

PLEASANT HILL 2040 GENERAL PLAN

Housing Element Policy Document - Sept. 2023



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RESOLUTION NO. 37-23

A RESOLUTION OF THE CITY COUNCIL, CITY OF PLEASANT HILL, ADOPTING THE CITY OF PLEASANT HILL 2023-2031 HOUSING ELEMENT IN COMPLIANCE WITH STATE HOUSING ELEMENT LAW, REPEAL THE 2015-2023 HOUSING ELEMENT, AND CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT

WHEREAS, the California Legislature has found that “California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state’s environmental and climate objectives” (Gov. Code Section 65589.5.); and

WHEREAS, the Legislature has further found that “Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration” (Gov. Code Section 65589.5.); and

WHEREAS, the Legislature recently adopted the Housing Crisis Act of 2019 (SB 330) which states that “In 2018, California ranked 49th out of the 50 states in housing units per capita... California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over seven years”; and

WHEREAS, State Housing Element Law (Government Code Sections 65580 et seq.) requires that the City Council adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City of Pleasant Hill regional housing need allocation (RHNA) of 1,803 housing units, comprised of 566 very-low income units, 326 low-income units, 254 moderate-income units, and 657 above moderate-income units; and

WHEREAS, to comply with State Housing Element Law, the City of Pleasant Hill has prepared Housing Element 2023-2031 (the Housing Element) in compliance with State Housing Element Law and has identified sites that can accommodate housing units meeting the City’s RHNA; and

WHEREAS, as provided in Government Code Section 65350 et. seq., adoption of the Housing Element constitutes a General Plan Amendment; and

WHEREAS, the City Council of the City of Pleasant Hill established a General Plan Advisory Committee (GPAC) to guide the review of the proposed new Pleasant Hill 2040 General Plan, including the 2023-2031 Housing Element, and make its recommendations to the City’s Planning Commission and City Council; and

WHEREAS, the City of Pleasant Hill wishes to adopt the 2023-2031 Housing Element, in conformance with the State of California provisions regarding Housing Elements; and

WHEREAS, the City of Pleasant Hill Housing Element establishes the goals, policies, and implementation programs that are intended to ensure that safe and available housing are provided for current and future residents of the City of Pleasant Hill; and

WHEREAS, the GPAC held 23 public meetings from 2019 through 2023 to discuss the 2040 General Plan and 2023-2031 Housing Element; and

WHEREAS, as provided in Government Code Sections 65352 – 65352.5 the City of Pleasant Hill referred the Housing Element to all California Native American tribes on the contact list provided by the Native American Heritage Commission and to other entities listed; and

WHEREAS, A California Native American tribe requested consultation; where input and feedback was provided to City consideration; and

WHEREAS, the City Council and Planning Commission held a joint study session on the draft 2023-2031 Housing Element on December 13, 2022, where all persons interested might appear and be heard; and

WHEREAS, in accordance with Government Code Section 65585 (b), on November 9, 2022, the City posted the draft Housing Element and requested public comment for a 30-day review period, and on December 27, 2022 the draft Housing Element was submitted to HCD, after responding to public comments, the City submitted the draft Housing Element to the State Department of Housing and Community Development (HCD) for its review; and

WHEREAS, on March 22, 2023, the City received a letter from HCD providing its findings regarding the draft Housing Element; and

WHEREAS, on April 28, 2023, the City published a revised draft Housing Element responding to HCD's findings and requested public comment on the draft; and

WHEREAS, a Final Environmental Impact Report, Environmental Findings Pursuant to the California Environmental Quality Act, a Statement of Overriding Consideration, and a Mitigation Monitoring and Reporting Program were prepared for the project; and

WHEREAS, after notice thereof having been duly, regularly and lawfully given, a public hearing was held by the Planning Commission on May 3, 2023, regarding the proposed 2040 General Plan and 2023-2031 Housing Element, at which time all interested parties were invited to provide comments on the proposal; and

WHEREAS, at the May 3, 2023 public hearing, the Planning Commission recommended adoption of the 2023-2031 Housing Element (repeal the 2015-2023 Housing Element) and certification of the associated Environmental Impact Report through Planning Commission Resolution No. 06-23; and

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Pleasant Hill repeals the 2015-2023 Housing Element and adopts the 2023-2031 Housing Element (Attachment F of the May 18, 2023 City Council Staff Report) based on the following findings:

1. The proposed 2023-2031 Housing Element has been completed in compliance with applicable State of California provisions.
2. The proposed 2023-2031 Housing Element is consistent with the existing City of Pleasant Hill General Plan, as it has been completed in compliance with applicable State of California provisions and is consistent with the Goals, Policies and Programs contained therein.
3. The potential impacts of the proposed 2023-2031 Housing Element have been assessed and have been determined not to be detrimental to the public health, safety or welfare. The City prepared an Environmental Impact Report that assessed impacts of the 2040 General Plan and 2023-2031 Housing Element.
4. As required by Government Code Section 65585(e), the City Council has considered the findings made by the Department of Housing and Community Development included in the Department's letter to the City of Pleasant Hill dated March 22, 2023, consistent with Government Code Section 65585(f), and as described in Attachment F of the May 18, 2023 City Council Staff Report, to this resolution, incorporated herein, the City Council has changed the Housing Element in response to the findings of the Department to substantially comply with the requirements of State Housing Element Law as interpreted by HCD.
5. The City of Pleasant Hill 2015-2023 Housing Element is hereby repealed in its entirety, and the City of Pleasant Hill 2023-2031 Housing Element, as shown in Attachment F of the May 18, 2023 City Council Staff Report, incorporated herein, is adopted.
6. This Resolution shall become effective upon adoption by the City Council.
7. The Community Development Director or designee is hereby directed to file all necessary material with the Department of Housing and Community Development for the Department to find that the Housing Element is in conformance with State Housing Element Law and is further directed and authorized to make all non-substantive changes to the Housing Element to make it internally consistent or to address any non-substantive changes or amendments requested by the Department to achieve certification.
8. The Community Development Director or designee is hereby directed to distribute copies of the Housing Element in the manner provided in Government Code Sections 65357 and 65589.7.
9. The proposed project has been processed in accordance with the applicable provisions of CEQA. Pursuant to the California Environmental Quality Act (CEQA), the City of Pleasant Hill intends to certify an Environmental Impact Report (EIR) for this project. The Draft EIR prepared for this project was available for public review from January 30, 2023 through March 15, 2023, and the Final EIR prepared for this project is currently available for review at the Planning Division and on the City of Pleasant Hill webpage at www.pleasanthillca.org. After mitigation measures are incorporated, the project would result in significant and unavoidable impacts related to Cultural and Tribal Cultural Resources, Greenhouse and Gas Emissions, Hazards and Hazardous Materials, Noise, Public Services & Recreation, Transportation and Traffic and Utilities and Service

Systems. All other impacts, after mitigation measures are incorporated, would not be considered significant or unavoidable or cumulatively considerable.

The Final EIR and associated Mitigation Measure Monitoring and Reporting Program (MMRP) were also prepared for the project after the public comment review period closed. Multiple public comments/responses were received and included in the Final EIR.

BE IT FURTHER RESOLVED that the City Council of the City of Pleasant Hill certified the Final Environmental Impact Report, adopted the Environmental Findings Pursuant to the California Environmental Quality Act, adopted a Statement of Overriding Consideration, and adopted a Mitigation Monitoring and Reporting Program (Per the Draft City Council CEQA Resolution – Attachment A of the May 18, 2023 CC Staff Report).

ADOPTED by the City Council of the City of Pleasant Hill, at a special meeting of the City Council, on the 18th day of May, 2023 by the following vote:

AYES: Noack, Rinn, Shess, Vinson, Flaherty
NOES: None
ABSENT: None
ABSTAIN: None

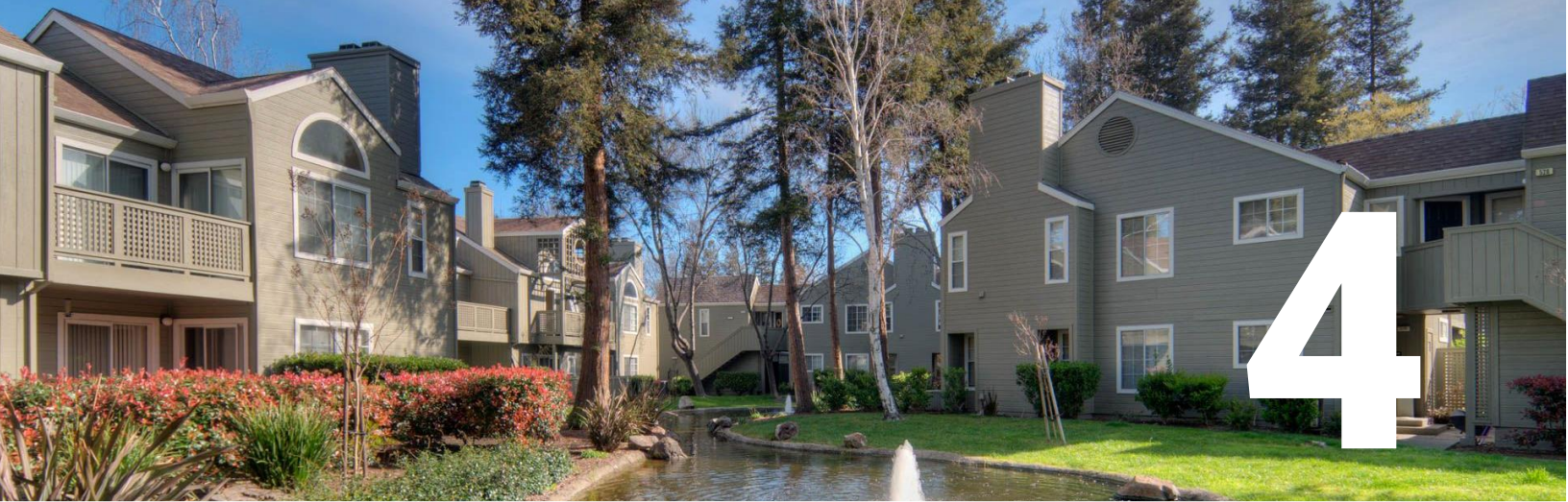


TIMOTHY M. FLAHERTY, Mayor

ATTEST:

JUANITA DAVALEOS, Acting City Clerk





4. Housing Element

Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. California’s local governments meet this requirement by adopting housing plans as part of their “general plan” (also required by the State). General plans serve as the local government’s “blueprint” for how the city and/or county will grow and develop and include seven required elements: land use, transportation, conservation, noise, open space, safety, and housing. The law mandating that housing be included as an element of each jurisdiction’s general plan is known as “housing-element law.”

California’s housing-element law acknowledges that, in order for the private market to adequately address the housing needs and demand of Californians, local governments must adopt plans and regulatory systems that provide opportunities for (and do not unduly constrain), housing development. As a result, housing policy in California rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

Although the Housing Element is one of seven required elements of the general plan, it has several unique requirements that set it apart from the other six. State law (Government Code Section 65580 (et seq.)) specifies in detail the topics that the housing element must address and sets a schedule for required updates every eight years. The housing element is also the only element reviewed and certified by the State for compliance with State law. The Department of Housing and Community Development (HCD) is the State department responsible for this certification.

The 2023-2031 Housing Element establishes a comprehensive plan to address housing needs in Pleasant Hill over the eight-year planning period between January 31, 2023 and January 31, 2031. The Housing Element sets the community goals and policies surrounding the development, rehabilitation, and preservation of housing units to meet the needs of Pleasant Hill residents (present and throughout the planning period). Pleasant Hill is a member of the Association of Bay Area Governments and, therefore, is required to submit an updated Housing Element to HCD by January 31, 2023.

The Introduction is divided into the following sections:

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4.1 Key Terms

Contract rent: Actual rent as specified in a rental or lease agreement, excluding utilities.

Displacement: The involuntary relocation of current residents or businesses. Physical displacement is the result of eviction, acquisition, rehabilitation, or demolition of property, or the expiration of covenants on rent- or income-restricted housing. Economic displacement occurs when residents and businesses can no longer afford escalating rents or property taxes,

Gentrification: Gentrification is a process of neighborhood change, usually resulting from an influx of relatively wealthy, white residents to a neighborhood.

High opportunity areas: Synonymous with “high resource areas,” high opportunity areas are areas that currently have strong economic, environmental, and educational outcomes. These areas are defined within the Affirmatively Furthering Fair Housing analysis. The image on the following page shows opportunity scores in Pleasant Hill.

Higher resource areas: Encompasses highest opportunity areas, high opportunity areas, as well as in low-density moderate opportunity areas in the central and western portions of the city where fair housing issues are less concentrated.

Low barrier navigation center: Housing or shelter in which a resident who is homeless or at risk of homelessness may live temporarily while waiting to move into permanent housing.

Missing middle housing. Missing Middle Housing is a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—located in a walkable neighborhood. Missing middle housing types provide diverse housing options, such as duplexes, four-plexes, cottage courts, and multiplexes.

Place-based strategies. Actions that target the specific circumstances of a place.

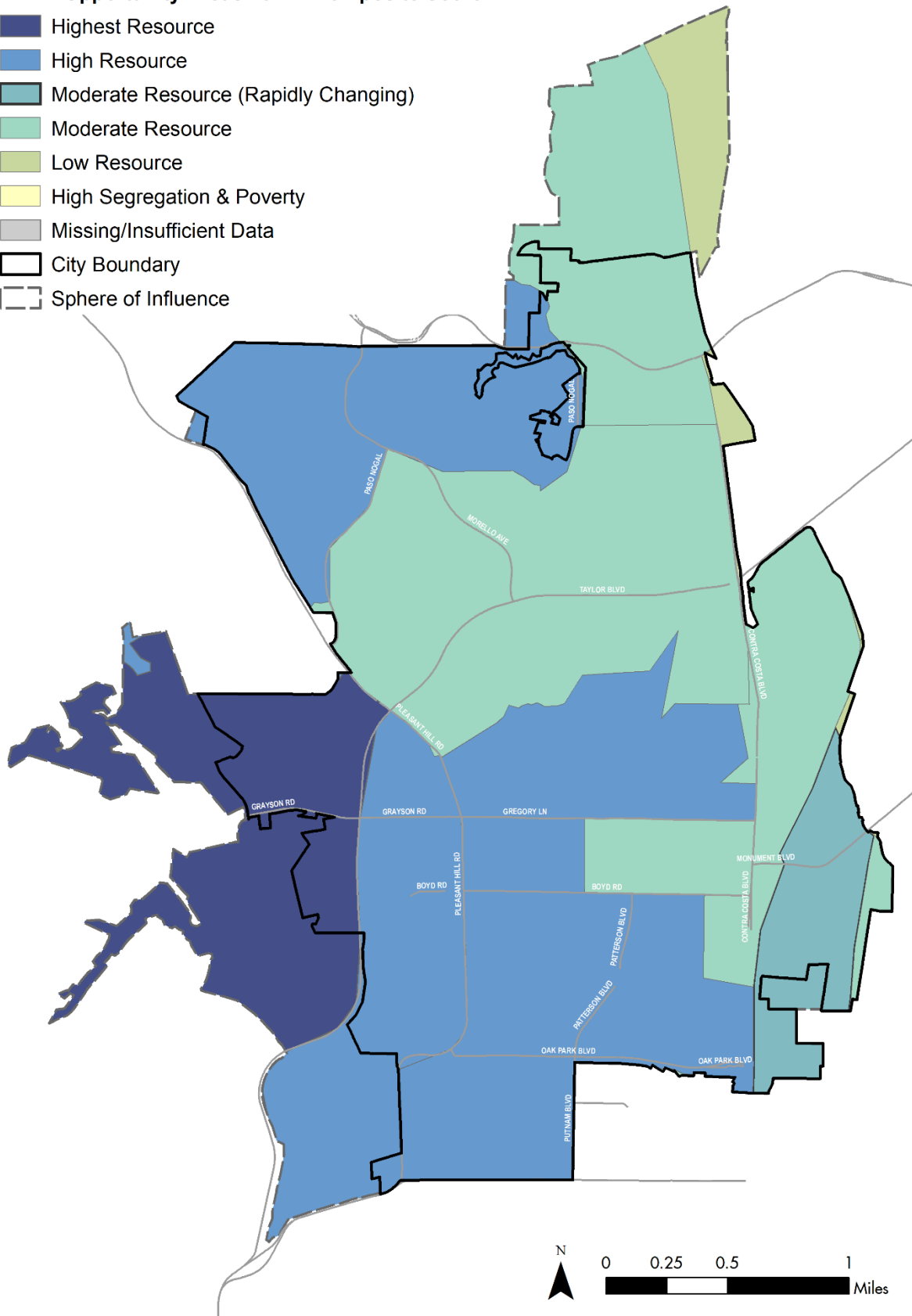
Workforce housing. Housing affordable to households earning between 60 and 120 percent of area median income (AMI).



Figure:

TCAC Opportunity Areas 2021 - Composite Score

- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data
- City Boundary
- Sphere of Influence



4.2 Components of the Housing Element

The 2023-2031 Housing Element Update consists of two parts; the Needs Assessment, and the Housing Element Policy Document.

1. The **Needs Assessment** identifies and analyzes the existing and projected housing needs, provides a list of sites for housing development that are adequate to accommodate the City's regional housing needs allocation, documents constraints to housing production, and analyzes fair housing. In short, the Needs Assessment provides the context for the City's housing action plan.
2. The **Policy Document** states goals, policies, implementing programs, and quantified objectives for the development, rehabilitation, and preservation of housing. The Policy Document is the action plan that responds directly to the findings of the Housing Needs Assessment and input from the community. The City will implement the actions specified in the Policy Document throughout the eight-year planning period.

The key findings of the Needs Assessment are listed below, along with the relevant programs designed to address them.

