developments have occurred in zones with densities comparable to those of the affordable housing sites identified in Table D1.

## Financial Feasibility

The remainder of the analysis in this section demonstrates that the development of housing affordable to lower-income households is financially feasible on the sites the City has identified in Table D1.

## Table D1. Potential Housing Sites

| Location[1] # | Parcel(s) | Address | Size | Existing Use/ Units | Existing Zoning | General Plan Land Use | Proposed Zoning | Constraints[2] | Potential Units | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Very Low | Low | Mod. | Above Mod. | Total |
| e | Total Size | | 3.03 acres | Location #1 is comprised of 12 separate parcels listed below. | | | | | 90 | 18 | | | 108 |
| | 149-110-030 | 60 W. Hookston Rd | 7,841 sq ft | 2 units | Planned Unit Development | MF High (30-40 du/ac) | No change | non-vacant | | | | | |
| | 149-110-031 | 50 W. Hookston Rd | 12,530 sq ft | 1 unit | Planned Unit Development | MF High (30-40 du/ac) | No change | non-vacant | | | | | |
| | 149-110-033 | 2651 Contra Costa Blvd | 19,602 sq ft | 10 units | Planned Unit Development | MF High (30-40 du/ac) | No change | non-vacant | | | | | |
| | 149-110-038 | 2483 Jewell Lane | 8,049 sq ft | 1 unit | Planned Unit Development | MF High (30-40 du/ac) | No change | non-vacant | | | | | |
| | 149-110-039 | 2563 Jewell Lane | 8,049 sq ft | Vacant | Planned Unit Development | MF High (30-40 du/ac) | No change | None | | | | | |
| | 149-110-040 | 2565 Jewell Lane | 8,049 sq ft | 1unit | Planned Unit Development | MF High (30-40 du/ac) | No change | non-vacant | | | | | |
| | 149-110-041 | 2571 Jewell Lane | 8,049 sq ft | 1unit | Planned Unit Development | MF High (30-40 du/ac) | No change | non-vacant | | | | | |
| | 149-110-042 | 2577 Jewell Lane | 8,049 sq ft | 1unit | Planned Unit Development | MF High (30-40 du/ac) | No change | non-vacant | | | | | |
| | 149-110-043 | 2583 Jewell Lane | 7,857 sq ft | 1unit | Planned Unit Development | MF High (30-40 du/ac) | No change | non-vacant | | | | | |
| | 149-110-051 | Jewell Lane | 6,534 sq ft | vacant | Planned Unit Development | MF High (30-40 du/ac) | No change | None | | | | | |
| | EBMUD Right of Way | | 31,409 sq ft | Vacant | Planned Unit Development | MF High (30-40 du/ac) | No change | None | | | | | |
| | 149-110-087 | Contra Costa Blvd | 6,098 sq ft | Vacant | Planned Unit Development | Commercial Retail | MF High (30-40 du/ac) | None | | | | | |
| 2[R] | 150-150-071 | Woodsworth Lane | 0.2 acres | Vacant | Planned Unit Development | MF Low (12-19.9 du/ac) | No change | None | | | 2 | | 2 |
| 3[R] | 149-230-005 | 1700 Oak Park Boulevard | 10 acres | Vacant | Planned Unit Development | Mixed Use (12-40 du/ac) | No Change | Part of site in floodplain | 6 | 9 | 25 | 56 | 96 |
| 4[R] | Total Size | | 7.89 acres | Location #5 is comprised of 8 separate parcels listed below. | | | | | 25 | 50 | 50 | 77 | 202 |
| | 149-130-016 | Cleaveland and Beatrice Road | 10,890 sq ft | Vacant | Planned Unit Development | MF Medium (20-29.9 du/ac) | No Change | Part of site in floodplain | | | | | |
| | 149-130-020 | Cleaveland and Beatrice Road | 108,900 sq ft | Vacant | Planned Unit Development | MF Medium (20-29.9 du/ac) | No Change | Part of site in floodplain | | | | | |
| | 149-130-021 | Cleaveland and Beatrice Road | 16,117 sq ft | Vacant | Planned Unit Development | MF Medium (20-29.9 du/ac) | No Change | Part of site in floodplain | | | | | |
| | 149-130-022 | Cleaveland and Beatrice Road | 16,117 sq ft | Vacant | Planned Unit Development | MF Medium (20-29.9 du/ac) | No Change | Part of site in floodplain | | | | | |
| | 149-130-023 | Cleaveland and Beatrice Road | 16,117 sq ft | Vacant | Planned Unit Development | MF Medium (20-29.9 du/ac) | No Change | Part of site in floodplain | | | | | |