4.3 Key Findings from the Needs Assessment

Population, Housing, and Employment Trends

- **Population** – Generally, the population of the Bay Area continues to grow because of natural growth and because the strong economy draws new residents to the region. The population of Pleasant Hill increased by 4.4 percent from 2010 to 2020, which is below the growth rate of the Bay Area (9.1 percent).
- **Future Housing Need.** According to *Plan Bay Area 2040*, between 2020 and 2030 the population of Pleasant Hill is projected to continue to grow at a rate of over four percent, leading to an expected increase of 1,475 new residents and 615 new households by 2030.
- **Age** – In 2019, Pleasant Hill's youth population under the age of 18 was 6,701 and senior population 65 and older was 5,598. These age groups represent 19.2 percent and 16.1 percent, respectively, of Pleasant Hill's population.
- **Race/Ethnicity** – In 2020, 64.4 percent of Pleasant Hill's population was White while 2.1 percent was African American, 12.8 percent was Asian, and 14.6 percent was Latinx. People of color comprise a smaller proportion of the population of Pleasant Hill than in the Bay Area as a whole.¹

¹ The Census Bureau's American Community Survey accounts for ethnic origin separate from racial identity. The numbers reported here use an accounting of both such that the racial categories are shown exclusive of Latinx status, to allow for an accounting of the Latinx population regardless of racial identity. The term Hispanic has historically been used to describe people from numerous Central American, South American, and Caribbean countries. In recent years, the term Latino or Latinx has become preferred. This report generally uses Latinx, but occasionally when discussing US Census data, we use Hispanic or Non-Hispanic, to clearly link to the data source.

4. Housing Element

- **Employment** – Since 2010, the number of jobs located in the jurisdiction increased by 520 (3.2 percent). Additionally, the jobs-household ratio in Pleasant Hill has increased from 1.11 in 2002 to 1.24 jobs per household in 2018.

Program C commits the City to providing sufficient housing sites to meet the needs of the population across all income categories. More specifically, Programs F, K, M, O, S, CC and KK address workforce housing and mixed-use housing opportunities.

Housing Stock Characteristics

- **Number of Homes** – The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, higher housing prices, and greater displacement and homelessness. The number of homes in Pleasant Hill increased 0.4 percent from 2010 to 2020, which is below the growth rate for Contra Costa County and below the growth rate of the region’s housing stock. By comparison, during this period, the population of Pleasant Hill grew at a rate of 4.4 percent and the number of jobs in the city increased by 3.2 percent.

Programs C, F, and Q work to facilitate higher density development, and Program K works to provide residential development opportunities in commercial areas through the implementation of mixed-use zoning.

- **Home Prices** – A diversity of homes at all income levels creates opportunities for all Pleasant Hill residents to live and thrive in the community.
 - **Ownership** The largest proportion of homes had a value in the range of \$500,000-\$750,000 in 2019. Home prices increased by 116.3 percent from 2010 to 2020.²
 - **Rental Prices** – The median contract rent for an apartment in Pleasant Hill was \$1,900 in 2019. Rental prices increased by 55.2 percent from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make \$76,280 per year.

Program AA works to increase affordable homeownership opportunities in Pleasant Hill through the pursuit of mortgage credit certificates, and Program BB commits the City to investigating concepts and funding sources for additional homeownership assistance measures. Programs S through Z work to assist the development of affordable housing.

- **Housing Type** – It is important to have a variety of housing types to meet the needs of the community today and in the future. In 2020, 59.9 percent of homes in Pleasant Hill were single-family detached, 10.9 percent were single-family attached, 7.0 percent were small multifamily (2-4 units), 21.6 percent were medium or large multifamily (5+ units), and 0.6 percent were mobile homes. Between 2010 and 2020, the number of single-family units increased more than multifamily units. Generally, in Pleasant Hill, the share of the housing stock that is detached single-family homes exceeds that of other jurisdictions in the region.

² Housing Element data is provided by ABAG and HCD in a pre-approved data package. This data was provided to the City in 2021. Due to the time required to compile and approve data sets, 2019 data was the most recent data available to the State. The City acknowledges that since 2020, home prices have increased dramatically.

Programs aimed at addressing the lack of affordable housing types include F, I, J, K, and P.

- **Cost Burden** – The U.S. Department of Housing and Urban Development considers housing to be “affordable” if the household spends less than 30 percent of its income on housing costs. A household is considered “cost burdened” if it spends more than 30 percent of its monthly income on housing costs, while those who spend more than 50 percent of their income on housing costs are considered “severely cost burdened.” In Pleasant Hill, 15.7 percent of households spend 30 percent to 50 percent of their income on housing, while 15.5 percent of households are severely cost burdened and use the majority of their income for housing.

Programs including M, P, S, U, V, W, Y, Z, and CC work to reduce the costs of production or create more affordable housing opportunities by streamlining development approvals, incentivizing affordable housing types, generating funds, or reducing fees.

- **Displacement/Gentrification** – According to research from The University of California, Berkeley, no households in Pleasant Hill are susceptible to or experiencing displacement, and none live in areas at risk of, or undergoing gentrification. However, of the total households in Pleasant Hill, approximately 27.6 percent live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs, suggesting that economic displacement pressures exist within the city. Displacement is discussed in greater detail in the Affirmatively Furthering Fair Housing Analysis and key findings are summarized below.

To continue to protect residents from displacement over the planning period and to provide housing opportunities proactively for all income levels throughout the city, the Housing Element includes a variety of programs aimed lowering the cost of production, increasing density at key housing opportunity sites, and providing opportunities for affordable housing development in low-density, high-opportunity areas.

Special Housing Needs

- Some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. In Pleasant Hill, 10.2 percent of residents have a disability of some kind and may require accessible housing. Additionally, 5.0 percent of Pleasant Hill households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. Approximately 10.5 percent of households are female-headed families, which are often at greater risk of housing insecurity.

Programs M, S, GG, CC, DD, and XX respond to the City's special housing need by streamlining development review, incentivizing development, or providing direct funding for construction or rehabilitation of housing for those with special needs.

Non-governmental and Governmental Constraints

- Pleasant Hill's Zoning Code allows for a variety of housing types in the city including multiple-family units, transitional and supportive housing, single-room occupancy units, manufactured and mobile homes, and accessory dwelling units. However, Pleasant Hill should update the Municipal Code to allow for low-barrier navigation centers and to allow transitional and supportive housing by-right in zones allowing multifamily and mixed uses. The City should also



update the Density Bonus Ordinance and Accessory Dwelling Unit Ordinance for compliance with recent State law.

Sites Inventory

- **Sites Inventory.** In combination with the City’s pending projects and ADU development trends, the Site Inventory identifies adequate sites to meet the City’s Regional Housing Needs Allocation (RHNA). The sites inventory also identifies capacity for an additional 20 percent in the lower and moderate income categories to ensure that the City retains lower-income capacity if one or more sites are developed at market rate. This “buffer” is a new requirement in this housing element cycle, as required by per SB 166 (2019) and Government Code Section 65863.

Pleasant Hill received a RHNA of 1,803 total units distributed across very low-income (566 units), low-income (326 units), moderate-income (254 units), and above moderate-income (657 units) categories. The City has identified capacity for more than 2,130 new units, including a total of 1,421 housing of units accommodated on vacant and non-vacant sites. Multiple property owners of vacant and non-vacant sites are supportive of and interested in housing development on their properties. See Program C for more information.

Affirmatively Furthering Fair Housing (AFFH)

“Affirmatively furthering fair housing” means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, together, address significant disparities in housing needs and access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency’s activities and programs relating to housing and community development.

The goal of the AFFH analysis is to ensure available sites for lower-income housing are located equitably across a region and its communities with fair access to opportunities and resources. Ensuring that sites for housing, particularly lower income units, are in high opportunity areas rather than concentrated in areas of high segregation and poverty requires jurisdictions to consider factors, such as accessibility to various opportunities, including jobs, transportation, education, and health services, when planning for housing.

The AFFH analysis identified fair housing issues and contributing factors, which along with the City’s response, are summarized below.

- Issue: Encouraging development of new affordable housing in high opportunity areas.
 - Dominance of single-family housing, which is typically more expensive than multifamily housing.
 - Location and type of existing affordable housing.
 - Lack of affordable housing in moderate-resource areas.
 - Limited supply of affordable housing in areas with access to opportunity.

Programs F P, Q, R, V, Z, and FF encourage new affordable housing in higher resource areas.

- Issue: Protecting existing residents from displacement
 - Unaffordable rents and sales prices in a range of sizes
 - Displacement of residents due to economic pressure such as unaffordable rents, concentration of poverty, and availability of affordable housing
 - Location, type, and supply of affordable housing
 - Land use and zoning laws
 - Access to publicly supported housing for persons with disabilities; lack of affordable, integrated housing for individuals who need supportive services
 - Lack of public investments in specific neighborhoods, including services or amenities

According to research from UC-Berkeley, the City of Pleasant Hill is not currently experiencing displacement pressures; however, to ensure that this trend continues, Programs F, I, K, R, FF, KK, LL, MM, PP, QQ, RR, and SS strive to protect existing residents from displacement by providing adequate sites throughout the city, as well through preservation efforts, and by relieving displacement pressures on medium and high density areas of the city.

- Issue: Fair housing enforcement and outreach
 - Lack of resources for fair housing agencies to conduct more rigorous testing and audits, outreach, training, public education campaigns.
 - Lack of public (local, State, Federal) fair housing enforcement including funding for staffing and training of public interest law firms

Programs QQ, UU, VV, and WW work to provide for fair housing enforcement and outreach proactively.

4.4 Goals, Policies, and Implementation Programs

H-1	Maintain a housing supply sufficient to meet the housing needs of all Pleasant Hill residents. <i>[Source: Existing Goal, Goal: 1]</i>
H-1.1	<p>Monitor Development Monitor residential and job producing development in the city in order to maintain an adequate housing supply for city residents. <i>[Source: Existing Policy 1A]</i></p>
H-1.2	<p>Maintain Adequate Supply Maintain a sufficient supply of residential land with appropriate zoning to meet locally generated housing needs. <i>[Source: Existing Policy 1B]</i></p>
H-1.3	<p>Implement the Action Plan Provide active leadership in implementing the policies and programs contained in the Housing Element. <i>[Source: Existing Policy 1C]</i></p>
H-1.4	<p>Inter-jurisdictional Development Encourage and facilitate inter-jurisdictional development of affordable housing. <i>[Source: Existing Policy 1D]</i></p>
H-1.5	<p>Encourage Higher Densities Encourage development at the maximum allowed density to increase the quantity and affordability of the city's housing stock. <i>[New Policy]</i></p>
H-1.6	<p>Provide Transparency Provide transparency regarding information on housing-related actions, fees, and programs. <i>[New Policy]</i></p>
H-2	Promote diversity in tenure, type, size, location, and price to permit a choice of housing for persons of all economic levels throughout the city. <i>[Source: Existing Goal, Goal: 2, modified]</i>
H-2.1	<p>Housing Types Allow a variety of housing types in all residential zones. <i>[Source: Existing Policy 1A]</i></p>
H-2.2	<p>Remove Constraints Remove constraints to production and availability of housing, where possible. <i>[Source: Existing Policy 1B, modified]</i></p>
H-2.3	<p>Streamline Review Facilitate streamlined review of below market rate and special needs housing projects. <i>[Source: Existing Policy 1C, modified]</i></p>
H-2.4	<p>Mixed Use Development Encourage mixed-use development in commercial zones, at underutilized sites, and along transportation corridors. <i>[Source: Existing Policy 1D, modified]</i></p>
H-2.5	<p>Promote Accessory Dwelling Unit Production Promote the development of Accessory Dwelling Units (ADUs) in all residential zones. <i>[Source: New Policy]</i></p>

H-2.6 **Allow for Lot Splits and ADUs**
Support SB 9 lot splits in residential zones. *[Source: New Policy]*

H-3 Increase housing opportunities for lower- and moderate-income households. *[Source: Existing Goal, Goal: 3]*

H-3.1 **Preference Policy**
Facilitate construction of affordable housing by prioritizing new projects that include units for lower-income segments of the community. *[Source: Existing Policy 3A]*

H-3.2 **Workforce Housing**
Look for opportunities to promote the development or preservation of housing affordable to those who work in Pleasant Hill. *[Source: Existing Policy 3B]*

H-3.3 **Low- and Moderate-income Housing**
Participate in programs assisting production or preservation of affordable units in order to provide housing for low- and moderate-income households. *[Source: Existing Policy 3C]*

H-3.4 **Direct Assistance**
Provide direct assistance to individuals and households needing affordable housing. *[Source: Existing Policy 3D]*

H-4 Improve housing conditions for people with special needs. *[Source: Existing Goal, Goal: 4]*

H-4.1 **Incentivize Special Needs Housing**
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. *[Source: Existing Policy 4A]*

H-4.2 **Support Shelter Efforts**
Support efforts to provide temporary shelter for homeless persons. *[Source: Existing Policy 4B]*

H-5 Protect and rehabilitate the existing housing stock. *[Source: Existing Goal, Goal: 5]*

H-5.1 **High Quality Neighborhoods**
Maintain and enhance the quality of Pleasant Hill's neighborhoods, through high-quality design, neighborhood compatibility and consideration of surrounding uses, and maintenance and improvement of public infrastructure, so they will retain their value as they mature. *[Source: Existing Policy 5A]*

H-5.2 **Housing Preservation**
Preserve Pleasant Hill's existing housing stock in habitable condition. *[Source: Existing Policy 5B]*



H-5.3 Single-family Remodeling and Additions
Encourage updating and remodeling of single-family residences. *[Source: Existing Policy 5D]*

H-5.4 Livable Neighborhoods
Provide public services and improvements that keep neighborhoods safe and livable. *[Source: Existing Policy 5E]*

H-6 Preserve the City's affordable housing stock whenever and wherever feasible. *[Source: Existing Goal, Goal: 6]*

H-6.1 Discourage Conversion to Non-residential Uses
Discourage the conversion of older residential units to non-residential uses. *[Source: Existing Policy 6A]*

H-6.2 Preserve Affordable Units
Ensure that units produced for low- and moderate-income households are made available to those households and maintained as affordable units. *[Source: Existing Policy 6B]*

H-6.3 Condominium Conversion
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. *[Source: Existing Policy 6C]*

H-7 Assure that housing programs maximize opportunity and housing choice throughout the city and proactively work to overcome patterns of economic segregation and discrimination based upon age, sex, race, sexual orientation, religion, familial status, ethnic background, or disability. *[Source: Existing Goal, Goal: 7, modified and expanded for AFFH]*

H-7.1 Anti-discrimination
Ensure that individuals and families seeking housing in Pleasant Hill are not discriminated against on the basis of income, age, disability, sex, gender, sexual orientation, family structure, national origin, ethnicity, religion, occupation, or other similar factors. *[Source: Existing Policy 7A]*

H-7.2 Fair Housing Service Provider
Support the fair housing services provider. *[Source: New Policy]*

H-7.3 Public Investments
Ensure public investments are equitably distributed throughout the community. *[Source: New Policy]*

H-7.4 AFFH Consideration
Evaluate affirmatively furthering fair housing goals in all housing related decisions. *[Source: New Policy]*

H-8

Require energy conserving practices in the maintenance of existing dwellings and in new residential development, additions, and remodeling. *[Source: Existing Goal, Goal: 8]*

H-8.1

SUS

Energy Conservation Practices

Encourage energy conservation practices for new and existing residential dwellings. *[Source: Existing Policy 8A]*

H-8.2

SUS

Sustainable Building Practices

Require the use of green building and sustainable practices for new and renovation residential projects throughout the City, in compliance with State law. *[Source: Existing Policy 8B]*



Implementation Programs

	Implementation Program	Objectives	Additional Information
A	<p>Annual Progress Report</p> <p>The City shall continue to review housing needs, conditions, achievements, and challenges as part of the City’s regular annual reporting to the Planning Commission and City Council and Annual Housing Element Progress Report, as required by State law. <i>[Existing Program 1.1, modified]</i></p>	<p>Submit the Annual Progress Report to the State Department of Housing and Community Development and the Governor’s Office of Planning and Research by April 1st of each year-</p>	<p>Implements Policies: H-1.1</p> <p>Responsibility: Planning Division</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Annually</p>
B	<p>TRANSPAC Cooperation</p> <p>The City shall continue to work with the Regional Transportation Planning Committees (TRANSPAC/TRANSPLAN) and the other transportation sub-regions to limit potential traffic congestion created through new development by notifying TRANSPAC when new housing development proposals generate 100 or more peak hour trips per day, as required by the Congestion Management Authority. <i>[Existing Program 1.2]</i></p>	<p>Ongoing coordination with regional transportation agencies-</p>	<p>Implements Policies: H-1.1, H-1.4</p> <p>Responsibility: Engineering Division</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Ongoing</p>

<p>C Available Sites Inventory</p> <p>The City shall prepare a sites inventory and suitability analysis that identifies suitable sites for housing development that allows targeted income housing developers to have a clear idea of what sites are suitable for meeting the Regional Housing Needs of the City. The City shall monitor housing production and rezone parcels as necessary to maintain adequate sites for housing for all income categories throughout the planning period, in compliance with the “no net loss” provisions of Government Code Sec. 65863.</p> <p>The City shall maintain an inventory of parcels meeting the requirements of Government Code Section 65583.2(c); that is, vacant sites identified in two or more consecutive housing elements or non-vacant sites identified in a prior housing element, that are identified to accommodate housing for lower income households. This inventory shall be made available online.</p> <p>The City shall rezone parcels to meet the RHNA shortfall, as identified within the sites inventory analysis in the Housing Needs Assessment, including 7.0 acres to Mixed Use Very High Density (70-100) and 5.8 acres to Mixed Use High Density (40-70) to provide capacity for 548 lower-income units though underutilized sites, and 9.95 acres of vacant land to Multi-family Residential High Density (30-40 du/ac) to provide capacity for 298 lower-income units in low-density higher resource areas. Zoning for the two vacant parcels proposed for rezone shall require a minimum number of units be developed on each site based on site acreage and minimum density requirements, including a minimum requirement of 196 units on the Morello Terraces site and 102 units on the Paso Nogal site.</p> <p>At least 50 percent of the lower-income need shall be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:</p> <ul style="list-style-type: none"> allow 100 percent residential use, and require residential uses occupy 50 percent of the total floor area of a mixed use project. <p>Lower-income sites included in the sites inventory with a proposed zoning change to meet the RHNA shortfall, as well as vacant sites identified in two previous housing elements and non-vacant sites identified in the previous housing element, shall be</p>	<p>Identify housing sites suitable to accommodate:</p> <ul style="list-style-type: none"> Very low income: 566 units Low income: 326 units Moderate income 254 units Above Moderate income: 657 units Total: 1,803 units <p>A publicly visible inventory of available sites by 2023-</p> <p>Biennially engage with private and non-profit housing providers to promote available parcels appropriate for development that can accommodate low-income and/or moderate-income-</p> <p>Through consideration of AFFH in the sites inventory process, as well as engagement with developers, actively encourage development of new affordable housing in low-density highest opportunity areas, high opportunity areas, as well as in moderate opportunity areas in the central and western portions of the city where fair housing issues are less concentrated (higher resource areas)</p>	<p>Implements Policies: H-1.2</p> <p>Responsibility: Planning Division</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Publicly-visible inventory: by 2023</p> <p>Rezone to meet shortfall: within one year of the statutory deadline (by January 31, 2024).</p> <p>Engagement with developers on lower- and moderate-income sites: biennially</p>
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	Implementation Program	Objectives	Additional Information
	<p>rezoned, in compliance with Govt. Code Section 65583.2(h) and (i), to:</p> <ul style="list-style-type: none"> permit owner-occupied and rental multifamily uses by-right (without discretionary approval) for developments in which 20 percent or more of the units are affordable to lower income households. accommodate a minimum of 16 units per site; and require a minimum density of 20 units per acre. <p>The City shall consider AFFH in the identification of sites within the inventory and will work to provide sites that proactively work to overcome concentrations of lower- and moderate-income earning populations on the eastern portion of the city.</p> <p>The City shall, in accordance with SB 6 (2019), submit an electronic copy of the sites inventory to the Department of Housing and Community Development. This inventory will also be made available to interested developers. <i>[Existing Program 1.3, modified]</i></p>		
D	<p>Regional Coordination on Affordable Housing</p> <p>The City shall work with the County and neighboring cities to increase the opportunity to jointly develop affordable housing, particularly in higher resource areas. <i>[Existing Program 1.6, modified]</i></p>	<p>Contact County and surrounding cities on an annual basis to explore opportunities for coordination on affordable housing-</p> <p>Support regional efforts to obtain funding for affordable housing-</p> <p>Update TCAC Opportunity diagrams as new data is released. Present data to regional partners to encourage the development of new housing in higher resource areas-</p>	<p>Implements Policies: H-1.3, H-1.4</p> <p>Responsibility: Planning Division</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Annually</p>
E	<p>Surplus and Excess Public Land Inventory</p> <p>The City shall, in accordance with AB 1486 (2019) and AB 1255 (2019), annually identify and inventory a list of sites owned by the City, county, or State that have been sold, leased, or otherwise disposed of in the prior year. This inventory shall be publicly available and be included in the Housing Element annual report presented to the City Council and submitted to HCD. There are currently (2022) no surplus public lands in the Planning Area. <i>[New Program]</i></p>	<p>Public-facing inventory of surplus publicly-owned lands</p>	<p>Implements Policies: H-1.2</p> <p>Responsibility: Planning Division, Planning Commission, City Council</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Ongoing</p>

<p>F Increase Allowable Densities <u>and Residential Capacity in Racially Concentrated Areas of Affluence (RCAAs)</u></p> <p><u>To increase density and housing options in low density residential areas as well as along commercial corridors.</u> The City shall update the General Plan, Municipal Code and Zoning Map as follows:</p> <ul style="list-style-type: none"> • <u>Add a new Mangini Delu-Residential designation and corresponding zone that will allow residential densities between 4.6 and 13.0 dwelling units per acre.</u> • Add a new <i>Mixed Use Neighborhood designation and corresponding</i> zone that will allow residential densities between 1.3 and 20 dwelling units per acre. • Add a new <i>Mixed-Use designation and corresponding</i> zone that will allow residential densities between 12 and 40 dwelling units per acre. • Add a new <i>Mixed-Use High-Density designation and corresponding</i> zone that will allow residential densities between 40 and 70 dwelling units per acre. • Add a new <i>Mixed Use Very High-Density designation and corresponding</i> zone that will allow residential densities between 70 and 100 dwelling units per acre. <p><u>In order to promote housing mobility and increasing housing choices and affordability in low-density Racially Concentrated Areas of Affluence (RCAAs), the City shall redesignate and rezone land in RCAAs (beyond rezones to meet the RHNA shortfall) as follows:</u></p> <ul style="list-style-type: none"> • <u>2.4 acres from Neighborhood Business to Mixed Use High-Density</u> • <u>1.5 acres from PPD to Mixed Use High-Density</u> • <u>0.8 acres from PAO to Mixed Use</u> • <u>1.4 acres from PAO to Multiple Family – Low Density</u> • <u>15.8 acres from PAO to Mixed Use Very High-Density</u> • <u>1.8 acres from Retail Business to Mixed Use</u> • <u>25.9 acres from R-10 to Mangini-Delu Residential</u> • <u>0.3 acres from R-10 to Mixed Use Neighborhood</u> • <u>43.3 acres from R-7 to Mixed Use</u> • <u>11.7 acres from R-7 to Mixed Use: Neighborhood</u> <p>The City shall rezone parcels to increase residential capacity, as identified within the sites inventory</p>	<p>Update the General Plan and Municipal Code within three-two years of Housing Element adoption deadline.</p> <p>Increase densities appropriately to encourage the development of new housing in low-density higher resource areas <u>and RCAAs</u>.</p> <p>Provide for additional density and capacity to work to protect existing residents from displacement.</p> <p><u>Redesignate and rezone parcels (beyond the RHNA) to create additional capacity for more than 2,700 units in low-density RCAAs, with a goal of encouraging the development of 500 net new multifamily units in RCAAs in the planning period.</u></p>	<p>Implements Policies: H-1.2, H-1.5</p> <p>Responsibility: Planning Division, Planning Commission, City Council</p> <p>Potential Funding: General Fund</p> <p>Timeframe: Within three years of the adoption deadline<u>Amend the General Plan and Land Use Diagram: in 2023 (complete)</u></p> <p><u>Update the Municipal Code and Zoning Map: within two years of the Adoption Deadline</u></p>
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	Implementation Program	Objectives	Additional Information
	<p>analysis in the Housing Needs Assessment, including 7.0 acres to Mixed Use Very High Density (70-100) and 5.8 acres to Mixed Use High Density (40-70) to provide capacity for 548 lower-income units through underutilized sites, and 9.95 acres of vacant land to Multi-family Residential High Density (30-40 du/ac) to provide capacity for 298 lower-income units. Zoning for the two vacant parcels proposed for rezone shall require a minimum number of units be developed on each site based on site acreage and minimum density requirements, including a minimum requirement of 196 units on the Morello Terraces site and 102 units on the Paso Nogal site.</p> <p>At least 50 percent of the lower-income need shall be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:</p> <ul style="list-style-type: none"> • allow 100 percent residential use, and • require residential use occupy 50 percent of the total floor area of a mixed-use project. <p>Lower-income sites included in the sites inventory with a proposed zoning change, as well as vacant sites identified in two previous housing elements and non-vacant sites identified in the previous housing element, shall be rezoned, in compliance with Govt. Code Section 65583.2(h) and (i), to:</p> <ul style="list-style-type: none"> • permit owner-occupied and rental multifamily uses by right (without discretionary approval) for developments in which 20 percent or more of the units are affordable to lower income households. • accommodate a minimum of 20 units per site; and • require a minimum density of 16 units per acre. <p><i>[New Program]</i></p>		

	Implementation Program	Objectives	Additional Information
G	<p>Housing Information Transparency</p> <p>The City shall, in accordance with AB 1483 (2019), obtain, maintain, update, and make publicly available information related to zoning ordinances, development standards, fees, exactions, affordability requirements, fair housing laws from the Department of Housing and Community Development and State Fair Employment, and Housing Commission's enforcement program, programs and funding sources for homeowners at risk of foreclosure, State Historic Building Code, information on energy conservation opportunities.</p> <p>The City shall, as appropriate, share this information on the City website and/or in hard copy form at City Hall and local library. Any changes to such information shall be made public within 30 days of changes. The City shall provide these items in English and Spanish. <i>[New Program]</i></p>	<p>Updated information is made publicly available within 30 days of changes</p>	<p>Implements Policies: H-1.3, H-2.2</p> <p>Responsibility: Planning Division</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Ongoing</p>
H	<p>Development Standards</p> <p>To ensure that development standards do not pose an unreasonable constraint to achieving the City's housing objectives, the City shall continue to monitor development and report in its Annual Progress Reports required pursuant to Government Code Section 65400. The City shall evaluate development standards within the 2040 General Plan Update and subsequent Zoning Code Update and shall amend or remove any provisions that constrain the production of lower-income housing, including but not limited to height, lot coverage, parking for small units and multifamily developments, and setbacks along scenic routes. <i>[Existing Program 1.8 (Measure B), modified]</i></p>	<p>Review and revise, as appropriate, General Plan and Zoning Code provisions by 2026</p> <p>Remove identified constraints related to height, lot coverage, parking, and setbacks along scenic routes</p>	<p>Implements Policies: H-2.2</p> <p>Responsibility: Planning Division, Building Division, Planning Commission, City Council</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: by 2026</p>

4. Housing Element



	Implementation Program	Objectives	Additional Information
I	<p>Variety of Housing Types in Low Density Areas</p> <p>The City shall encourage alternative housing types such as, duplexes, small-lot developments, small unit sizes, and single-family attached units in low density higher resource single-family zones by:</p> <p>A: evaluating and revising development standards, as necessary, as part of the General Plan Update process and subsequent Zoning Code Update to remove identified constraints to these housing types</p> <p>B: using the Objective Design and Development Standards to streamline the design review process.</p> <p><i>[Existing Program 2.1, modified]</i></p>	<p>Through actions A and B, encourage the development of:</p> <ul style="list-style-type: none"> • 24 very low-income units • 24 low-income units • 50 moderate-income units • 50 above moderate-income units <p>Encourage the development of new housing in low-density higher resource areas</p> <p>Increase capacity to work to protect existing residents from displacement</p>	<p>Implements Policies: H-2.1, H-2.2</p> <p>Responsibility: Planning Division, Planning Commission, City Council</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Action A: by 2024</p> <p>Action B: Within three years of the adoption deadline</p>
J	<p>Manufactured Housing</p> <p>The City shall continue to allow manufactured housing in residential districts in accordance with applicable State and Federal laws and Sec. 18.20.090 of the zoning ordinance, 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.</p> <p><i>[Existing Program 2.2]</i></p>	N/A	<p>Implements Policies: H-2.1</p> <p>Responsibility: Planning Division, Building Division</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: 2023-2031</p>
K	<p>Mixed-Use Zoning</p> <p>The City shall utilize mixed use zoning to encourage housing production along commercial corridors, and near employment and transportation rich areas. The City shall amend the Zoning Code to create and implement the development criteria set for mixed use development within Pleasant Hill.</p> <p>The City shall encourage commercial redevelopment projects in mixed use zones to consider incorporating a residential component and will incentivize projects that incorporate an affordable component. Incentives may include, but are not restricted to, an additional density bonus or height allowance, streamlined review, or direct financial or technical support.</p> <p><i>[Existing Program 2.3, modified]</i></p>	<p>Encourage the new construction of:</p> <ul style="list-style-type: none"> • 50 very low-income units • 150 low-income units • 150 moderate-income units • 50 above moderate-income units • Total: 400 units <p>Promote increased density and expanded capacity beyond the RHNA through the expansion of mixed-use zoning to work to protect existing residents from displacement</p>	<p>Implements Policies: H-2.4</p> <p>Responsibility: Planning Division, Planning Commission, City Council</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Ongoing; Explore allowing 100 percent residential projects in mixed use zones by 2025</p>

	Implementation Program	Objectives	Additional Information
L	<p>Flexible Parking Standards</p> <p>The City shall continue to provide appropriate flexible parking requirements that allow shared use in locations being considered for higher-density housing development.</p> <p>The City currently allows (and has also approved) requests for parking reductions for all types of projects within the City. The City shall continue to consider parking reductions, as appropriate, to encourage residential development and shall also consider non-traditional parking types (tandem, stacked, etc.)</p> <p>The City shall consider parking reductions for special needs housing, including housing for seniors, which often have a reduced need for parking. <i>[Existing Program 2.4, modified]</i></p>	N/A	<p>Implements Policies: H-2.2, H-2.3</p> <p>Responsibility: Planning Division, Building Division, Planning Commission, City Council</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Ongoing</p>
M	<p>Streamlined Review Process</p> <p>The City shall continue to apply streamlined permit processing for affordable housing developments and shall explore additional measures to expedite the affordable housing developments in the city.</p> <p>Planning staff shall evaluate and revise the streamlined application review process and the Objective Design and Development Standards, as appropriate, to further streamline projects that provide affordable housing. The City shall also explore the option of allowing the Zoning Administrator to grant exclusions from standards within the Objective Design and Development Standards to remove barriers to developing affordable housing based on site-specific constraints to facilitate the production of affordable, senior, special needs, or workforce housing.</p> <p>Building and Engineering staff will 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. <i>[Existing Program 2.5, modified]</i></p>	<p>Review and revise the streamlined review process annually</p> <p>Review and revise, as necessary the Objective Design and Development Standards by 2028</p>	<p>Implements Policies: H-2.3</p> <p>Responsibility: Planning Division, Building Division, Engineering Division</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Review streamlined review process: annually</p> <p>Review Objective Design and Development Standards: by 2028</p>

4. Housing Element



	Implementation Program	Objectives	Additional Information
N	<p>Single-room Occupancy</p> <p>The City shall continue to allow single-room occupancy (SRO) housing in the MRVL, MRL, MRM and MRH zoning districts consistent with Sec. 18.20.085 of the Zoning Ordinance.</p> <p>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, and those experiencing or at risk of homelessness. <i>[Existing Program 2.6]</i></p>	<p>Encourage the development of:</p> <ul style="list-style-type: none"> 40 SRO units (extremely low-income) 	<p>Implements Policies: H-2.1, H-3.2</p> <p>Responsibility: PW&CDD, PC, CC</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: 2023-2031</p>

	Implementation Program	Objectives	Additional Information
0	<p>Municipal Code Updates</p> <p>The City shall review and amend the Municipal Code, to comply with State law to:</p> <ul style="list-style-type: none"> • Allow low barrier navigation centers for compliance with Government Code Sections 65660 and 65668 (AB 101). • Update Chapter 18.20.150 (Density Bonus) for compliance with California Government Code Sections 65915 through 65918. • <u>Permit emergency shelters without a conditional use permit or other discretionary permits in zone(s) with capacity to meet the identified need that allows residential uses, in compliance with the statutory requirements of AB 139 and AB 2339.</u> • <u>Revise the definition of emergency shelter to include interim interventions, including, but not limited to, navigation centers, bridge housing, and respite or recuperative care in compliance with AB 2339.</u> • Reduce parking requirements for emergency shelters to only the number of spaces necessary for staff working in the shelter and no more than other uses in the same zones, in compliance with AB 139. • Allow transitional and supportive housing in compliance with AB 2162 (Government Code Section 65651), including, but not limited to, allowing these uses by-right (without discretionary action) in zones where multifamily and mixed uses are permitted. • Allow Accessory Dwelling Units in compliance with all recent state laws, including but not limited to, AB 3182 (2020), AB 345 (2021), AB 2221 (2022), SB 897 (2022), and AB 345 (2022). The City shall immediately contact the California Department of Housing and Community Development to identify compliance issues and shall adopt further changes to the Municipal Code to achieve full compliance with State law. • Define agricultural employee housing for six or fewer employees as a single-family structure, permitted in the same manner as other dwellings of the same type in the same zone. • Permit small residential care facilities (licensed and unlicensed), as well as large care facilities in all zones allowing residential uses with objectivity to facilitate approval certainty and similar to in the same manner as residential uses other residential uses of the same of similar type and form. • <u>Remove separation requirements for residential care facilities of all sizes.</u> <p><i>[New Program]</i></p>	<p>Amend the Municipal Code for compliance with State law by 2026-</p> <p>Identify zone(s) where emergency shelters are a permitted use in compliance with AB 139 and AB 2339, and complete the required AB 2339 capacity analysis, within two years of adoption of the Housing Element</p> <p>Address the lack of affordable housing types in the city by removing governmental constraints to housing production-</p>	<p>Implements Policies: H-2.1, H-2.2, H-3.2</p> <p>Responsibility: Planning Division, CC</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Municipal Code Update: by 2026</p> <p>Identify zones for Allow for emergency shelters in compliance with State law: within two years of adoption of the Housing Element</p>