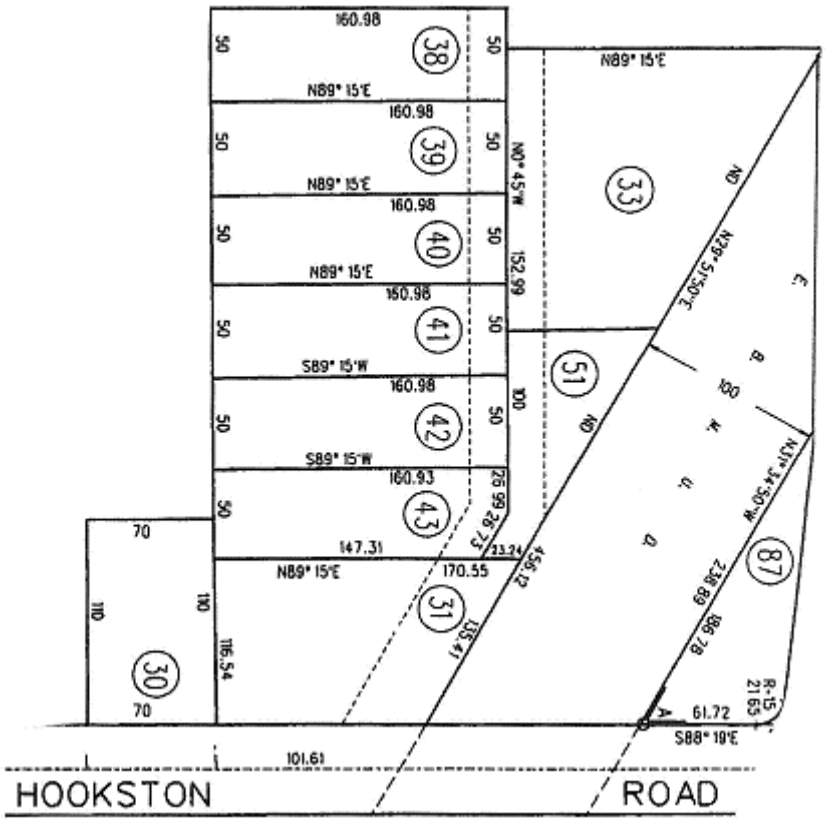
| Location[1] # | Parcel(s) | Address | Size | Existing Use/ Units | Existing Zoning | General Plan Land Use | Proposed Zoning | Constraints[2] | Potential Units | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Very Low | Low | Mod. | Above Mod. | Total |
| | 149-130-024 | Cleaveland and Beatrice Road | 17,424, sq f | Vacant | Planned Unit Development | MF Medium (20-29.9 du/ac) | No Change | Part of site in floodplain | | | | | |
| | 149-130-029 | Cleaveland and Beatrice Road | 49,658 sq ft | Vacant | Planned Unit Development | MF Medium (20-29.9 du/ac) | No Change | Part of site in floodplain | | | | | |
| | 149-130-030 | Abandoned roadway | 108,464 sq ft | Vacant | Planned Unit Development | MF Medium (20-29.9 du/ac) | No Change | Part of site in floodplain | | | | | |
| 5 | Total Size | | 4.35 acres | Location #6 is comprised of 3 separate parcels listed below. | | | | | | | 1 | 3 | 4 |
| | 149-051-003 | 2150 Pleasant Hill Road | 20,909 sq ft | Vacant | SF R10 | SF Medium (3.1-4.5 du/ac) | No Change | Multiple lots, non-vacant | | | | | |
| | 149-051-004 | 2150 Pleasant Hill Road | 20,909 sq ft | Vacant | SF R10 | SF Medium (3.1-4.5 du/ac) | No Change | Multiple lots | | | | | |
| | 149-051-011 | 2150 Pleasant Hill Road | 147,668 sq ft | 1 unit | SF R10 | SF Medium (3.1-4.5 du/ac) | No Change | Multiple lots | | | | | |
| 6 | Total Size | | 25.3 acres | Location #7 is comprised of 5 separate parcels listed below. | | | | | | | | 60 | 60 |
| | 152-060-021 | Taylor Blvd & Pleasant Hill Road | 407,547 sq ft | 1 unit | SF R10 | SF Medium (3.1-4.5 du/ac) | No Change | Some riparian habitat | | | | | |
| | 152-060-023 | Taylor Blvd & Pleasant Hill Road | 37,767 sq ft | 2 units | SF R10 | SF Medium (3.1-4.5 du/ac) | No Change | Some riparian habitat | | | | | |
| | 152-060-024 | Taylor Blvd & Pleasant Hill Road | 292,331 sq ft | vacant | SF R10 | SF Medium (3.1-4.5 du/ac) | No Change | Some riparian habitat | | | | | |
| | 152-060-025 | Taylor Blvd & Pleasant Hill Road | 161,608 sq ft | 4 units | SF R10 | SF Medium (3.1-4.5 du/ac) | No Change | Some riparian habitat | | | | | |
| | 152-060-026 | Taylor Blvd & Pleasant Hill Road | 202,990 | vacant | SF R10 | SF Medium (3.1-4.5 du/ac) | No Change | Some riparian habitat | | | | | |
| N/A | Second Units | Citywide | - | Single Family | SF, various densities | SF, various densities | No Change | - | 2 | 2 | 14 | | 18 |
| | **TOTAL POTENTIAL UNITS** | | | | | | | | **123** | **79** | **92** | **196** | **490** |
| | **REGIONAL HOUSING NEEDS DETERMINATION REQUIREMENT** | | | | | | | | **118** | **69** | **84** | **177** | **448** |

*Notes:*
[1] *Locations are shown in Figure D-1*
[2] *See discussion of constraints provided in text.*
[R] *These locations are located in a Pleasant Hill Redevelopment Area.*

### Location 1 – Jewell Lane

Location 1 is comprised of 12 parcels located near the intersection of Contra Costa Boulevard and W. Hookston Road. The bulk of the parcels are located on Jewell Lane and in the Pleasant Hill Commons Redevelopment Area. The parcels combine to create a 3-acre site. Six of the parcels are occupied by small (approximately 800 sq. ft.), single-family residences that were constructed in the 1950s. One of the parcels is vacant. One parcel contains a 10-unit apartment complex that is in poor condition, and one parcel contains a duplex. The site also contains an East Bay Municipal Utilities District Right of Way (which could possibly be used as a parking area) and surplus, vacant land owned by the Pleasant Hill Successor Agency. The residences and apartment complex exhibit signs of long-term, deferred maintenance (e.g. single-pane windows, peeling paint, and roofs that have exceeded their lifespan). Since most of the single-family units are less than 900 square feet in size and the lots are typically 7,800 square feet, the lot coverage ratio is very low. The parcels do not exhibit organized landscaping. Each parcel is independently owned. All but one of the single-family residences have been owned by the same person(s) for a minimum of 20 years, therefore the potential for the owners selling for a profit is higher than if they were recently purchased. Also, just across the street (south), from this location is Gallery Walk, a 134-townhome community that was constructed in 2002 with assistance from the Redevelopment Agency; adjacent to the west of this location is a 100-unit, high-density (38 units per acre), senior apartment complex that was purchased by a local non-profit with assistance from the Redevelopment Agency; and adjacent to the north is a 55-unit apartment complex that has a density of 33 units per acre.

The site has a General Plan designation of Multi-Family, High Density, which allows 30 to 40 units per acre. The site is currently zoned Planned Unit District (PUD). The PUD process allows development standards to be tailored specifically to the particular circumstances and setting of a proposed project thereby providing the developer and City with flexibility to maximize the development potential of a site while providing for high quality design. Chapter 18.30 of the Zoning Ordinance describes the PUD District and review process in greater detail. The PUD review process would occur concurrently with subdivision review to further expedite and streamline the development process. Section 65583.2(c)(3)(B) of the *Government Code* of California allows jurisdictions to forego financial analysis of the feasibility of affordable housing for sites with certain minimum default densities. For the City of Pleasant Hill, that default density is 30 dwelling units per acre. Since the density of the Jewell Lane site meets this requirement a financial analysis is not required. Also, due to the site density and location, this site consistently generates developer interest for a higher-density affordable housing development.