	Implementation Program	Objectives	Additional Information
P	<p>Accessory Dwelling Units</p> <p>The City shall continue to facilitate the construction of ADUs and will create incentives to encourage production, particularly for units accessible to lower-income households, seniors, and those with special housing needs. Potential incentives include, but are not restricted to, fast tracking development applications, deferred or waived fees, pre-approved plans, or capping total fees and the City shall give preference to ADU projects that include a three-year lower- or moderate-income affordability agreement. The City shall monitor development trends through the planning period and shall establish additional incentives if metrics are not being met.</p> <p>The City shall also encourage and incentivize ADU construction in low-density zones and higher resource areas, consistent with the City's commitment to affirmatively further fair housing. The City shall provide information and educational materials to property owners and by offering technical assistance related to the permitting process.</p> <p>The City shall continue to provide and update public information regarding ADUs on the City website, including a guide for homeowners explaining the benefits and procedures for adding an ADU and links to resources and incentive programs. <i>[Existing Program 3.4, modified]</i></p>	<p>Address the lack of affordable housing types in the city by incentivizing the development of:</p> <ul style="list-style-type: none"> 200 total ADUs <ul style="list-style-type: none"> • 20 above moderate • 60 moderate-income units • 110 lower-income units • 10 extremely low-income units <p>Including:</p> <ul style="list-style-type: none"> • 60 ADUs by 2026 • 120 by 2028 • 200 by 2032 <p>Incentivize the development of 80 ADUs accessible to seniors and residents with special housing needs</p> <p>Explore and adopt, as appropriate, additional financial incentives by 2025</p> <p>Encourage the development of new housing in low-density higher resource areas -by providing informational materials on the City website, as well as technical assistance to 30 households primarily in higher resource area within the planning period-</p>	<p>Implements Policies: H-2.1, H-2.2</p> <p>Responsibility: PW&CDD</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: 2023-2031</p> <p>Informational materials: by 2024</p> <p>Adopt additional incentives, as necessary: by 2025</p>
Q	<p>Place-based Density Increases</p> <p>The City shall revise the Zoning Code to allow urban lot splits, duplexes, and other two-unit projects in single-family residential zones in accordance with Senate Bill 9.</p> <p>The City shall evaluate and consider adoption of SB 10 provisions that allow for up to ten units on urban-infill sites in transit rich areas. <i>[New Program]</i></p>	<p>Encourage the development of:</p> <ul style="list-style-type: none"> • 50 very low-income units • 50 low-income units • 100 moderate-income units <p>Revise the Zoning Code by 2026.</p> <p>Review SB 10 provisions and hold a public meeting to consider for adoption by 2025-</p> <p>Increase capacity in low-density areas to proactively work to relieve displacement pressures on multifamily zones-</p> <p>Encourage the development of new housing in higher resource areas through the use of SB 9 lot splits-</p>	<p>Implements Policies: H-2.1, H-2.2</p> <p>Responsibility: Planning Division, Planning Commission, City Council</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: 2023-2031</p> <p>Zoning Code Update: by 2026</p> <p>SB 10 Consideration: by 2025.</p>

	Implementation Program	Objectives	Additional Information
<p>R</p>	<p>Missing Middle Housing</p> <p>The City shall review and amend the General Plan and zoning code and applicable development standards to encourage and promote a mix of dwelling types and sizes, specifically missing middle-density housing types (e.g., triplexes, courtyard buildings, townhomes, live/work) to create a diversity of housing types and densities and increase the availability of affordable housing to reduce displacement risk for residents overpaying for housing.</p> <p>Specifically, the City will add new mixed-use zones and will evaluate and revise development standards such as minimum lot sizes; setback, lot coverage and building height restrictions; and required parking ratios to allow for missing middle housing types, particularly on vacant sites in high opportunity, low-density areas. <i>[New Program]</i></p>	<p>Encourage the development of:</p> <ul style="list-style-type: none"> • 100 low-income units • 150 moderate-income units • 150 above moderate-income units <p>Revise zoning standards to encourage missing middle housing by 2026-</p> <p>To enhance housing mobility and housing choice, support the development of at least three missing middle housing developments between three and 40 units-</p> <p>To enhance housing mobility, encourage the development of 50 moderate-income units in higher resource areas-</p> <p>Promote multi-unit development in low-density zones to proactively work to relieve displacement pressures on multifamily zones-</p> <p>Encourage the development of new housing in higher resource areas-</p>	<p>Implements Policies: H-2.1, H-2.2</p> <p>Responsibility: Planning Division, Planning Commission, City Council</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: 2023-2031</p> <p>Revise zoning standards: by 2026</p>
<p>S</p>	<p>Density Bonus</p> <p>The City shall continue to provide a density bonus for development of affordable housing, as well as senior, workforce, and other special needs housing consistent with State law. The City shall provide for additional density bonuses beyond State law requirements to encourage the production of 100 percent affordable housing projects on lower-income sites in the sites inventory, including 100 percent affordable projects for those with special housing needs. <i>[Existing Program 3.1, modified]</i></p>	<p>Encourage the development of:</p> <ul style="list-style-type: none"> • 40 very low-income units • 30 low-income units • 30 low-income senior units 	<p>Implements Policies: H-1.3, H-3.1, H-3.3, H-4.1</p> <p>Responsibility: Planning Commission, City Council</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: 2023-2031</p>



	Implementation Program	Objectives	Additional Information
T	<p>Inclusionary Unit Requirement In-lieu Fee</p> <p>The City shall continue to allow developers to satisfy affordable housing requirements by providing units elsewhere in high resource areas of the city (as designated by TCAC) when inclusion of affordable units within the development is not feasible, or by providing an in-lieu fee to the Affordable Housing Trust Fund to be used to incentivize the production of affordable units, particularly in low-density higher resource areas. <i>[Existing Program 3.2, modified]</i></p>	<p>Amend the Inclusionary Housing Ordinance to update in-lieu fees, as necessary, to reflect real costs of developing affordable housing, and to provide incentives to construct workforce housing-</p>	<p>Implements Policies: H-2.2, H-3.3, H-3.4</p> <p>Responsibility: Planning Commission, City Council</p> <p>Potential Funding: Affordable Housing Trust Fund</p> <p>Timeframe: 2023-2031</p>
U	<p>Inclusionary Housing Requirement</p> <p>The City shall continue to require all housing projects of five or more units to include affordable housing.</p> <p>Developers may satisfy the requirements of the City's Affordable Housing Ordinance by providing at least:</p> <ul style="list-style-type: none"> • 5 percent of the base density for occupancy by very low-income households, • 10 percent for low-income households, • 25 percent for qualifying senior residents, or • 20 percent ADUs (in single-family projects). <p>In order to ensure that this Inclusionary Ordinance does not pose an undue constraint to housing production, the City shall monitor development trends and impacts to market rate housing and shall report annually to HCD in the Annual Progress Report. If the ordinance presents an obstacle to development of the City's fair share of regional housing needs, the City will revise the ordinance accordingly. <i>[Existing Program 3.3]</i></p>	<p>Encourage the development of:</p> <ul style="list-style-type: none"> • 20 units per year • 50 very low-income units • 50 low-income units • 50 Senior 	<p>Implements Policies: H-1.1, H-2.2</p> <p>Responsibility: Planning Division, Planning Commission, City Council</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: 2023-2031</p> <p>Review Ordinance: annually</p>

	Implementation Program	Objectives	Additional Information
V	<p>Funding to Support Affordable Housing</p> <p>The City shall seek State and Federal funds, and encourage the use of private financing mechanisms, to assist in the production of affordable housing, including housing affordable to extremely low-income households. 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.</p> <p>The City shall partner with developers and non-profit agencies to apply for State and Federal monies for direct support of low-income housing construction and rehabilitation, with preference for affordable projects in higher resource areas.</p> <p>The City shall assess potential funding sources annually throughout the planning period and 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. <i>[Existing Program 3.5, modified]</i></p>	<p>\$100,000 per year</p> <p>Encourage the development of:</p> <ul style="list-style-type: none"> • 10 extremely low-income units • 40 very low-income units • 40 low-income units • 80 moderate-income units <p>Encourage the development of new affordable housing in higher resource areas</p>	<p>Implements Policies: H-3.1, H-3.3</p> <p>Responsibility: Planning Divisions, City Manager</p> <p>Potential Funding: HCD, LIHTC, CDBG, HOME and other State and Federal grant programs</p> <p>General Fund (Staff time)</p> <p>Timeframe: 2023-2031</p> <p>Identify funding sources: annually</p>
W	<p>Successor Agency Funds</p> <p>The City shall continue to 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). <i>[Existing Program 3.6, modified]</i></p>	<p>\$235,000 per year; >\$2 million total between 2023 and 2031</p>	<p>Implements Policies: H-3.1, H-3.3, H-3.4</p> <p>Responsibility: Successor Agency</p> <p>Potential Funding: Successor Agency</p> <p>Timeframe: 2023-2031</p>

4. Housing Element



	Implementation Program	Objectives	Additional Information
X	<p>Coordination with Non-Profit Developers</p> <p>The City shall continue to invite non-profit housing developers, including those providing housing for residents with special housing needs, 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. The City shall make information available to non-profit developers related to incentives, programs, and available sites. <i>[Existing Program 3.7, modified]</i></p>	<p>Connect with local affordable housing developers bi-annually</p> <p>Provide information regarding incentives for affordable housing, the City's inclusionary ordinance, and available sites on the City website by 2025</p>	<p>Implements Policies: H-1.4, H-3.1, H-3.2, H-3.3</p> <p>Responsibility: Planning Division, City Council</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: 2023-2031</p>
Y	<p>Tax-exempt Revenue Bonds</p> <p>The City shall continue to offer support to developers through tax exempt financing where affordable housing will be produced and will give preference to projects in higher resource areas. <i>[Existing Program 3.8]</i></p>	<p>Encourage the development of:</p> <ul style="list-style-type: none"> • 50 very low-income units • 50 low-income units 	<p>Implements Policies: H-2.2, H-3.1, H-3.2, H-3.3</p> <p>Responsibility: PW&CDD</p> <p>Potential Funding: Affordable Housing Trust Fund</p> <p>Timeframe: 2023-2031</p>
Z	<p>Housing Trust Fund</p> <p>The City shall continue to use monies in the Housing Trust Fund to assist in the development of affordable housing, with preference for those in higher resource areas, as well as for community revitalization efforts in low- and moderate-resource areas and areas with higher concentration of lower-income households, including census tracts 321200, 324001, and 325000.</p> <p>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, fee waivers, loans, and deferrals, etc. <i>[Existing Program 3.9, modified]</i></p>	<p>Annual outreach to developers and other nonprofit housing agencies</p> <p>Encourage the development of new affordable housing in higher resource areas.</p> <p>Identify funding to support redevelopment projects in low resource areas with a goal of providing \$100,000; funding may include direct-funding or reductions to fees or permit processing costs</p> <p>Complete two capital improvement projects in low- or moderate-resource areas, or areas with higher concentrations of lower-income households</p>	<p>Implements Policies: H-2.2, H-3.1, H-3.2, H-3.3</p> <p>Responsibility: PC, CC</p> <p>Potential Funding: Affordable Housing Trust Fund</p> <p>Timeframe: Ongoing</p>

	Implementation Program	Objectives	Additional Information
AA	<p>Mortgage Credit Certificate Program</p> <p>The City shall participate in the Contra Costa County Mortgage Credit Certificate Program for first-time homebuyers, when funding becomes available. The City shall support the County and participating jurisdictions in the pursuit of additional funding sources for the program. <i>[Existing Program 3.10]</i></p>	<p>Assist ten moderate-income households in the planning period.</p> <p>Provide assistance to prospective homebuyers to increase housing mobility</p>	<p>Implements Policies: H-3.4</p> <p>Responsibility: PW&CDD</p> <p>Potential Funding: CCC Mortgage Credit Certificate Program</p> <p>Timeframe: 2023-2031</p>
BB	<p>Funding for Homeownership</p> <p>The City shall continue to investigate concepts and funding sources for a homeownership assistance program.</p> <p>The City shall continue to explore the possibility of providing assistance to lower- and moderate-income households and shall give priority to those who work in the city, 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.</p> <p>The City shall prioritize the use of identified funding to expand homeownership opportunities in lower- and moderate-resource areas and areas with higher concentrations of lower-income households, including census tracts 321200, 324001, and 325000. <i>[Existing Program 3.11, modified]</i></p>	<p>Investigate funding opportunities annually</p> <p>Provide assistance to prospective homebuyers to increase housing mobility, with a goal of assisting 10 households in lower- and moderate resource areas and in areas with higher concentrations of lower-income households</p>	<p>Implements Policies: H-3.4</p> <p>Responsibility: City Manager, Planning Commission, City Council</p> <p>Potential Funding: CDBG, HOME, and other State and Federal grants</p> <p>General Fund (Staff time)</p> <p>Timeframe: Investigate and apply for available funding annually and as notices of funding available are released</p>
CC	<p>Priority Processing</p> <p>The City shall continue to provide priority in permit processing to affordable housing developments, as well as senior, special needs, and workforce housing developments, and shall explore additional measures to expedite affordable housing developments in the city. <i>[Existing Program 3.13, modified]</i></p>	<p>Review streamlined processing procedures and revise, as necessary by 2025</p>	<p>Implements Policies: HE1.1</p> <p>Responsibility: Building Division, Planning Division, City Council</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Ongoing</p> <p>Review processing procedures: by 2025</p>



	Implementation Program	Objectives	Additional Information
DD	<p>Lot Consolidation</p> <p>The City shall play an active role in facilitating lot consolidation to facilitate affordable housing development, particularly for housing opportunity sites listed in the residential sites inventory of the Housing Needs Assessment. The City shall conduct outreach to property owners of housing opportunity sites to identify meaningful incentives to facilitate lot consolidation and redevelopment. Based on this feedback, within three years of Housing Element adoption, the City will revise the Lot Consolidation Ordinance to update incentives, as necessary, which currently include:</p> <ul style="list-style-type: none"> • Increased density on consolidated parcels • Flexible development standards such as reduced setbacks, increased lot coverage, increased heights, reduced parking • Reduced fees • Streamlined permit processing through administrative staff review <p>The City shall work in partnership with property owners that are receptive to lot consolidation to assist them in facilitating the parcel merger process in a streamlined and timely manner.</p> <p>The Lot Consolidation Ordinance and application procedures will be posted on the City website and discussed with developers during the preliminary review process. Lot consolidation requests will be processed as expeditiously as possible in compliance with all applicable State and local laws and regulations. <i>[Existing Program 3.14, modified]</i></p>	<p>Encourage the development of:</p> <ul style="list-style-type: none"> • 50 very low-income units • 50 low-income units • 50 moderate-income units • 50 above moderate-income units <p>Revise the Lot Consolidation Ordinance, as appropriate, within three years of adoption of the Housing Element.</p>	<p>Implements Policies: H-1.2, H-1.3, H-2.1, H-2.2, H-3.1, H-3.2, H-3.3</p> <p>Responsibility: Planning Division, Building Division, City Council</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Ongoing</p> <p>Revise Ordinance: within three years of the adoption deadline</p>

	Implementation Program	Objectives	Additional Information
<p>EE</p>	<p>Housing Opportunity Sites and Lower-Income Vacant Sites</p> <p>The City shall encourage and facilitate development on housing opportunity sites by providing incentives, potentially including, assistance with entitlement processing, flexible development standards, streamlined processing for affordable housing projects, and financial support when available. The City shall post information regarding any available incentives on the City website by 2024.</p> <p>The City shall 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.</p>	<p>Adopt incentives for affordable housing development to encourage the production of:</p> <ul style="list-style-type: none"> • 525 very low-income units • 527 low-income units 	<p>Implements Policies: H-1.1, H-1.2, H-1.5, H-2.3, H-3.1, H-3.3, H-3.4</p> <p>Responsibility: Planning Division</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Post available incentives to website: by 2024 with annual updates.</p>
<p>FF</p>	<p>Affordable Development in Higher Resource Areas</p> <p>The City shall adopt incentives to encourage affordable multi-unit projects in low-density higher resource areas, potentially including, but not limited to: priority permit processing; reduced, waived, or deferred development fees; reduced parking and/or other City standards; or an additional density bonus.</p> <p>The City shall annually monitor the development of housing units affordable to lower- and moderate-income households in RCAs and identify and implement changes in the zoning code and/or incentive programs (financial or streamlining) for high-density or deed-restricted housing in those areas. Implement incentive programs or zoning amendments within one year of review. [New Program]</p>	<p>Encourage the production of:</p> <ul style="list-style-type: none"> • 250 very low-income units • 250 low-income units <p>Encourage the development of new affordable housing in higher resource areas and RCAs.</p> <p>Promote multi-unit development in low-density zones to proactively work to relieve displacement pressures on multifamily zones.</p>	<p>Implements Policies: H-2.1, H-3.1, H-3.2, H-3.3, H-3.4</p> <p>Responsibility: City Council</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Within three years of the adoption deadline</p>
<p>GG</p>	<p>Accessible Housing Units</p> <p>The City shall continue to facilitate projects that provide units meeting Federal, State and local accessibility requirements. Currently, the City enforces State-mandated requirements for rental housing units (Title 24). The City shall 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. <i>[Existing Program 4.2]</i></p>	<p>Encourage the development of:</p> <ul style="list-style-type: none"> • 30 units for seniors • 30 units for residents with special housing needs 	<p>Implements Policies: H-4.1</p> <p>Responsibility: Planning Division, Building Division, Planning Commission</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Ongoing</p>



	Implementation Program	Objectives	Additional Information
HH	<p>Supportive Housing</p> <p>The City shall continue to encourage supportive housing for persons with developmental disabilities and will work with nonprofit developers to identify and develop adequate sites. The City will assist or partner with developers and non-profits to apply to the County for CDBG monies and assist with tax exempt financing for land and/or building purchase and/or lease. <i>[Existing Program 4.3, modified]</i></p>	<p>Consult with nonprofits and apply for funding bi-annually</p> <p>Encourage the development of 20 units accessible to persons with developmental disabilities</p>	<p>Implements Policies: H-4.1</p> <p>Responsibility: Planning Commission, City Council, City Manager</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Bi-annually</p>
II	<p>Persons Experiencing Homelessness</p> <p>The City shall continue to monitor statistics from police, county agencies, or private organizations regarding homeless shelter needs and shall continue to coordinate with the County and other agencies to address the needs of residents experiencing homelessness on a regional basis. <i>[Existing Program 4.5]</i></p>	<p>Coordinate with regional agencies annually, and additionally as needed, throughout the planning period</p>	<p>Implements Policies: H-4.2</p> <p>Responsibility: Planning Division</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Annually</p>
JJ	<p>Extremely Low-income Households</p> <p>Extremely-low-income (ELI) households are a subset of very-low-income households who earn 30 percent or less of the area 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. Seniors and residents with a disability with limited incomes often fall into this income-category.</p> <p>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 an 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. <i>[Existing Program 1.7]</i></p>	<p>Encourage the development of 59 extremely low-income units</p>	<p>Implements Policies: H-1.2, H-1.3, H-2.3, H-4.1</p> <p>Responsibility: Planning Division, City Council</p> <p>Potential Funding: General Fund, Affordable Housing Trust Fund, CDBG, HOME and other State and Federal grant programs</p> <p>Timeframe: 2023-2031</p>

	Implementation Program	Objectives	Additional Information
KK	<p>Residential Zoning</p> <p>The City shall retain residential zoning and discourage non-residential uses in residential zones. In mixed use zones, the City shall require mixed use projects within housing opportunity sites to incorporate a residential component. <i>[Existing Program 5.1, modified]</i></p>	<p>Retain all existing residential land</p> <p>Protect existing residents from displacement</p>	<p>Implements Policies: H-6.1, H-2.4</p> <p>Responsibility: Planning Division, Building Division, Planning Commission, City Council</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Ongoing</p>
LL	<p>Neighborhood Preservation Program</p> <p>The City shall seek funding to restart the Neighborhood Preservation program, which provides low interest loans for rehabilitation of homes owned or occupied by low to moderate income households.</p> <p>The City shall prioritize the use of identified funding for projects in lower- and moderate-resource areas and areas with higher concentrations of lower-income households, including census tracts 321200, 324001, and 325000 <i>[Existing Program 5.2]</i></p>	<p>Encourage the rehabilitation of two units per year in lower- and moderate resource areas and in areas with higher concentrations of lower-income households: 10 lower-income, eight moderate income</p> <p>Retain all lower and moderate-income units in the City</p> <p>Provide rehabilitation assistance to work to protect existing lower and moderate income residents from displacement</p>	<p>Implements Policies: H-5.2, H-5.4, H-6.1, H-6.2</p> <p>Responsibility: City Manager, City Council</p> <p>Potential Funding: CDBG, HOME and other State and Federal grant programs</p> <p>Timeframe: 2023-2031</p>
MM	<p>Emergency Repair Grant Program</p> <p>The City shall seek funding to establish and maintain an Emergency Repair Grant Program. The City shall prioritize special needs households, as well as repair projects in areas with higher concentrations of lower-income households, including census tracts 321200, 324001, and 325000 in the distribution of funding through the program. <i>[Existing Program 5.3, modified]</i></p>	<p>Support the rehabilitation of five units per year for special needs households and projects in areas with higher concentrations of lower-income households</p> <p>Establish an Emergency Repair Grant Program to work to protect existing residents from displacement due to repair costs</p>	<p>Implements Policies: H-5.2, H-5.4, H-6.2</p> <p>Responsibility: Building Division, City Manager</p> <p>Potential Funding: General Fund, CDBG, HOME and other State and Federal grant programs</p> <p>Timeframe: 2023-2031</p>



	Implementation Program	Objectives	Additional Information
NN	<p>Rehabilitation Needs Assessment</p> <p>The City shall monitor housing conditions through neighborhood surveys and as part of code enforcement and building inspection activities. The City shall compile and annually update a list of funding and resources for residential rehabilitation and, when housing units in need of repair are identified, will advise property owners of rehabilitation assistance that may be available.</p> <p>The City shall facilitate one workshop or public advertising campaign each year to disseminate information on available resources targeted to low- and moderate resource areas, as well as areas with higher concentrations of lower-income households, including census tracts 321200, 324001, and 325000 [Existing Program 5.4, modified]</p>	<p>Evaluate residential rehabilitation needs twice within the planning period</p> <p>Annually disseminate information on available resources in support of rehabilitation to lower-resource areas and areas with higher concentrations of lower-income households through targeted engagement efforts</p>	<p>Implements Policies: H-5.1, H-5.2, H-5.4</p> <p>Responsibility: PW&CDD</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Annually</p>
OO	<p>Capital Improvement Program</p> <p>The City shall review the Capital Improvement Program (CIP) to determine priorities to maintain infrastructure in the City's neighborhoods.</p> <p>Through this review, the City shall verify that those areas needing improvement are scheduled for funding to address the identified need at a specific time in the future. <i>[Existing Program 5.7]</i></p>	<p>Complete a Capital Improvement Program bi-annually</p> <p>Identify funding for needed improvements with priority given to projects in lower-resource areas and areas with higher concentrations of lower-income households with a goal of completing three projects in these areas in the planning period elder neighborhoods</p>	<p>Implements Policies: H-5.1, H-5.2, H-5.4</p> <p>Responsibility: Finance Division, Engineering Division</p> <p>Potential Funding: General Fund</p> <p>Timeframe: Bi-annually, 2023-2031</p>
PP	<p>Assisted Housing Units</p> <p>The City shall continue to prohibit the conversion of assisted housing units to market rate for as long as possible and no less than 55 years after initial occupancy. <i>[Existing Program 6.1]</i></p>	<p>Ensure assisted units retain affordable status for a minimum of 55 years</p> <p>Preservation of all assisted affordable housing units</p> <p>Protect existing residents from displacement</p>	<p>Implements Policies: H-6.2</p> <p>Responsibility: Planning Division, Planning Commission, City Council</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Ongoing</p>

	Implementation Program	Objectives	Additional Information
QQ	<p>Units At-Risk of Conversion to Market Rate</p> <p>The City shall identify assisted dwelling units at risk of conversion to market rate and work with property owners to preserve the units for low-income families.</p> <p>The City shall 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. <i>[Existing Program 6.2]</i></p>	<p>Preservation of all assisted affordable housing units: 193 units</p> <p>Protect existing residents from displacement</p> <p>Fair housing enforcement and outreach: Engage with property owners and tenants of at-risk units one year prior to conversion to market rate</p>	<p>Implements Policies: H-6.2</p> <p>Responsibility: Planning Division</p> <p>Potential Funding: General Fund, HCD, LIHTC, CDBG, HOME and other State and Federal grant programs</p> <p>Timeframe: 2023-2031</p>
RR	<p>Resale and Rental Controls for Affordable Units</p> <p>The City shall continue to require resale and rental controls on below market rate units provided through the inclusionary housing provisions or through public assistance. <i>[Existing Program 6.4]</i></p>	<p>Ensure long-term affordability of all inclusionary and assisted units</p> <p>Protect existing residents from displacement</p>	<p>Implements Policies: H-6.2</p> <p>Responsibility: Planning Division, City Council</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Ongoing</p>
SS	<p>Condominium Conversion Ordinance</p> <p>The City shall continue to enforce the existing Condominium Conversion Ordinance and will prohibit further conversions unless the threshold percentage of apartments is above 20 percent and the apartment vacancy rate is below 5 percent.</p> <p>The City shall evaluate the proportion of rental apartments in the city to ensure appropriate implementation of the condominium conversion ordinance. <i>[Existing Program 6.6]</i></p>	<p>Evaluate the proportion of rental apartments annually</p> <p>Preserve existing multifamily units</p> <p>Prohibit conversion of multifamily rental housing to moderate- or above moderate-income condominiums</p> <p>Protect existing residents from displacement</p>	<p>Implements Policies: H-6.2, H-6.3</p> <p>Responsibility: Planning Commission, City Council, Planning Division</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Ongoing</p>

4. Housing Element



	Implementation Program	Objectives	Additional Information
TT	<p>Assisted Unit Reporting</p> <p>The City shall continue to require all assisted housing units to submit reports on a timely basis demonstrating compliance with the recorded affordability agreements. <i>[Existing Program 6.8]</i></p>	<p>Preserve all existing affordable housing units</p>	<p>Implements Policies: H-1.3, H-6.2</p> <p>Responsibility: Planning Division</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Ongoing</p>

	Implementation Program	Objectives	Additional Information
<p>UU</p>	<p>Affirmatively Furthering Fair Housing</p> <p>The City shall address disparities in housing needs and access to opportunity for all persons regardless race, color, religion, sex, national origin, familial status, disability gender, gender identify, gender expression, sexual orientation, marital status, ancestry, veteran or military status, source of income, and genetic information as protected categories by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other State and Federal fair housing and planning law.</p> <p>The City identified barriers to fair housing through the Affirmatively Furthering Fair Housing analysis. Actions the City will take to address the identified barriers and foster an inclusive community, include:</p> <ul style="list-style-type: none"> • Address the need for affordable housing in higher resource areas: Programs F, I, P, Q, R, V, Z, and FF • Protecting existing residents from displacement: Programs F, I, K, R, FF, KK, LL, MM, PP, QQ, RR, and SS • Fair Housing Enforcement and Outreach: Programs QQ, UU, WW, and VV <p>To work to address air quality issues in low- and moderate resource areas (which are generally concentrated near I-680), the City shall require all developments within 1,000 feet of a freeway to include air filtration methods that meet MERV 13 standards or higher.</p>	<p>Continuously encourage regional cooperation and administration of vouchers through portability and shared waiting lists</p> <p>Work with the Regional Center of the East Bay to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities. The City shall make information available on the City website by 2025, with annual updates as necessary.</p> <p>Develop accessibility programs by 2023 to focus on improving access to housing, public buildings and facilities, sidewalks, pedestrian crossings, and businesses</p> <p>Publicize Fair Housing Information, including information about tenants’ rights, landlord requirements, recent litigation, and links to fair housing providers on the City’s website, social media platforms, and through physical promotional material (e.g., flyers, posters) by January 2026</p> <p>Provide annual training for landlords on fair housing responsibilities, source of income discrimination and other discriminatory practices, and the benefits of marketing their housing units to Housing Choice Voucher program participants to encourage landlords in high opportunity areas to register their units with Section 8 providers and expand housing mobility opportunities throughout the City.</p> <p>Fair housing enforcement and outreach</p>	<p>Implements Policies: H-7.1, H-7.2, H-7.3, H-7.4</p> <p>Responsibility: Planning Division, CC</p> <p>Potential Funding: General Fund</p> <p>Timeframe: Ongoing</p> <p>Outreach program: by 2025</p> <p>Accessibility programs: by 2023</p>



	Implementation Program	Objectives	Additional Information
<p>VV</p>	<p>Fair Housing Services</p> <p>The City shall continue to refer all reports of housing discrimination to the local fair housing-related non-profit that is funded by the County CDBG program. The City shall cooperate in local and regional fair housing outreach efforts and shall provide staff-time, as necessary, to support the fair housing service provider(s).</p> <p>The City shall work with ECHO and the Bay Area Legal Aid to provide fair housing and tenant/landlord services, including fair housing counseling and education and tenant/landlord counseling and mediation.</p> <p>The City shall distribute literature identifying fair housing service provider(s) and documenting available resources. These materials shall be made available in City offices and on the City website. <i>[Existing Program 7.1, modified]</i></p>	<p>Compile and distribute fair housing information annually-</p> <p>Support regional agencies to provide training for property owners and managers to ensure that they are knowledgeable of the requirements of Federal, State and local real estate, housing discrimination, tenant protection, housing inspection, and community preservation laws; and promote training of tenants in the requirements of Federal, State, and local laws so that they are aware of their rights and obligations-</p> <p>Support regional agencies to annually conduct one workshop with targeted populations to allow for meaningful discussions and dissemination of useful information. Education and outreach activities to be conducted as a multi-media campaign, including social media such as Facebook, Twitter, and Instagram, as well as other meeting/discussion forums such as chat rooms and webinars. Information gathered from these workshops will be further analyzed by staff and results will be used to influence changes to programs and policies as necessary, with any changes made within one year of the identification of barriers to fair housing-</p> <p>Fair housing enforcement and outreach</p>	<p>Implements Policies: H-7.1</p> <p>Responsibility: Planning Division</p> <p>Potential Funding: General Fund</p> <p>Timeframe: Ongoing</p>

	Implementation Program	Objectives	Additional Information
WW	<p>Reasonable Accommodation for Special Needs Housing</p> <p>The City shall continue to follow the City guidelines for implementing the reasonable accommodation ordinance and shall periodically 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.</p> <p>By 2025, the City shall amend the Municipal Code to remove constraints from the reasonable accommodation ordinance imposed by approval findings related to impacts on, or compatibility with, surrounding uses including, but not limited to: 18.112.060(B)(3)(e) and (f).</p> <p><i>[Existing Program 7.2, modified]</i></p>	<p>Encourage the development of 20 units for those with special housing needs</p> <p>Revise the Municipal Code to remove constraints to reasonable accommodation by 2025</p> <p>Re-evaluate zoning code provisions by-in 2027</p> <p>Fair housing enforcement and outreach</p>	<p>Implements Policies: H-4.1, H-7.1</p> <p>Responsibility: Planning Division, Planning Commission, City Council</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Revise Reasonable Accommodation Ordinance: by 2025.</p> <p>Re-evaluate zoning code: by-in 2027</p>
XX	<p>Amenities for Households with Special Housing Needs</p> <p>The City shall continue to encourage developers to provide amenities for single heads of households, the disabled, and senior citizens.</p> <p>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. <i>[Existing Program 7.4]</i></p>	N/A	<p>Implements Policies: H-1.3, H-4.1, H-7.1</p> <p>Responsibility: Architectural Review Commission, Planning Commission</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Ongoing</p>
YY	<p>State Standards</p> <p>The City shall continue to enforce the State’s Energy Conservation Standards for new residential construction and additions to existing structures and shall amend the Building Code as needed to ensure consistency with further revisions to the State of California Green Building Standards Code. <i>[Existing Program 8.1]</i></p>	N/A	<p>Implements Policies: H-8.1</p> <p>Responsibility: Building Division</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Ongoing</p>

4. Housing Element



	Implementation Program	Objectives	Additional Information
ZZ	<p>Innovative Design</p> <p>The City shall encourage innovative designs to maximize passive energy efficiency and shall encourage use of sustainable and innovative building practices and materials. <i>[Existing Program 8.2, modified]</i></p>	N/A	<p>Implements Policies: H-8.1, H-8.2</p> <p>Responsibility: Architectural Review Commission, Planning Commission</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Ongoing</p>
AAA	<p>Energy and Water Conservation Outreach</p> <p>The City shall provide information to the public, and support efforts by public utilities, to encourage home conservation practices. Educational materials and information on available funding or rebates shall be posted on the City website and made available at City Hall. The City shall also provide public information concerning accepted and available sustainable building practices.</p> <p>The City shall engage with CCCWD, EBMUD, and Martinez Water annually to identify opportunities to provide assistance to lower-income seniors with costs related to the removal of unused in-ground swimming pools. <i>[Existing Program 8.3, modified]</i></p>	N/A	<p>Implements Policies: H-8.1, H-8.2</p> <p>Responsibility: Planning Division, Engineering Division</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Annually</p>

	Implementation Program	Objectives	Additional Information
BBB	<p>Replacement Unit Program</p> <p>The City shall adopt a policy and will require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or nonresidential) occurs on a site that is identified in the inventory meeting the following conditions:</p> <ul style="list-style-type: none"> • currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and • was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or • subject to any other form of rent or price control through a public entity's valid exercise of its police power, or • occupied by low or very low-income households 	<p>In order to mitigate the loss of affordable housing units, require new housing developments to replace all affordable housing units lost due to new development.</p>	<p>Implements Policies: H-1.1, H-1.2, H-2.1, H-3.3, H-6.1</p> <p>Responsibility: Planning Division, City Council</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Implement policy: immediately</p> <p>Adopt policy: by January 31, 2024</p>
CCC	<p>Outreach with Service Providers</p> <p>The City shall provide local water and sewer providers with a copy of the Final Housing Element. The City shall work with these agencies to ensure that developments with affordable units are granted priority water and sewer service, as required by State law (Gov. Code § 65589.7)</p>	<p>Provide the Certified Housing Element to water and sewer providers servicing the city.</p> <p>Engage local service providers to ensure developments with units affordable to lower-income households are granted priority access.</p>	<p>Implements Policies: H-1.6</p> <p>Responsibility: Planning Division</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Send Certified Housing Element: within 10 days of certification</p> <p>Engage service providers: Within 30 days of receipt of an application for development that includes lower-income units</p>



	Implementation Program	Objectives	Additional Information
DDD	<p>Permit Streamlining Act</p> <p>The City shall adopt a policy to ensure compliance with the Permit Streamlining Act (Government Code § 65920 et seq.) and timing requirements of the California Environmental Quality Act (CEQA) (Public Resources Code (PRC) § 21000 et seq.). The policy shall specify:</p> <ul style="list-style-type: none"> • Who is responsible for making CEQA determinations of PRC 21080.1 • That the determination will be made within the timeframe permitted by PRC 21080.2, and • That when the City determines a project is exempt from CEQA, the determination triggers the Permit Streamlining Act 60-day deadline under Gov. Code 65950(a)(5) 	<p>Adopt a policy to ensure compliance with State law</p>	<p>Implements Policies: H-1.6</p> <p>Responsibility: Planning Division</p> <p>Potential Funding: General Fund (Staff time)</p> <p>Timeframe: Within one year of adoption of the Housing Element</p>