***Parcel map showing all of the referenced parcels for Jewell Lane***

***Aerial view of Jewell Lane, showing parcel boundaries and parcel numbers***

*Typical home on Jewell Lane*

*Vacant lot on Jewell Lane*

*Duplex on W. Hookston*

*Looking north on Jewell Lane*

*10 unit apartment complex*

*City-owned property*

### Location 2 – Corner of Woodsworth and Treadway Lanes

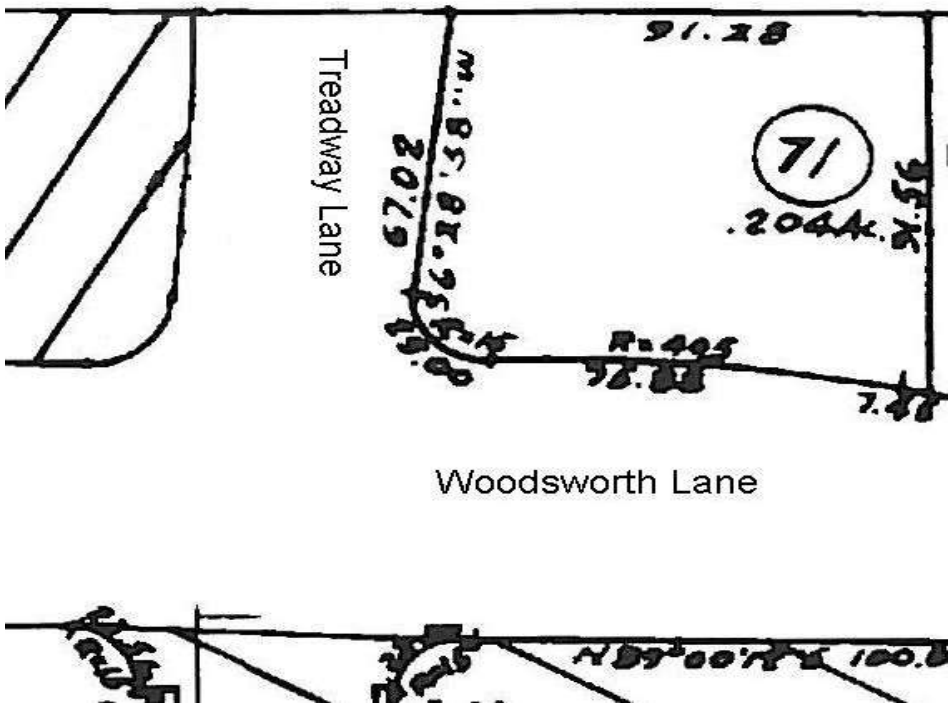
Location 2 is a 0.2-acre site. It is currently vacant and owned by the Pleasant Hill Successor Agency (Agency). The General Plan calls for low-density multifamily development of 12 to 19.9 units per acre. The site is projected to be developed with two units reserved for very-low-income households. In order to achieve this level of affordability, the analysis assumes that the developer will be a non-profit corporation and that the homeowners will contribute sweat equity to the project.

The attached table shows that development at this density and with this model of affordable housing is financially feasible. This analysis assumes that the total number of units equals the minimum General Plan density. The units are assumed to be attached duet townhomes.

The Agency anticipates transferring the land at no cost to the developer or homeowner. In fact, in anticipation of the use of this property for affordable housing, the Redevelopment Agency transferred ownership of this parcel to the affordable housing program on June 15, 2009.

Construction costs are assumed to be much lower than for typical residential development because of the contribution of sweat equity and volunteer labor. Soft costs are also assumed to be lower due to the need for limited financing and little design work for the project. Municipal fees are assumed to be waived due to the extreme affordability of the development. The price of the homes assumes that no monetary down payment is made and that there is no homeowners association due to the small size of the project.

Given the assumed costs and revenues, the developer of this project could expect to earn a return of 5 percent of total development costs. This return is lower than would be acceptable to a for-profit developer, but in this case it is consistent with the mission of a non-profit developer to provide affordable homes. The small return would allow the developer to cover its overhead costs for the project. No public funding beyond the no-cost transfer of land is required.




*Parcel map of Treadway/Woodsworth parcel*

***Aerial view of Woodsworth/Treadway Vacant Lot***

***Street view of Woodsworth/Treadway Vacant Lot***

**Location #2**
**Affordable Housing Site Feasibility Analysis**
**City of Pleasant Hill**

**Site Area and Zoning**

| | |
|---|---|
| Site Size | 0.2 acres |
| Developable Area | 100% |
| GP Densities | 12 - 20 du/acre |
| GP Min Units | 2 |

**Development Feasibility**

| | | |
|---|---|---|
| *Development Program* | | |
| Unit Type | Ownership, Single Family | |
| Total Units | 2 | |
| Market Rate | 0 | 0% |
| Moderate | 0 | 0% |
| Low | 0 | 0% |
| Very Low | 2 | 100% |
| Affordable Unit Size | 1,100 | |
| *Costs* | | |
| Land | $0 per unit | $0 per lot sq. ft. |
| Hard Construction | $82,500 per unit | $75 per net res. sq. ft. |
| Permits & Fees | $0 per unit | |
| Other Soft Costs | $8,250 per unit | 10% of hard constr. |
| Financing | $2,000 per unit | 3% of hard constr. |
| Marketing | $2,000 per unit | 2% of revenue |
| **Total** | **$189,500** | |
| *Revenue* | | |
| Very Low | $99,600 per unit | |
| **Total** | **$199,200** | |
| *Developer Returns* | | |
| **Return on Cost** | **5%** | |

Note: Calculations may not precisely match due to rounding.

Source: City of Pleasant Hill, Multiple Listing Service (MLS), Seifel Consulting Inc.

### Location 3 – 1700 Oak Park Boulevard

Location 3 is a 10-acre site that is owned by Contra Costa County. It is currently vacant and was formerly the Oak Park Elementary School.

The General Plan calls for mixed use development with residential densities of 12 to 40 units per acre. The site is located within the former Pleasant Hill Schoolyard Redevelopment Project Area. The affordable housing projected for the site includes very-low- and low-income housing units.