	Implementation Program	Objectives	Additional Information
<p>EEE</p>	<p>Sloped Sites</p> <p>The City shall amend Municipal Code Sections 18.20.120, 18.35.040 and 18.35.050, to remove constraints to the development of multifamily structures on the Morello Terraces and Paso Nogal sites. Specifically, the City shall revise development standards related to grading, building height, and density on these sites to ensure that maximum densities allowed under the multiple family high density residential (MRH) zone are achievable without necessitating a variance, conditional use permit, or discretionary action.</p> <p>The City shall adopt incentives to encourage the development of 100 percent affordable projects on sloped sites, including the Morello Terraces and Paso Nogal sites included in the sites inventory. Incentives may include additional density bonus beyond State law, additional height, FAR, or lot coverage allowances, and reduced setback requirements, and financial assistance to help offset costs related to grading.</p> <p>The City shall seek partnerships with local affordable housing developers and/or nonprofit agencies in pursuit of Federal and State grant funding, tax credits, or other financing to benefit 100 percent affordable projects on these sites.</p> <p>The City shall identify funding through the Housing Trust fund to assist with offsetting the costs of grading in support of 100 percent affordable projects on these sites.</p> <p>The City shall engage local transit agencies to explore opportunities to expand service to better serve future residents of these sites.</p> <p>The City shall identify opportunities to promote active transportation options between these sites and local job centers.</p> <p>The City shall engage the property owners of the Morello Terraces and Paso Nogal sites individually each year to discuss potential development of the site, as well as to provide information on the various programs incentivizing housing production on the site.</p>	<p>Adopt incentives to encourage the development of 298 lower income units on sloped sites, including the Morello Terraces and Paso Nogal sites</p> <p>Contact local non-profit agencies to explore funding opportunities annually; partner with agencies in the pursuit of funding as opportunities arise, with the goal of obtaining funding for \$200,000 in State and Federal grants funds to support affordable residential developments on each of the Morello Terraces and Paso Nogal sites</p> <p>Identify funding to help offset costs of grading for 100 percent affordable developments on these sites, with a goal of providing \$100,000; funding may include direct funding or reductions to fees or permit processing costs</p> <p>Engage local transit agencies to explore opportunities annually</p> <p>Evaluate and identify opportunities to expand active transportation routes and option between sloped sites along Morello Avenue and Paso Nogal Road and local commercial areas and regional transportation routes</p>	<p>Implements Policies: H-1.1, H-1.2, H-1.5, H-2.3, H-3.1, H-3.3, H-3.4</p> <p>Responsibility: Planning Division</p> <p>Potential Funding: General Fund Housing Trust Fund Federal and State Grant Funds</p> <p>Timeframe: Amend Municipal Code: within one year of adoption</p> <p>Adopt incentives: within three years of adoption</p> <p>Contact local agencies: annually</p> <p>Identify funding: within three years of adoption</p> <p>Engage local transit agencies: annually</p> <p>Evaluate active transportation opportunities: by 2025</p> <p>Engage property owners: annually throughout the planning period</p>



4.5 Quantified Objectives

Quantified Objectives by Type

One of the requirements of State law (California Government Code, Section 65583[b]) is that the Housing Element contains quantified objectives for the maintenance, preservation, improvement, and development of housing.

State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs, however, the quantified objectives shall establish the number of housing units by income category that can be realistically constructed, rehabilitated, and conserved.

The City has established quantifiable objectives in implementation programs throughout the policy document. This section summarizes new construction, conservation, and special needs housing objectives for the 2023-2031 planning period.

New Construction Objectives

Extremely low-income	109 units	1,182 lower-income units	2,419 total units
Very low-income	429 units		
Low-income	644 units		
Moderate-income	580 units	1,237 moderate and above-moderate units	
Above moderate-income	657 units		

Rehabilitation and Conservation Objectives

- Conservation of all existing affordable housing units.
- Conservation of all manufactured homes at manufactured home parks.
- Rehabilitation of 15 very low-, and 8 low-income units

Special Needs Households New Construction Objectives

110 units of senior housing
70 units for persons with a disability
40 SRO units for extremely low-income households

Quantified Objectives Summary Table

The City will strive to exceed the following targets for affordable housing development in Pleasant Hill.

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	109	429	644	580	657	2,419
Rehabilitation	0	15	8	0	0	23
Conservation/Preservation	Preserve all 193 assisted affordable units				0	193



City of Pleasant Hill
2023-2031 Housing Element Update

Housing Needs Assessment

Adopted | May 18, 2023
Revised | September 2023



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1. Introduction

Since 1969, California Housing Element Law has required that local governments develop plans to accommodate and facilitate housing for current and future residents, at all income levels. 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 consists of two parts, the Housing Needs Assessment (Needs Assessment) and the Housing Element Policy Document.

This document, the **Needs Assessment**, identifies and analyzes the existing and projected housing needs, provides a list of sites for housing development that are adequate to accommodate the City's regional housing needs allocation, documents constraints to housing production, and analyzes fair housing issues and contributing factors. In short, the Needs Assessment provides the context for the City's housing action plan.

In response to this thorough analysis and public outreach, the **Housing Element Policy Document** outlines the City's goals, policies, programs, and quantified objectives to meet the identified housing needs through development, rehabilitation, and preservation. The Policy Document is the action plan that responds directly to the findings of the Housing Needs Assessment and input from the community. The City will implement the actions specified in the Policy Document throughout the eight-year planning period.

Housing Element Purpose

The purpose of the Housing Element is to establish a comprehensive plan to address housing needs in Pleasant Hill over the eight-year planning period between January 31, 2023, through January 31, 2031. The Housing Element sets the policies surrounding the development, rehabilitation, and preservation of housing units that meet the needs of Pleasant Hill residents.

Authority

Housing Elements are required by California Government Code § 65403(c) as one of the seven mandatory General Plan Elements. Housing Element requirements are set forth beginning in § 65580 with guidance provided by the California Department of Housing and Community Development (HCD), which serves as the regulatory body for reviewing Housing Element for compliance. The combination of the Housing Needs Assessment and the Housing Element Policy Document will address all applicable requirements of state law.

Status

The City of Pleasant Hill last updated its Housing Element in 2015 for the 5th Housing Element Cycle covering the planning period from January 31, 2015, to January 31, 2023. The State Department of Housing and Community Development (HCD) sent a letter of compliance to the City of Pleasant Hill on April 23, 2015. In accordance with State law, this new Housing Element covers the planning period from January 31, 2023, through January 31, 2031, also known as the 6th Housing Element Cycle.

Consistency with the General Plan

California Government Code § 65300.5 requires that a general plan and all its elements comprise an “integrated, internally consistent and compatible statement of policies,” meaning that no conflicts exist between different elements. Additionally, this distinction of internal consistency goes beyond not only ensuring a lack of conflicts but stipulates that each element supports one another to achieve the broad goals and vision of the general plan. Government Code § 65583(C) requires that a housing element describe how consistency has been achieved between elements.

In preparing the 2023-2031 Housing Element, the City is also concurrently drafting a comprehensive General Plan update. Throughout the development of the Housing Element and General Plan updates, City staff, the General Plan Advisory Committee (GPAC), and decision-makers reviewed each element to ensure consistency amongst elements as well as with the General Plan Vision and Guiding Principles. Additionally, if the General Plan is amended during the planning period, the City will review the Housing Element for internal consistency and make any necessary revisions.

Changes to State Law

The following items represent substantive changes to State housing law since the City's last Housing Element was adopted and certified. While this is not an exhaustive list, these items are state mandates that must be addressed in the Housing Element.

Tribal Consultation: Assembly Bill 52 (2014) and Assembly Bill 168 (2020)

Assembly Bill 52, which became effective on July 1, 2015, revised several portions of California's Public Resources Code to broaden the requirements for tribal consultation and to provide a more formal structure for California's tribes to provide meaningful input to protect their cultural heritage during the CEQA process.

California Public Resources Code section 21084.2 now establishes that “a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment.” Lead agencies are required to avoid damaging effects to any tribal cultural resource when feasible. This requires lead agencies to begin consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of the proposed project prior to the release of a negative declaration (ND), mitigated negative declaration (MND), or environmental impact report (EIR) for a project.

AB 168 (Aguiar-Curry, 2020) created a process for tribal scoping consultation (“consultation”) for housing development proposals seeking review under the streamlined ministerial approval process created by SB 35 (Wiener, 2017). Developers are now required to submit a preliminary application with key project details (found in Government Code §65913.4(b)(1)(A)) and engage in tribal scoping consultation that potentially influences the project's eligibility for ministerial approval.

The City is updating the Housing Element and General Plan and is currently (2023) in consultation with the Confederated Villages of Lisjan. The City follows provisions for applicable streamlined housing projects, as well as when the City prepares an EIR, (Mitigated) Negative Declarations, as necessary, and when the City prepares relevant documents.

Affordable Housing Streamlined Approval Process: Senate Bill 35 (2017)

SB 35 requires a streamlined, ministerial review process, including objective design standards, for qualifying multifamily, urban infill projects in jurisdictions. Among other requirements, to qualify for



streamlining under SB 35, a project must incorporate one of two threshold levels of affordable housing: (1) 10 percent of the project units in jurisdictions that have not approved housing projects sufficient to meet their RHNA for above moderate-income housing or have failed to submit an annual progress report as required under state law; or (2) 50 percent of the project units in jurisdictions that have not approved housing projects sufficient to meet their RHNA for below moderate-income housing. Additionally, the Housing Element must describe the City's processing procedures related to SB 35.

The City adopted Objective Design and Development Standards in March 2022 and has established a process for streamlining affordable development applications in compliance with SB 35. Program P commits the City to continue to apply streamlined permit processing for affordable housing developments and to evaluate and revise the streamlined application review process and the objective design and development standards, as appropriate, to further streamline projects that provide affordable housing.

Additional Housing Element Sites Analysis Requirements: Assembly Bill 879 (2017) and Assembly Bill 1397 (2017)

These bills require additional analysis and justification of the sites included in the sites inventory of the City Housing Element. The Housing Element may only count non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements if the sites are subject to a program that allows affordable housing by right. Additionally, the bills require additional analysis of non-vacant sites and additional analysis of infrastructure capacity, and by place size restrictions on all sites. The Housing Element sites inventory has been prepared in compliance with AB 879 and AB 1397.

Affirmatively Furthering Fair Housing: Assembly Bill 686 (2017)

AB 686 requires the City to administer its housing programs and activities in a manner to affirmatively further fair housing and not take any action that is inconsistent with this obligation. The City must take actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities. The Housing Element must include an assessment of fair housing practices, an examination of the relationship of available sites to areas of high opportunity, and actions to affirmatively further fair housing. This Housing Element includes Program UU, addressing fair housing and AFFH directly, and objectives to affirmatively further fair housing in programs throughout the Element. Appendix A: Affirmatively Furthering Fair Housing includes an analysis of fair housing in Pleasant Hill.

No-Net-Loss Zoning: Senate Bill 166 (2017)

SB 166 amended the No-Net-Loss rule to require that the land inventory and site identification programs in the Housing Element include sufficient sites to accommodate the unmet RHNA. When a site identified in the Housing Element as available to accommodate the lower-income portion of the RHNA is actually developed for a higher income group, the City must either (1) identify, and rezone, if necessary, an adequate substitute site or (2) demonstrate that the land inventory already contains an adequate substitute site. This Housing Element has been prepared in accordance with the No-Net-Loss rule and identifies sites that can accommodate 312 units in addition to the City's RHNA requirement of 1,803. The Housing Resources section includes a detailed discussion of the sites inventory process.

Safety Element to Address Adaptation and Resiliency: Senate Bill 1035 (2018)

SB 1035 requires the General Plan Safety Element to be reviewed and revised to include any new information on fire hazards, flood hazards, and climate adaptation and resiliency strategies with each revision of the housing element. The City is currently undertaking a comprehensive General Plan update and is preparing a Safety Element in compliance with SB 1035 for adoption in early 2023.

By Right Transitional and Permanent Supportive Housing: Assembly Bill 2162 (2018) and Assembly Bill 101 (2019)

AB 2162 requires the City to change its zoning to provide a “by right” process and expedited review for supportive housing. The bill prohibits the City from requiring a conditional use permit or other discretionary review for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater. The change in the law applies to sites in zones where multifamily and mixed uses are permitted, including in nonresidential zones permitting multifamily use. As defined by Municipal Code § 18.15.020: *Residential use classifications*, transitional and supportive housing are residential uses subject only to the same requirements as apply to other residential dwellings of the same type in the same zone, however these uses must be allowed by-right (without discretionary action) in all zones where multifamily and mixed uses are permitted. The City is not in compliance with state law. Program O commits the City to allowing transitional and supportive housing by-right in these zones. Program HH further commits the City to continuing to encourage supportive housing for persons with developmental disabilities.

Additionally, AB 101 requires that a Low Barrier Navigation Center development be a use allowed by right in mixed-use zones and nonresidential zones permitting multifamily uses if it meets specified requirements. California Government Code Section 65660 defines low barrier navigation centers as facilities that focus on moving people into permanent housing and connecting temporary residents with opportunities for income, public benefits, health services, shelter, and housing. The City does not currently comply with AB 101. Program O commits the City to update the Municipal code to comply with state law.

Accessory Dwelling Units: Assembly Bill 2299 (2016), Senate Bill 1069 (2016), Assembly Bill 494 (2017), Senate Bill 229 (2017), Assembly Bill 68 (2019), Assembly Bill 881 (2019), Assembly Bill 587 (2019), Senate Bill 13 (2019), and Assembly Bill 671 (2019)

In recent years, multiple bills have added requirements for local governments related to Accessory Dwelling Unit (ADU) regulation. The 2016 and 2017 updates to State law included changes pertaining to the allowed size of ADUs, permitting ADUs by right in at least some areas of a jurisdiction, and parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to 60 days and remove lot size and replacement parking space requirements. AB 68 allows an ADU and a junior ADU to be built on a single-family lot, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs, created a tiered fee structure that charges ADUs based on their size and location, and prohibits fees on units of less than 750 square feet. In addition, AB 671 requires the Housing Element to include plans to incentivize and encourage affordable ADU rentals.

The City allows ADUs as a permitted use in all residential zones without need for a conditional use permit. Although the City updated the Accessory Dwelling Unit Ordinance in December 2022 (Ordinance No. 960), the California Department of Housing and Community Development discovered several areas which were not consistent with State ADU Law. This includes, but is not



limited to, timing and process, maximum sizes and set-back requirements. Program O commits the City to update the ADU ordinance in compliance with state law.

Density Bonus: Assembly Bill 1763 (2019) and AB 2345 (2020)

AB 1763 amended California's density bonus law to authorize significant development incentives to encourage 100 percent affordable housing projects, allowing developments with 100 percent affordable housing units to receive an 80 percent density bonus from the otherwise maximum allowable density on the site. If the project is within half a mile of a major transit stop, a jurisdiction may not apply any density limit to the project. AB 2345 further amended California's density bonus law to allow residential projects with some on-site affordable housing to receive a density bonus of up to 50 percent. Specifically, a residential development is eligible for a 50 percent density bonus if 11 percent of the units are very low-income, 20 percent are low-income units, or 40 percent are moderate-income units. The affordable units must remain affordable for a minimum of 55 years. In addition to the density bonus, qualifying projects will receive four regulatory incentives or concessions, depending on how much of the development includes affordable units. Specifically:

- One incentive or concession for projects that include at least 10 percent of the total units for lower-income households, at least 5 percent for very low-income households, or at least 10 percent for persons and families of moderate-income in a common interest development.
- Two incentives or concessions for projects that include at least 17 percent of the total units for lower-income households, at least 10 percent for very low-income households, or at least 20 percent for persons and families of moderate-income in a common interest development.
- Three incentives or concessions for projects that include at least 24 percent of the total units for lower-income households, at least 15 percent for very low-income households, or at least 30 percent for persons and families of moderate-income in a common interest development.
- Four incentives or concessions for projects where one hundred percent of all units in the development, including total units and density bonus units, but exclusive of a manager's unit or units, are for lower income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the units in the development, including total units and density bonus units, may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code. For these projects, if it is located within one-half mile of a major transit stop, the applicant also receives a height increase of up to three additional stories (33 feet).

The City's density bonus ordinance (§ 18.20.150 *Density bonus*) was last updated in 2016 and is currently out of compliance with state law. Program S commits the City to updating the municipal code with AB 1763 (2019) and AB 2345 (2020).

Housing Crisis Act of 2019: Senate Bill 330

SB 330 enacts changes to local development policies, permitting, and processes that will be in effect through January 1, 2025. SB 330 places new criteria on the application requirements and processing times for housing developments; prevents localities from decreasing the housing capacity of any site, such as through downzoning or increasing open space requirements, if such a decrease would preclude the jurisdiction from meeting its RHNA housing targets; prevents localities from establishing non-objective standards; and requires that any proposed demolition of housing units be accompanied by a project that would replace or exceed the total number of units

demolished. Additionally, any demolished units that were occupied by lower-income households must be replaced with new units affordable to households with those same income levels. The Housing Element must describe the City's processing procedures related to SB 330. The City has adopted objective design and development standards for residential development and a process for streamlined review of SB 35/SB 330 projects, in compliance with state law.

Surplus Land Act Amendments: Assembly Bill 1486 and AB 1255 (2019)

AB 1486 refines the Surplus Land Act to provide clarity and further enforcement to increase the supply of affordable housing. The bill requires the City to include specific information relating to surplus lands in the Housing Element and Housing Element Annual Progress Reports, and to provide a list of sites owned by the City that have been sold, leased, or otherwise disposed of in the prior year. AB 1255 requires the City to create a central inventory of surplus and excess public land each year. The City is required to transmit the inventory to the Department of Housing and Community Development and to provide it to the public upon request. The City is required to transmit the inventory to the Department of Housing and Community Development and to provide it to the public upon request. The City has committed to transmitting the required information to HCD each year with their annual report in Program A.