The attached table shows that development at this density and with this affordable housing production is financially feasible. This analysis assumes that the total number of units equals the minimum General Plan density and that the developable residential area equals 80 percent of the total site size to allow for open space, easements, and parking. The development type is assumed to be high-density, single-family detached, as this type of development is more cost effective than multifamily development, which could also be built at this density. For the purpose of the financial analysis, affordable units are assumed to be provided as attached duet units scattered among the market rate homes; however there are a number of potential approaches allowed under the City's existing ordinances to provide for these units. Duet units can be approved concurrently with the initial development as "zero lot line" attached units through the PUD and subdivision map process and/or can be approved concurrently as "attached secondary dwelling units" without a separate discretionary review process pursuant to the provisions of Chapter 18.20 of the Zoning Ordinance. The affordable units could also be built as detached "small lot" units with reduced setbacks through the PUD process.

Assumed development costs are based on estimates from local contractors and typical costs for municipal fees, financing, marketing, and other soft costs. Land costs and market rate sales prices are based on current listings for lots and homes in Pleasant Hill, Concord, Clayton and Walnut Creek, as well as expectations for longer term trends intended to represent the entire five year Housing Element period rather than just the current real estate cycle. Prices have been adjusted upward or downward from the mean to reflect assumed home and lot sizes, as well as a premium for new development. Affordable home prices are based on Contra Costa County median income, a 10 percent down payment, and standard City assumptions for mortgage rates, homeowners association dues, property taxes, insurance, and utility costs. All affordable units are assumed to be two bedrooms.

Given the assumed costs and revenues, a developer of this project could expect to earn a return of 10 percent of total development costs. This return is reasonable for single-family detached development and thus the project is financially feasible. No additional public funding is necessary.

Parcel map of 1700 Oak Park Blvd

Aerial view of 1700 Oak Park Blvd.

***1700 Oak Park Blvd***

***1700 Oak Park Blvd***

***1700 Oak Park Blvd***

**Location #3**
**Affordable Housing Site Feasibility Analysis**
**City of Pleasant Hill**

**Site Area and Zoning**

| | |
|---|---|
| Site Size | 10 acres |
| Developable Area | 80% |
| GP Densities | 12 - 40 du/acre |
| GP Min Units | 96 |

**Development Feasibility**

| | | |
|---|---|---|
| *Development Program* | | |
| Unit Type | Ownership, Single Family | |
| Total Units | 96 | |
| Market Rate | 81 | 84% |
| Moderate | 0 | 0% |
| Low | 9 | 9% |
| Very Low | 6 | 6% |
| Market Rate Unit Size | 1,800 | |
| Affordable Unit Size | 1,100 | |
| *Costs* | | |
| Land | $113,000 per unit | $25 per lot sq. ft. |
| Hard Construction | $296,000 per unit | $175 per net res. sq. ft. |
| Permits & Fees | $30,000 per unit | |
| Other Soft Costs | $53,000 per unit | 18% of hard constr. |
| Financing | $18,000 per unit | 6% of hard constr. |
| Marketing | $24,000 per unit | 4% of revenue |
| **Total** | **$51,264,000** | |
| *Revenue* | | |
| Market Rate | $675,000 per unit | $375 per net res. sq. ft. |
| Low | $153,500 per unit | |
| Very Low | $92,400 per unit | |
| **Total** | **$56,610,900** | |
| *Developer Returns* | | |
| **Return on Cost** | **10%** | |

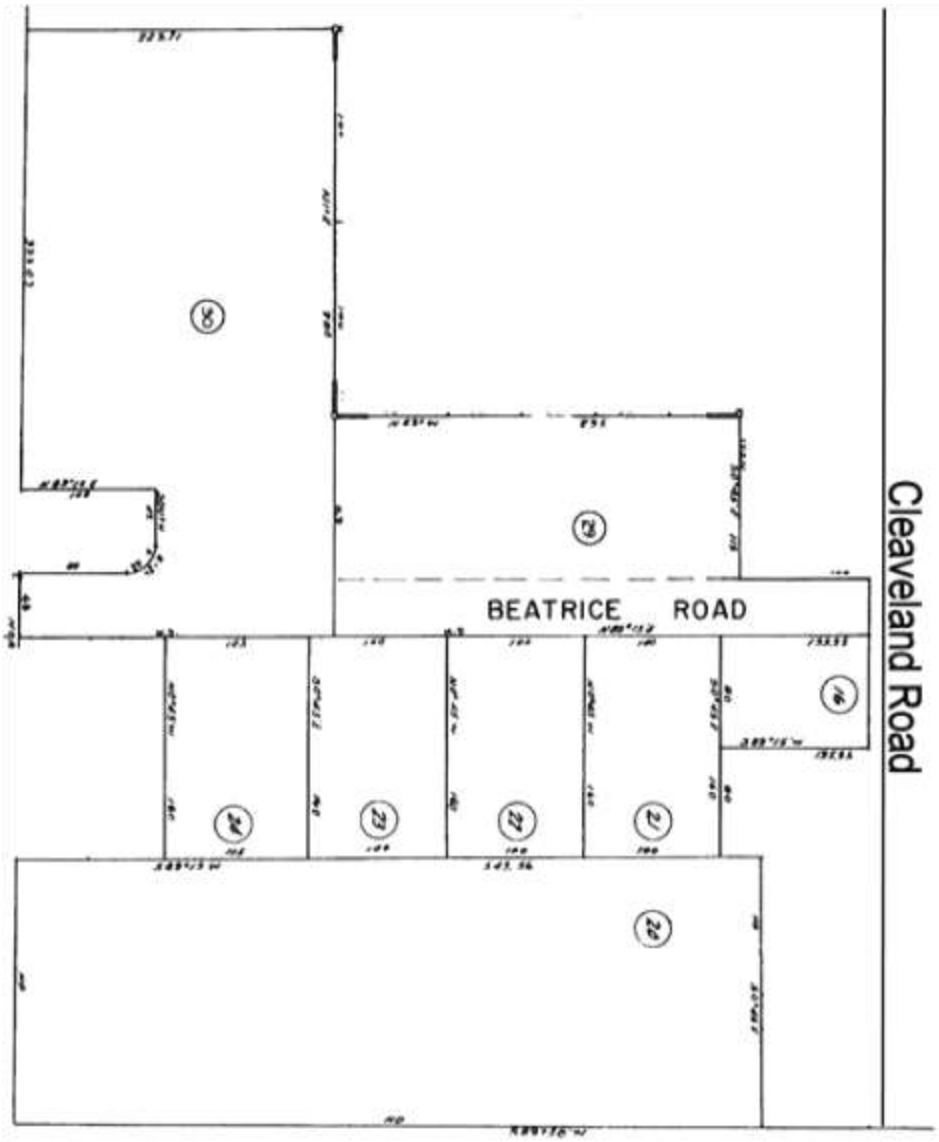
Note: Calculations may not precisely match due to rounding.

Source: City of Pleasant Hill, Multiple Listing Service (MLS), Seifel Consulting Inc.

### Location 4 – Cleaveland and Beatrice Roads

Location 4 is a nearly 8-acre site. It is currently vacant and has a General Plan designation of multi-family, medium density (20 to 29.9 units per acre). The site consists of several parcels, with the majority of the land owned by the Contra Costa County Flood Control District. The site is located within the former Schoolyard Redevelopment Area and the Pleasant Hill Successor Agency also owns one of the parcels. The site is bounded by a creek and is in a floodplain, however flood risk can be mitigated when the site is developed.

The City has identified this site as a potential location for a non-profit affordable housing developer to acquire the property and build a 100-percent affordable development. This strategy for the development of affordable housing allows the City and the non-profit developer to leverage a variety of federal, state and local funding sources to more efficiently provide a larger number of affordable housing units. Also, since the site is located within the former Schoolyard Redevelopment area, there is the potential of assistance with lot consolidation from the Successor Agency, as was done on adjacent parcels for the Gallery Walk subdivision.




This map shows all parcels in the Beatrice Road/Cleaveland Road site

Aerial photo showing the Beatrice Road/Cleaveland Road parcels

***Beatrice and Cleaveland Road***

***Beatrice and Cleaveland Road***

***Beatrice and Cleaveland Road***

***Beatrice and Cleaveland Road***

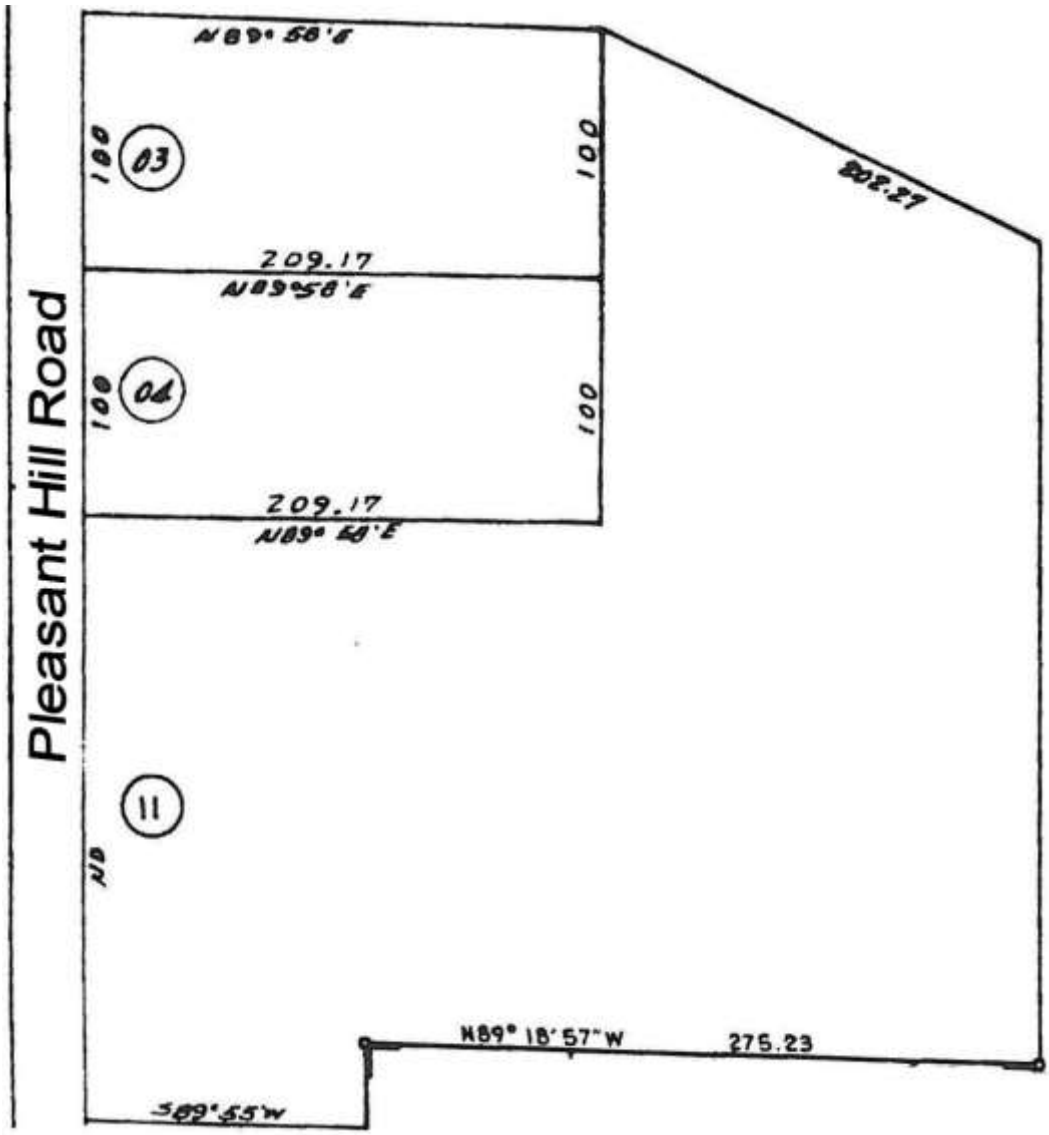
***Beatrice and Cleaveland Road***

***Beatrice and Cleaveland Road***

## Location 5 – 2150 Pleasant Hill Road

This site is composed of three parcels with a combined size of 4.4 acres and has a General Plan designation of Single-family, medium density which allows 3.1 – 4.5 units per acre. All of the parcels are owned by the same family, therefore the potential for lot consolidation is considered high. There is one single-family residence on one of the parcels. The other parcels are vacant. The site has a slight down-slope that could be mitigated by terracing the lots.

Table H22 proposes at least 1 moderate and 3 market-rate units on this site. Since no low- or very-low-income units are proposed for this site, a financial analysis is not required.