Housing Information Transparency: Assembly Bill 1483 (2019)

AB 1483 requires the City to publicly share information about zoning ordinances, development standards, fees, exactions, surplus public lands, fair housing resources, and affordability requirements. The City is also required to update such information within 30 days of changes. The Housing Element will report on the City's compliance with these requirements. Program G specifically commits the City to providing updated information on a range of housing issues through their website and at City offices.

Emergency and Transitional Housing Act of 2019: Assembly Bill 139 (2019)

AB 139 established new criteria for evaluating the needs of the homeless population. The analysis must assess the capacity to accommodate the most recent homeless point-in-time count by comparing that to the number of shelter beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing (Chapter 1, subsection Persons Experiencing Homelessness). The bill also established new parking standards for emergency shelters. Lastly, the bill requires the Housing Element to include a review of the effectiveness of the housing element goals, policies, and related actions to meeting the jurisdiction's special housing needs (see Appendix B). The City currently requires a minimum of one space per 750 square feet of gross floor area plus one space for every two employees. These requirements do not comply with the new parking standards outlined in AB 139, which dictate that parking for emergency shelters should only be the number of spaces necessary for staff working in the shelter and no more than other uses in the same zones. Program O commits the City to adopting revisions to §18.20.085 *Special housing* for compliance with state AB 139.

Standardization of Sites Inventory Analysis and Reporting: Senate Bill 6 (2019)

SB 6 requires the City to electronically submit the sites inventory to HCD. The City will submit the final sites inventory to HCD with the adopted Housing Element. Program C commits the City to submitting an electronic copy of the inventory to HCD.



Evacuation Routes: Senate Bill 99 and AB 747 (2019)

Two recent bills, AB 747 and SB 99, require the General Plan Safety Element to be updated to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios and to include information identifying residential developments in hazard areas that do not have at least two emergency evacuation routes. The bill requires these updates to occur with the 2021 Housing Element Update. The City is currently undertaking a comprehensive General Plan update, including updates to the Safety Element for compliance with SB 99 and AB 747. The 2040 General Plan is expected to be adopted in 2023.

RHNA Allocation Methodology

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. The following table shows the Regional Housing Needs Plan (RHNP), which describes the fair share of housing needs for the entire Bay Area region. The RHNP also provides a distribution of housing units needed for four income categories: 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.

As a part of ABAG's work on the RHNP, the regional allocation is split into smaller allocations for local jurisdictions called the Regional Housing Needs Allocation (RHNA). The RHNA for Pleasant Hill is provided in the Housing Resources section. It is important to note that the City of Pleasant Hill is not required or expected to produce all the units identified in the City's RHNA. 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.

Table 4-1 displays the RHNP for the Bay Area and the RHNA for Pleasant Hill.

Table 4-1 2023-2031 Regional RHNP Allocation

Income Group	Pleasant Hill		Bay Area	
	Housing Units	Percent	Housing Units	Percent
Very Low ¹ (<50% AMI)	566	31.4%	114,442	25.9%
Low (>50%-80% AMI)	326	18.1%	65,892	14.9%
Moderate (>80%-120% AMI)	254	14.1%	72,712	16.5%
Above Moderate (>120% AMI)	657	36.4%	188,130	42.6%
TOTAL	1,803	100%	441,176	100%

AMI - Average Median Income

Source: Association of Bay Area Governments, 2022

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

Section 65583(c)(5) of the Government Code states that "The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort." Public participation played a critical role in the formulation and refinement of the City’s housing goals and policies.

Housing issues affect the entire community – residents, employers, and the public and private sectors. The public participation requirement of housing element law presents an opportunity to engage constituents in a dialogue – defining problems and creating solutions. The inclusion of community stakeholders in the housing element public participation process helps ensure appropriate housing strategies are more efficiently and effectively evaluated, developed, and implemented. An inadequate public participation process may lead to community conflict or in worse case scenarios, anti- development initiatives, and NIMBYism. Successful public participation is important because a diverse cross section of the population can be engaged in defining the housing problem and in crafting community sensitive solutions. Another benefit of broad participation and true engagement of the public is that when it is time to adopt housing strategies and approve housing developments, a greater portion of the community has been involved and participated in the plan and more frequently will support its implementation. Meaningful participation creates stakeholders in the ultimate outcome of the process.



In response to the need for public participation, City planning staff worked with the consultants to develop a robust community engagement program tailored to ensure the community and other stakeholders are engaged in the process and are given ample opportunities to provide input. The key objective of the community engagement program is to maximize opportunities for everyone interested in the Housing Element to participate. The engagement program included branding, a project website, newsletters and e-blasts, announcements on the City website and social media, a workshop and a townhall meeting, General Plan Advisory Committee (GPAC) meetings, and Planning Commission and City Council study sessions and hearings. This section summarizes our engagement program.

Branding

A branding package was prepared for the General Plan Update. This included a project logo and style templates for all work products, maps, presentations, and publicity materials. The common branding helps to build recognition for the project and ensure that this effort is distinct in the minds of the community. The logo to the right will be used on all materials developed for all elements being updated during the 2040 General Plan update process, which includes the Housing Element.



Project Website

During the development and review of the Housing Element, the City created and maintained a website to the 2040 General Plan Update with a webpage dedicated to the 2023-2031 Housing Element Update. This webpage provided easy access to information on the project, including the Housing Element information and details about the Housing Element workshop. Project documents were posted to the website and comments were encouraged through the provided "Comments" button on each page. A link on the website allowed residents to sign up for the email list.

 <https://pleasanthill2040.com/>

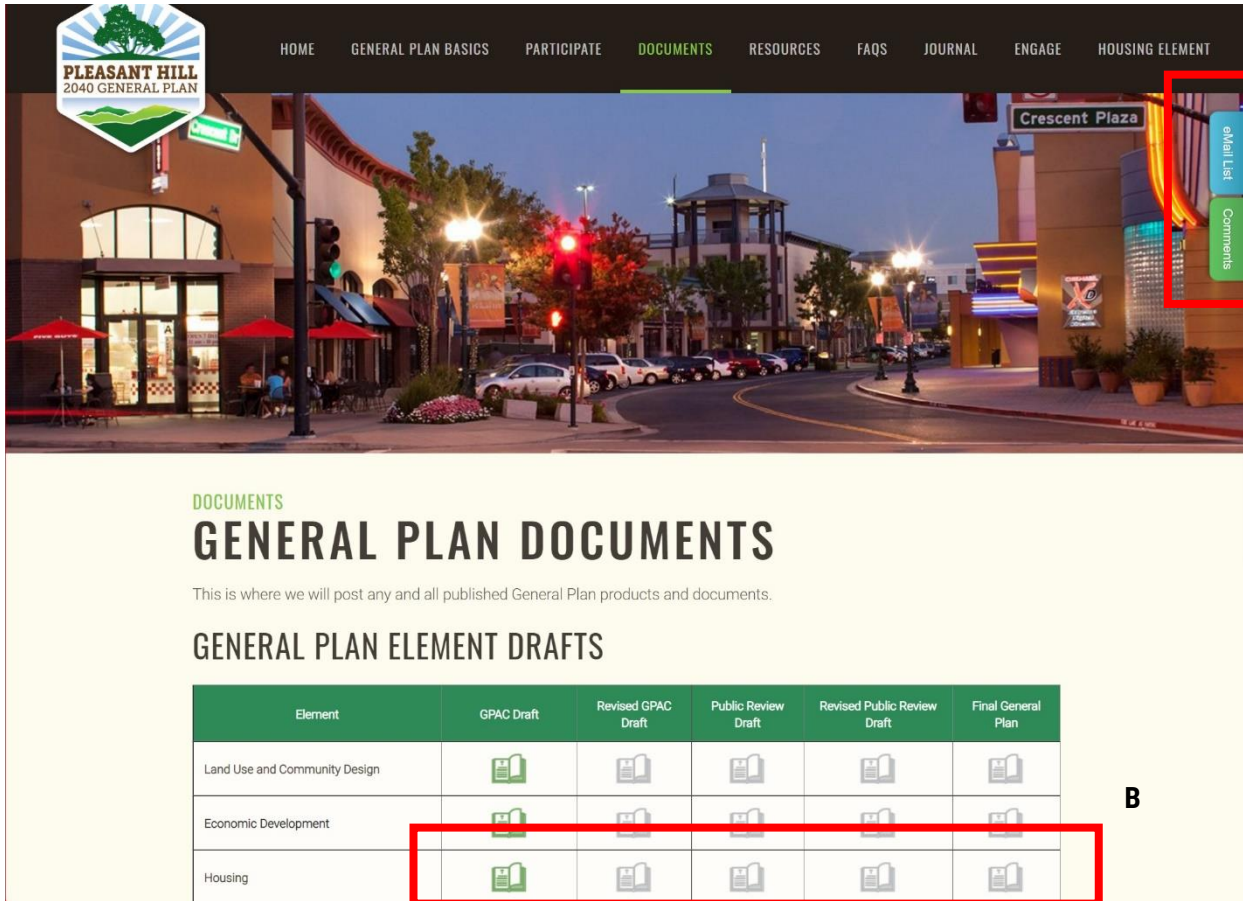




<https://pleasanthill2040.com/housing.html>

A screenshot of the website's Housing Element page. The page features a navigation bar with links for HOME, GENERAL PLAN BASICS, PARTICIPATE, DOCUMENTS, RESOURCES, FAQs, JOURNAL, ENGAGE, and HOUSING ELEMENT. Below the navigation bar is a large landscape photograph of Pleasant Hill. The main heading is "HOUSING ELEMENT" followed by "2023-2031 HOUSING ELEMENT UPDATE". A paragraph explains that the Housing Element ensures adequate land for new residents and that the 2023-2031 update will address housing needs through 2031. Below this is a section titled "HOUSING ELEMENT TOWNHALL MEETING" with a paragraph describing a meeting held on October 27th, 2021. At the bottom of this section are two green buttons: "WATCH A VIDEO OF THE EVENT" and "HOUSING ELEMENT FACT SHEET".

<https://pleasanthill2040.com/documents>



A: Email and Contact Buttons: These buttons allow users to join the project email list or provide a comment to the Project Team.

B: Element Draft Progress: These buttons on the Documents page allow users to view the various drafts of the Housing Element as the project progresses.



Factsheet

During the Housing Element development, the Housing Element Team produced informational materials to inform the public about the Housing Element Update and associated events. During the development period, a fact sheet was created to give the community a better understanding of the Update process and the draft Housing Element.

The fact sheet describes what a housing element is, how and why it is being updated, what the RHNA is, and how to get involved in the Update process. The fact sheet also includes information about the City's obligations to fulfill HCD regulations and consequences if requirements are not fulfilled.



City of Pleasant Hill
Housing Element Townhall
FACT SHEET

What is the Housing Element?
An element of the General Plan, the Housing Element is the City's plan to meet the community's housing needs for the next eight years. The Housing Element must be updated every eight years and is the only element of the General Plan subject to certification by the California Department Housing and Community Development (HCD).

How is the City's housing need determined?
The State of California determines the number of homes that are needed for the Bay Area, consistent with state law. The Association of Bay Area Governments (ABAG) then distributes a share to each local government in the nine Bay Area counties. Each jurisdiction is assigned a portion of the regional need at various income levels based on factors such as future population, access to jobs and other factors. This assignment is known as the **Regional Housing Need Allocation (RHNA)**.

So how do we meet the RHNA?
The City must ensure there is enough land with appropriate zoning to accommodate its RHNA allocation in its Housing Element.

What happens if the City does not have an approved Housing Element?
Without a compliant Housing Element, the City could:

- face legal challenges to land use decisions,
- be mandated to comply by courts,
- have to pay fines and fees,
- lose local land use power, and
- lose grant funding opportunities,
- face a court-ordered moratorium on all permits.

What does affordable housing mean?
Providing opportunities for more affordable housing is important. Purchasing or renting a home is becoming more difficult for too many people. A variety of housing types is essential to provide housing options for all age groups, for families with lower and higher incomes, and to meet the needs of large and small families and persons with disabilities. A mix of housing opportunities means, among other things, that young adults moving into the housing market can stay in the cities where they grew up; workers like teachers, firefighters, health care workers and essential workers can find homes near their jobs; and older adults have more options for retirement and can afford to stay in the communities they know.

RHNA ALLOCATION
VERY LOW INCOME: 566
LOW INCOME: 326
MODERATE INCOME: 254
ABOVE MODERATE INCOME: 657
TOTAL: 1,803 UNITS

How do we plan for Low and Very Low Income housing units?
Provide residential capacity at densities above 30 dwelling units per acre

When will the housing be built?
That is up to property owners and the market. A city must ensure that the appropriate zoning is in place to accommodate its RHNA allocation, but does not control when or how much housing is actually built.


What could really happen?
Without a compliant Housing Element, the City would be ineligible for State and Federal funding. Since 2011, the City has received more than \$14 million in grant funds that require a compliant Housing Element.
The City would also lose Measure J and SB 1 allocations that fund street repairs and bike and pedestrian facilities, among other enhancements.

How can I get involved?
We are holding a Townhall meeting on October 27, 2021. Please visit pleasanthill2040.com for more information.

eMail Notifications (e-Blasts)

The City sent multiple email notifications (e-blasts) to announce upcoming events and the release of project-related documents. Email addresses were compiled from those requesting notification from the City and from those signing up on the project website and at project events. As of May 2022, the General Plan email list has 325 subscribers.

Images of three e-Blasts, one providing notification of GPAC Meeting #13, one notifying about the Housing Element Townhall, and one summarizing the events of the Housing Element Workshop are included on the following page.



Pleasant Hill 2040 General Plan General Plan Advisory Committee (GPAC) Meeting Wednesday, June 23, 2021

6:30-8:30 PM
Via Teleconference (refer to the GPAC Agenda for teleconference information)

GPAC Agenda

Join us for a meeting of the Pleasant Hill GPAC. The Consultants will provide a brief overview of potential housing sites discussed at the May 12, 2021 GPAC meeting. As part of this meeting the GPAC will review and discuss the potential housing buildout, the pros and cons of specific housing sites, and how the anticipated units compare to the City's Regional Housing Needs Allocation (RHNA). The agenda is available for review via the link above, as well as on the General Plan website.

For upcoming meeting dates and deliverables visit the General Plan website (pleasanthill2040.com)

COVID-19 Response: Please note that due to the Contra Costa Health Services and State of California Shelter in Place Orders, options for observing the General Plan Advisory Committee meetings and submitting communication regarding the meetings have changed. The General Plan Advisory Committee will participate remotely via teleconferencing.


Want More Information on the General Plan?

The project website (pleasanthill2040.com) is the hub for timely updates with information on the status of the project, announcements of upcoming workshops and meetings, and publication of key documents.

[View the Project Website](#)

Pleasant Hill 2040 General Plan Eblast
June 18, 2021

Pleasant Hill 2040 General Plan | pleasanthill2040.com



Pleasant Hill 2040 General Plan Housing Element Townhall JOIN US on TONIGHT TO HELP PLAN FOR PLEASANT HILL'S FUTURE:

The City of Pleasant Hill invites you to join Mayor Noack and Councilmember Carlson for a Townhall meeting to discuss the Housing Element Update, the Regional Housing Needs Allocation (RHNA), and the incentives for Housing Element compliance. The virtual meeting will include an introductory presentation, followed by public questions and comments.

HOW TO ATTEND THE OCTOBER 27, 2021 TOWNHALL:

LOCATION:
Virtual via Zoom

Zoom Link

Meeting ID: 930 0915 8531

Passcode: 750867

SCHEDULE:
6:30 pm

Want More Information on the General Plan?

The project website (pleasanthill2040.com) is the hub for timely updates with information on the status of the project, announcements of upcoming workshops and meetings, and publication of key documents.

[View the Project Website](#)

Pleasant Hill 2040 General Plan Eblast
October 27, 2021

Pleasant Hill 2040 General Plan | pleasanthill2040.com



Pleasant Hill 2040 General Plan Housing Element Workshop

**THANK YOU FOR JOINING US ON JULY 14 FOR THE
HOUSING ELEMENT WORKSHOP:**

The City of Pleasant Hill held a virtual (tele/video) community workshop on the 6th Cycle Housing Element on Wednesday, July 14, 2021.

The purpose of a Housing Element was to provide an assessment of current and future housing needs, identify opportunities and constraints on housing production, establish goals, policies, and programs to meet those needs, and to update City practices and regulations to reflect new State laws. The Housing Element identifies strategies and programs that focus on conserving and improving existing affordable housing, maximizing housing opportunities throughout the community, assisting in the provision of new affordable housing, removing governmental and other constraints to housing investment, and promoting fair and equal housing opportunities. The goal of the Housing Element Workshop was to initiate this discussion and provide community members with an overview of the Housing Element process mandated by the State of California, how the process affects Pleasant Hill, and ways to get involved in this critical process.

The Housing Element Workshop focused specifically on the intersection of the Housing Element and the 2040 General Plan, related to the evaluation of potential sites for housing to satisfy the City's Regional Housing Needs Allocation (RHNA). This was a follow-up to a series of General Plan Advisory Committee (GPAC) meetings held in May and June of 2021. The GPAC sessions included a robust discussion of where the most appropriate locations are for new housing within the community. A recommended buildout of potential housing sites was presented as part of the workshop, and the meeting concluded with a live question and answer (Q&A) session with City staff and the City's General Plan consultant, Mintier Harnish.

The City is taking public comments on the potential sites discussed in the workshop through August 11, 2021. To submit a comment, please use the green "Comments" button on pleasanthill2040.com or email your comment to tfujimoto@pleasanthillca.org.

Watch the video from the meeting using the link below.



Watch on  YouTube

GPAC Meetings

The General Plan Advisory Committee (GPAC) is a special City committee which facilitates active, direct communication between City councilmembers, the Planning Commission, the Architectural Review Commission, special interest groups, and the public to effectively create a unified vision for updating all the elements of the City's General Plan. Five GPAC meetings have been held to discuss housing issues in Pleasant Hill to inform the drafting of the Housing Element. Each meeting included an opportunity for public comment. All comments received from the public during GPAC meetings are available in Appendix C.