*Parcel map showing all parcels at 2150 Pleasant Hill Road*

Aerial photo of all parcels located at 2150 Pleasant Hill Road

***2150 Pleasant Hill Road***

***2150 Pleasant Hill Road***

***2150 Pleasant Hill Road***

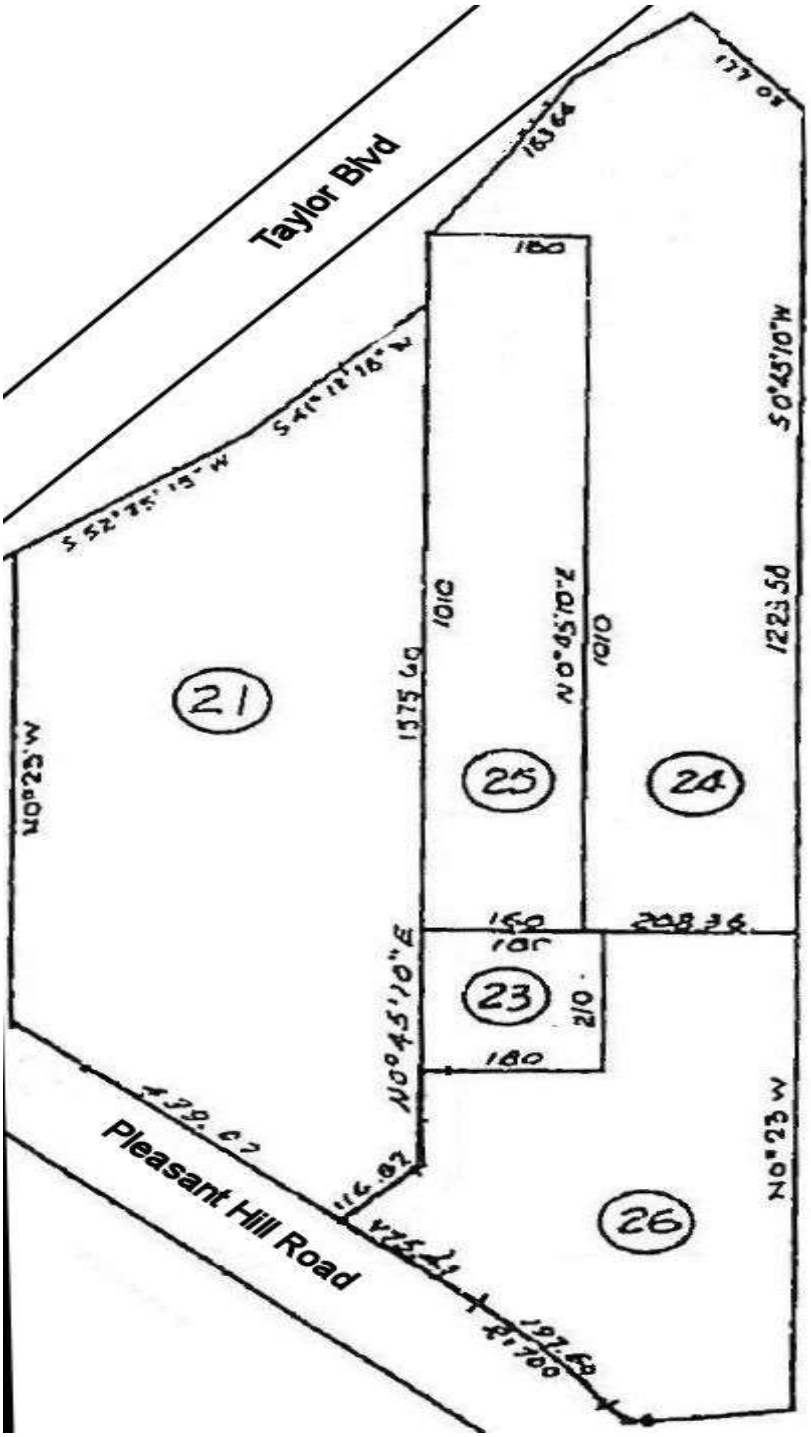
***2150 Pleasant Hill Road***

***2150 Pleasant Hill Road***

***2150 Pleasant Hill Road***

### Location 6 – Taylor Boulevard and Pleasant Hill Road

Location 6 is a 25-acre site. It is currently a working farm with seven buildings and a large amount of surrounding land. The General Plan calls for medium-density single-family detached development of 3.1 to 4.5 units per acre. While development would be required to conform to the City's Inclusionary Housing ordinance, which requires 10 percent of units to be reserved for low-income households, the land inventory analysis (*Table H22*) assumes no affordable units on this site and therefore no analysis is required.




Parcel map showing all parcels at Taylor Blvd and Pleasant Hill Road

***Aerial view of all parcels at Taylor Blvd. and Pleasant Hill Road***

***Taylor Blvd. and Pleasant Hill Rd.***

***Taylor Blvd. and Pleasant Hill Rd.***

***Taylor Blvd. and Pleasant Hill Rd.***

***Taylor Blvd. and Pleasant Hill Rd.***

***Taylor Blvd. and Pleasant Hill Rd.***

***Taylor Blvd. and Pleasant Hill Rd.***

# Appendix E: Typical Development Review Process

## Single-Family Development

| Action | Process | Time Period |
|---|---|---|
| 1. Application for new single family residence submitted | Architectural Review required prior to issuance of building permit. | |
| 2. Completeness & Preliminary Review | Includes routing of project plans to outside Agencies and City Departments as needed. | 2-4 weeks. |
| 3. CEQA Determination[5] | Exempt. | Concurrent with permit process. |
| 4. Architectural Review Permit Processing[6] | Evaluate compliance with Design Guidelines (Design Review), prepare staff report, Architectural Review Commission public hearing and decision. | 4 weeks. |

## Residential Subdivision Approval Procedures[7]

| Architectural Review | Process for ARC Permit | Time Period |
|---|---|---|
| Completeness & Preliminary Review | Includes routing of project plans to outside Agencies and City Departments for review and comment. | 2-4 weeks (concurrent with Subdivision Application review) |
| CEQA Determination | Dependent on number of parcels created and project impacts. [8] | Concurrent with permit process and is not completed until subdivision permit is reviewed. |
| City Review of Project | Includes review for project impacts and compliance with Design Guidelines (architectural, site design and landscaping), preparation of staff report and conditions of approval. | 6-8 weeks (can be concurrent with Subdivision Review) |
| Hearing and Action | If project is of a significant size, expanded noticing occurs.[9] | 1 day |

[5] All single family residences are Categorically Exempt (Class 3).
[6] Public hearing includes notices mailed to Owners and Residents within 300 feet of project site.
[7] Minor subdivisions are four (4) or fewer parcels. Major subdivisions are five (5) or more parcels.
[8] Most minor subdivisions are Categorically Exempt (Class 15) if in conformance with Section 15315 of CEQA. Major subdivisions could be either Categorically Exempt or could require a Negative Declaration. It is usually unlikely to require an Environmental Impact Report.
[9] If a project has significant issues or is of a significant size enhanced public noticing will occur and can include posting of A-frame neighborhood signs, website and newspaper noticing and a longer noticing period.

| Subdivision Map and Development Plan | Process for Map Permit[10] | Time Period |
|---|---|---|
| Completeness & Preliminary Review | Review for submittal completeness. | 2 -4 weeks |
| CEQA Determination | Complete CEQA review | Concurrent with permit process. |
| City Review of Project | Ensure compliance with Subdivision and Zoning Ordinance and General Plan, prepare staff report and environmental documentation, conduct Application Coordination Team (ACT) meeting. | 6-8 weeks |
| Public Hearing and Action | If project is of a significant size, expanded noticing occurs.[11] | 10 days |
| Final Map | Final map approved by City Council to ensure compliance with approved tentative map. | 2-4 weeks, occurs after entitlements, but before physical site work. |
| | | *Overall Review Time 10-16 Weeks* |
| **Optional Permits** | | |
| Use Permit (if required)[12] | Compliance with Zoning Ordinance and General Plan through public hearing.[13] | Concurrent with Map permit process. |
| Variance (if required).[14] | Compliance with Zoning Ordinance and General Plan through public hearing.[15] | Concurrent with Map permit process. |
| Planned Unit Development Rezone (if required).[16] | Compliance with Zoning Ordinance and General Plan through public hearing. | Concurrent with Map permit process except for final City Council review and approval. |

[10] Minor subdivisions may be heard by the Zoning Administrator. Major subdivisions are heard by the Planning Commission.
[11] If a project has significant issues or is of a significant size enhanced public noticing will occur and can include posting of A-frame neighborhood signs, website and newspaper noticing and a longer noticing period.
[12] Use Permit required for a reduction in required parking for multifamily.
[13] Use Permits are reviewed concurrently with the map permit request.
[14] Variance required if requesting deviations from development standards and special circumstances exist.
[15] Variances are reviewed concurrently with the map permit request.
[16] Planned Unit Development (PUD) or a Precise Plan District (PPD) usually requested as part of a larger development where deviations to development standards will result in an improved project. Permit approval is granted by the City Council.

**Multi-Family Development**

| Action | Process | Time Period |
|---|---|---|
| 1. Application for new multi- family development submitted | Architectural Review required prior to issuance of building permit. | -- |
| 2. Completeness & Preliminary Review | Includes routing of project plans to other outside Agencies and City Departments for comment as needed. | 2-4 weeks. |
| 3. CEQA Determination[17] | Exempt. | Concurrent with permit process. |
| 4. Zoning Administrator review | Staff review for compliance with applicable development standards. | 1 week |
| 5. Architectural Review Permit Processing[18] | Evaluate compliance with Design Guidelines (Design Review), prepare staff report, Architectural Review Commission public hearing and decision. A typical review would include preliminary staff comments to the applicant regarding project consistency with the City's adopted Design Guidelines; submittal of revised plans by the applicant (if necessary) for review by the Architectural Review Commission; the Commission would typically conditionally approve a project at the first hearing if the submittal is complete and the project is in substantial conformance with the Guidelines. Review of final design details (e.g. colors, landscape, materials) is often delegated to the Zoning Administrator to expedite the approval process. The City has prepared an "Application Guide" for the architectural review process to assist applicants in preparing their submittals. The Application Guide, as well as the City's Design Guidelines, are posted on the City's website for convenient reference. | 4 to 6 weeks (concurrently with Zoning Administrator review). |

[17] All single family residences are Categorically Exempt (Class 3).
[18] Public hearing includes notices mailed to Owners and Residents within 300 feet of project site.

## Appendix F: Glossary

***Affordable Housing*** is housing that is reasonably priced when compared to a household's income. The common standard of reasonableness is the allocation of 30 percent or less of a household's gross income towards housing and utilities.

***Assembly Bill 438 of 1998*** *(Government Code §65583.1(c))* allows local governments to satisfy up to 25 percent of their requirement to provide adequate sites with existing housing units that are made available or preserved through the provision of "committed assistance" to lower-income households.

***Assembly Bill 2634 of 2006*** *(Government Code §65583(a)1))* requires the analysis of population and projected housing needs for all income levels to include extremely-low-income ("ELI") households (30 percent or less of countywide median income).

***Assisted Units*** are low-income, multi-family rental housing units that are financed, in part, by governmental assistance from federal, state or local housing programs and funds such as the U.S. Department of Housing and Urban Development (HUD); Community Development Block Grant funds; state and local multi-family revenue bonds; Redevelopment Agency programs; local in-lieu fees; or direct local government funding. These programs serve to improve the affordability of housing and restrict the cost of the assisted units for a specified time period (15-55 years) through subsidy contracts or mortgages. These units can become eligible to change from restricted low-income housing through the termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.

***Density Bonus*** refers to additional housing units above the Zoning Code maximum allowed density that the City may grant to a building developer in exchange for providing income-restricted units for senior citizens, very-low-income or low-income households.

***Emergency shelter*** is temporary housing with minimal supportive services for homeless persons, that is limited to an occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

***Existing Housing Need*** identifies the number of lower-income residents who are paying more for housing costs than they can reasonably afford. Although excessive housing costs affect moderate income households, they most acutely impact low-income earners since allocation of a substantial proportion of a limited income leaves little money available for the purchase of other necessary goods and services. If a household is paying more than the 30 percent that state and federal agencies use as the maximum percentage of income that a household should devote to housing, government agencies consider it an indication that a need for affordable housing or financial assistance exists. Households paying in excess of 30 percent of their incomes for housing are described as *Overpaying*.

***Future Housing Need*** indicates the anticipated number of new housing units that are needed between January 1, 2007 and June 30, 2014 to:

- Accommodate the City's fair share of the expected regional growth in new households of all income levels;
- Replace housing units lost to demolition or conversion; and,
- Achieve a vacancy rate that allows the housing market to operate efficiently.

It should be noted that future housing need is determined through the Regional Housing Needs Assessment (RHNA) process for this 7-1/2 year period while the "Housing Element Planning Period" covers the 5-year period from July 1, 2009 through June 30, 2014.

A ***Household*** includes all the persons who occupy a housing unit. A household may consist of one person, unrelated individuals, a family, as defined by state law, or any other group of related or unrelated persons who share living arrangements.

There are five ***Income Groups*** that the Housing Element examines in an effort to determine existing and future housing needs. These groups include ***Extremely-Low-, Very-Low-, Low-, Moderate-, and Above-Moderate-Income*** households, which are defined in reference to the median household income for the entire County area. Each year the California Department of Housing and Community Development (HCD) publishes ***Income Limits*** for each of the five categories, adjusted for household size. The applicable income limits as a percentage of median household income are as follows[19]:

| Income Category | Percent Of Median Household Income |
|---|---|
| Extremely Low | Up to 30% |
| Very Low | Above 30% - 50% |
| Low | Above 50% - 80% |
| Moderate | Above 80% - 120% |
| Above Moderate | Above 120% |

***Mixed-Use*** is a form of development that contains a combination of residential and nonresidential uses within one building or an integrated group of buildings on one development site.

***Overcrowding*** refers to households living in housing units that lack sufficient space to meet the basic needs of daily living. Overcrowding is measured by some agencies as the ratio of persons to rooms in a housing unit (excluding bathrooms and kitchens). A ratio of persons to rooms exceeding 1.01 persons per room is considered by the U.S. Census Bureau to be overcrowded; the U.S. Department of Housing and Urban Development recommends an overcrowding standard of not more than two persons per living/sleeping area in a housing unit. California's Uniform Housing Code defines overcrowding based on the size of rooms per person. The Code states that habitable rooms shall have an area of not less than 70 square feet and an additional 50 square feet for each occupant beyond two.

***Senate Bill 2 of 2007*** *(Government Code §65583(a))* strengthened planning requirements for emergency shelters and transitional/supportive housing. With certain exceptions, it requires all jurisdictions to designate at least one zoning district where emergency

[19] HCD publishes annual household income limits for each county in California. The published income limits for extremely-low-, very-low- and low-income households are used to determine eligibility for assistance programs and are adjusted upward in high housing cost areas. Therefore, the income limits published by HCD for some areas may be higher than the calculated income categories that would result from the applicable percentages of AMI.

shelters are permitted by-right. In addition, SB 2 requires that transitional and supportive housing be treated as a residential use that is subject only to the same requirements and procedures as other residential uses of the same type in the same zone.

***Senate Bill 520 of 2001*** *(Government Code §65583.c.3)* requires Housing Elements to analyze potential constraints to housing for persons with disabilities, and include programs to remove those constraints or provide reasonable accommodation for persons with disabilities.

***Senate Bill 1087 of 2005*** *(Government Code §65589.7)* requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing.

***Supportive housing*** means housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community." (Health & Safety Code Section 50675.14)

***Target Population*** means "persons, including persons with disabilities, and families who are 'homeless,' as that term is defined by Section 11302 of Title 42 of the United States Code, or who are 'homeless youth,' as that term is defined by paragraph (2) of subdivision (e) of Section 11139.3 of the Government Code." (Health and Safety Code § 50675.14(b)(3)(A).) In addition, "[i]ndividuals and families currently residing in supportive housing meet the definition of "target population" if the individual or family was 'homeless,' as that term is defined by Section 11302 of Title 42 of the United States Code, when approved for tenancy in the supportive housing project in which they currently reside." (Health and Safety Code § 50675.14(b)(3)(B).)

***Tenure*** refers to whether possession of the dwelling unit is through ownership or rental.

***Transitional housing and Transitional housing development*** means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months." (*Health & Safety Code* §50675.2)

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# Appendix G: Public Notice List

A.F. Evans Company

ABHOW

Affordable Housing Associates

BRIDGE Housing Corporation

Building Industry Association of the Bay Area

Central Contra Costa Sanitary District

Christian Church Homes of Northern California

Citizens Housing Corporation

City of Concord

City of Lafayette

City of Martinez

City of Walnut Creek

Contra Costa County Fire Protection District

Contra Costa County

Contra Costa County Department of Conservation and Development

Contra Costa County Homeless Program

CCC Housing Authority

Contra Costa County Office of Education

Contra Costa Flood Control District

Contra Costa InterFaith Housing

Contra Costa Supervisor Karen Mitchoff

Contra Costa Water District

EAH, Inc.

East Bay Asian Local Development Corporation

East Bay Municipal Utility District

East Bay Regional Park District

Eden Housing, Inc.

Habitat for Humanity East Bay, Inc.

Mercy California Housing Corporation

Meta Housing

Mid-Peninsula Housing Corporation

Pacheco MAC

Pleasant Hill Park & Rec District

Resources for Community Development (RCD)

Resources for Community Development (RCD)

Rubicon Programs, Inc.

Satellite Housing, Inc.

SHELTER Inc

STAND! Against Domestic Violence

West Bay Housing Corp.

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# Appendix H: Public Comments

| Comment | Response |
|---|---|
| Measure B expired in 1996 – the Housing Element should note that fact. | The Housing Element has been revised to reflect the history of Measure B and its relationship to the General Plan and zoning regulations. |
| Second units create more neighborhood traffic and noise. | Second units provide one option for providing affordable housing. The City has established regulations for second units that minimize impacts on the community while creating housing options for college students, seniors, household employees, and other small households. |
| The free market meets some of the affordable housing demand. | In high-cost areas, market-rate housing does provide affordable opportunities for some segments of the population, however at the lower end of the economic spectrum affordability is more challenging. |
| How are low-income seniors accounted for? They often have substantial savings even though their incomes may be low. | No data is available regarding the amount of savings or other assets held by low-income seniors in the City. |
| What is the City's homeless count? | The most recent Point in Time homeless survey (January 2013) estimated that there were 53 unsheltered homeless persons in Pleasant Hill at the time of the survey. |
| SRO housing has been problematic in some cities. | The Zoning Ordinance allows SROs by conditional use permit in the multifamily, retail business and professional and administrative office zoning districts. SROs with 7 or more residents require an on-site management office and staffing, which reduces potential problems. |

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