GPAC Meeting #13

The first GPAC meeting that focused on the Housing Element was GPAC meeting #13, which was held on May 11, 2021. The meeting included an introduction to housing elements and the RHNA; a discussion of GPAC focus areas, buildout assumptions, potential housing opportunity sites; and opportunities for public comment.

GPAC Meeting #14

GPAC Meeting #14, held on June 23, 2021, included an initial review of potential housing opportunity sites and a discussion of potential housing capacity. During this meeting, significant amounts of public comment were received, particularly regarding the consideration of the Mangini site as a housing opportunity site.

GPAC Meeting #15

GPAC Meeting #15, held on November 17, 2021, included review and consideration of sites recommended by the GPAC at the June 23, 2021, meeting and a discussion on a recommended approach for land use alternatives that incorporates housing opportunity sites. The GPAC recommended moving forward with the Housing Element sites inventory based on the GPAC Preferred Alternative Land Use Plan.

GPAC Meeting #16

GPAC Meeting #16, held January 26, 2022, included an overview of the Alternatives process and the incorporation of Housing Element Opportunity Sites, a discussion of the changes to Focus Areas based on the Housing Element sites inventory, and a summary of potential housing capacity under the revised GPAC-preferred Alternative.

GPAC Meeting #20

GPAC Meeting #20, held on June 29, 2022, focused on the Draft Housing Element Policy Document. The meeting included a discussion of key findings from the Needs Assessment and program requirements; and a review of each program contained within the Draft Policy Document. Following the meeting, the Policy Document was revised based on GPAC direction and feedback.

Public Workshop

On July 14, 2021, the City held a virtual community workshop to discuss the 6th Cycle Housing Element Update with interested residents. The event was advertised to the public with virtual flyers and online posts on social media. The workshop focused on the intersection of the Housing Element and the 2040 General Plan, specifically the evaluation of potential sites for housing to satisfy the City's Regional Housing Needs Allocation. A presentation of potential housing sites was presented as a part of the workshop, and the meeting concluded with a live question and answer session.

During the Workshop, participants were prompted to comment on housing needs, issues, and constraints in the community. A large amount of public comments were received and are documented in Appendix C. These comments and information provided during this discussion was used to inform the Needs Assessment.

Pleasant Hill 2040 General Plan Housing Element Workshop

JOIN US on July 14 TO HELP PLAN FOR PLEASANT HILL'S FUTURE:

The City of Pleasant Hill will host a virtual (tele/video) community workshop on the 6th Cycle Housing Element on Wednesday, July 14, 2021.

The purpose of a Housing Element is to provide an assessment of current and future housing needs, identify opportunities and constraints on housing production, establish goals, policies, and programs to meet those needs, and to update City practices and regulations to reflect new State laws. The Housing Element identifies strategies and programs that focus on conserving and improving existing affordable housing, maximizing housing opportunities throughout the community, assisting in the provision of new affordable housing, removing governmental and other constraints to housing investment, and promoting fair and equal housing opportunities. The goal of the Housing Element Workshop is to initiate this discussion and provide community members with an overview of the Housing Element process mandated by the State of California, how the process affects Pleasant Hill, and ways to get involved in this critical process.

The Housing Element Workshop will specifically focus on the intersection of the Housing Element and the 2040 General Plan, related to the evaluation of potential sites for housing to satisfy the City's Regional Housing Needs Allocation (RHNA). The July 14 workshop is a follow-up to a series of General Plan Advisory Committee (GPAC) meetings held in May and June of 2021. The GPAC sessions included a robust discussion of where the most appropriate locations are for new housing within the community. A recommended bailout of potential housing sites will be presented as part of the workshop, and the meeting will conclude with a live question and answer (Q&A) session with City staff and the City's General Plan consultant, Mintier Harnish.

HOW TO ATTEND THE JULY 14, 2021 SESSION:

LOCATION:

Tele/Video Conference (virtual) via Zoom:

<https://us02web.zoom.us/j/85180132579?pwd=TnVWbUJWYkYwcXVPaE1vWFR3WHk4dz09>

Meeting ID: 851 8013 2579
Passcode: 888437

SCHEDULE:

5:30PM to 7:30PM

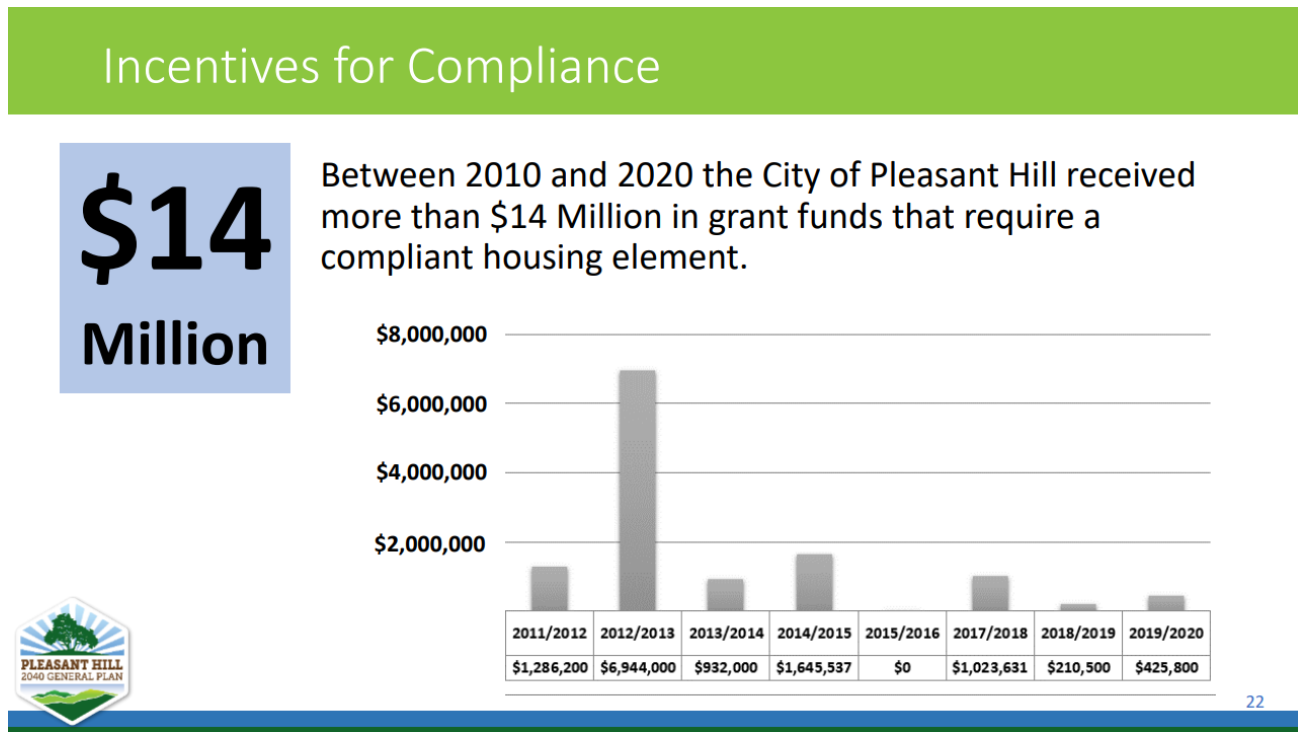
Watch the video from the meeting below.

Housing Element Townhall

On October 27th, 2021, Mayor Sue Noack and Councilmember Ken Carlson held a virtual Townhall meeting to discuss the Housing Element Update, the Regional Housing Needs Allocation (RHNA), and incentives for Housing Element compliance. The virtual meeting included an introductory presentation, visual examples of local mixed use and higher-density multifamily developments, a walkthrough of each Housing Element Opportunity Site, and opportunities for public questions and comments.

The full PowerPoint presentation and meeting video are available on the Project website. Two slides from the 62-slide presentation and a preview of the video of the meeting are shown as images below and on the next page.

A large amount of public comments were received during the meeting, which are available in Appendix C. These comments and information provided during this discussion were used to inform the selection of Housing Opportunity sites.



A slide from the Housing Element Townhall presentation explaining the grants associated with compliance with Housing Element law.

85 Cleaveland, 93 du/ac



A slide from the Housing Element Townhall presentation depicting architectural renderings of a multi-family residential development at 85 Cleaveland Road, the former Wells Fargo office site.

Fair Housing Survey

The City prepared and distributed a seven-question fair housing survey inquiring about housing needs and barriers, access to resources, and experiences with discrimination. On June 20, 2022, the survey was sent directly the following groups:

Organization Name	Type
Las Trampas Maureen House	Adult Residential / Special Needs
Las Trampas Shiela House	Adult Residential / Special Needs
Stonehedge (Alegria Community Living)	Adult Residential / Special Needs
Abode Services	Affordable Housing
Bay Area Community Land Trust	Affordable Housing
BRIDGE Housing	Affordable Housing
Community Housing Development Corporation	Affordable Housing
EAH Housing	Affordable Housing
East Bay Asian Local Development Corporation	Affordable Housing
East Bay Housing Organizations	Affordable Housing
Eden Housing	Affordable Housing
Front Porch	Affordable Housing
Habitat for Humanity East Bay / Silicon Valley	Affordable Housing
Hope Solutions	Affordable Housing

Housing Consortium of the East Bay	Affordable Housing
Human Good Organizations	Affordable Housing
Mercy Housing	Affordable Housing
MidPen Housing	Affordable Housing
Monument Impact	Affordable Housing
Northern California Land Trust	Affordable Housing
Resources for Community Development	Affordable Housing
Satellite Affordable Housing Associates	Affordable Housing
Spanish Speaking Unity Council (dba Unity Council)	Affordable Housing
Winter Family Shelter, Inc.	Affordable Housing
Youth Homes	Affordable Housing
Buddha Gate Monastery	Congregation
Chabad of Contra Costa	Congregation
Contra Costa Jewish Community Center	Congregation
Grace Chinese Alliance Church	Congregation
Indonesian Christian Community Church	Congregation
Islamic Center of Contra Costa	Congregation
Oakland Diocesan Task Force for Racial Justice	Congregation
Japanese Christian Church of Walnut Creek	Congregation\Japanese Speaking
Hamonah Presbyterian Church	Congregation\Korean Speaking
Mission Pointe Church	Congregation\Korean Speaking
Igreja Adoradores Gerados Em Cristo (AGC Brazillian Church)	Congregation\Portuguese Speaking
Iglesia Adventista Hispano Americana de Pleasant Hill	Congregation\Spanish Speaking
Ministerio Hispano de la Iglesia Bíblica de la Gracia en Pleasant Hill	Congregation\Spanish Speaking
DVC-Chinese Students Association	Diablo Valley College Club
DVC-Hong Kong Student Association	Diablo Valley College Club
DVC-Japanese Student Association	Diablo Valley College Club
DVC-Kabayan Kaibigan	Diablo Valley College Club
DVC-Muslim Student Association	Diablo Valley College Club
Puente Project	Education Program
Empowered Aging	Elder Interest Group
Causa Justa	Local Interest Group\Spanish Speaking
La Clinica de la Raza	Local Interest Group\Spanish Speaking
United Latino Voices of Contra Costa County (ULV)	Local Interest Group\Spanish Speaking
Maharlika Cultural Troupe, Inc.	Local Interest Group\Tagalog Speaking
Showing Up for Racial Justice	Other AFFH Affinity Group



Aegis Living Pleasant Hill	Senior Facility
Carlton Senior Living Downtown Pleasant Hill	Senior Facility
Carlton Senior Living Pleasant Hill - Martinez	Senior Facility
Carlton Senior Living Poets Corner	Senior Facility
Choice in Aging	Senior Facility
Hookston Senior Homes	Senior Facility
Pleasant Hill Gardens II	Senior Facility
Pleasant Hill Oasis	Senior facility
Better Living Care Home	Senior Facility (Small)
Boyd Senior Care Home	Senior Facility (Small)
Dysico Care Home, RCFE	Senior Facility (Small)
Elisabeth Care Home	Senior Facility (Small)
Heavenly Care Elderly Home	Senior Facility (Small)
Ramona Care Home	Senior Facility (Small)
Redwood Home	Senior Facility (Small)

In addition to the initial email request, the project team sent reminder emails to each group in July 2022. The survey was closed after 54 days on August 22, 2022.

Survey responses included the following major themes:

- Desire for publicly funded/supported, permanently supportive housing as opposed to public subsidy of private rental units for vulnerable households;
- High cost of rental housing even for households with public subsidies or housing choice vouchers;
- Affordable housing is needed in proximity to public transit, schools, groceries, and services; and
- Housing discrimination and cost were reported as barriers to housing access.

Responses to the Fair Housing Survey informed the Fair Housing Analysis, distribution of sites in the available sites inventory, and program actions and objectives within the policy document. For more information, please see the Appendix A: Affirmatively Furthering Fair Housing.

Public Input Summary

The following is a summary of comments that commonly emerged through the public discussion and comment period of the workshop and townhall. The City has taken all public comments into consideration and will continue to encourage public participation throughout the Housing Element Update program implementation process.

Table 4-2 contains key concerns that emerged through the public comment process. Among the most pressing issues brought up by a vast majority of residents is the potential inclusion of the Mangini-Delu site, which is referred to as “Location six – Taylor Boulevard and Pleasant Hill Road” in the 5th Cycle Housing Element. Residents cited concerns over traffic, parking, neighborhood compatibility, water, and the environment. The City has shown capacity to meet the RHNA in the sites inventory and is not proposing to rezone this site through the Housing Element. Although the

City is proposing no rezoning on the Mangini-Delu site in the Housing Element, the Preferred Land Use Alternative of the current (2022) General Plan Update does include a new land use designation for each of the parcels on the site.

All received public comments will be available verbatim in Appendix C of the Housing Element.

Table 4-2 Key Concerns Raised in Public Comments

<i>We oppose the redevelopment of the Mangini Farm with high-density housing due to the historical precedence of the agricultural and lower density character of the neighborhood. Pleasant Hill was founded as an agricultural town and the Mangini Farm is one of the few remaining remnants of that heritage. As such, it shouldn't be up zoned or intensively developed. The area has been historically zoned as R-10 in the past and should remain R-10 for the future. The area should be preserved or converted into a public use park.</i>
<i>When building new housing in the community, please consider the effect higher density projects will have on traffic conditions, especially along major thoroughfares, such as Contra Costa Boulevard and Pleasant Hill Road.</i>
<i>We understand the difficult position the City faces in developing housing in the current moment and as a result, we support the development of the Mangini Farm under the "Agrihood" model, which honors the history of Pleasant Hill as a farming town. The Agrihood model, as described by the California Native Garden Foundation, integrates "affordable, medium density housing within a self-sustaining environment that includes a working farm and offers numerous programs for wellness education." The current model of the Agrihood is the currently in-progress development of the "Core Companies' Agrihood" at 82 N Winchester Blvd, Santa Clara, CA 95050.</i>
<i>Please consider the parking requirements of new developments in Pleasant Hill. The proposed developments do not have sufficient parking for residents who may bring their vehicles into the community.</i>
<i>Please consider the water requirements of new developments in Pleasant Hill. The State is facing a water crisis and water availability should be considered when building new housing.</i>
<i>Please consider the preservation of riparian habitats along Pleasant Hill's creeks. Pleasant Hill faces occasional flooding along waterways and development should consider the preservation of riparian habitats and easements. Waterways, such as the Contra Costa Canal, should be actively rehabilitated.</i>
<i>Please consider if local schools have enough capacity for new development.</i>
<i>We encourage active opposition of the Association for Bay Area Government's (ABAG) and HCD's allocation of housing units to Pleasant Hill. We commend the City for sending an appeal to ABAG to refute the allocation of housing need to Pleasant Hill. We recommend using legal action to fight against the requirements of the State in tandem with the methods used by the cities of Moraga and Lafayette.</i>
<i>We encourage the development of the Diablo Valley College Overflow Parking lot as it is clearly underutilized and could support student housing.</i>
<i>We oppose the development of the Diablo Valley College Overflow Parking Lot as there should be more parking to accommodate commuter students who attend the school. The school does not have enough parking as-is.</i>
<i>We believe that five parcels that abut existing neighborhoods on the Grayson Woods Golf Course property should be added to the City's open space designation.</i>
<i>Please encourage the construction of more ADUs throughout the community.</i>



2. Evaluation of Previous Housing Element

An important component of the Housing Element update is a review of prior programs and accomplishments. The City of Pleasant Hill has an excellent track record in addressing affordable housing needs, with the City being awarded top marks by the Bay Area Council for producing affordable housing in 2006. The City has actively continued work towards fulfilling this commitment, even with the initial hardship faced with the dissolution of redevelopment agencies.

The goals and policies contained in the previous Housing Element are mostly appropriate to meet the housing needs of the City. This updated element builds on that foundation, while taking into account the complex situation the City faces during this new planning period with few vacant sites and several underdeveloped sites. This element contains specific implementation programs and quantified objectives consistent with the City’s available resources for both new construction on underdeveloped and vacant sites and the conservation and rehabilitation of the City’s increasingly existing homes.

5th Cycle RHNA Housing Production Progress

The City’s RHNA for the 2015-2023 planning period (also known as the 5th cycle) was for 118 units affordable to very low-income households, 69 units affordable to low-income households, 84 units affordable to moderate income households, and 177 units affordable to above moderate-income households, for a total of 448 housing units. Table 4-3 compares units permitted and constructed to the 5th cycle RHNA.

Between 2015 and 2021, the City approved building permits for a total of 153 units, including 48 moderate income and 105 above moderate-income housing units. In addition to these units, the City expects the completion of Choice in Aging, an 82-unit affordable senior facility, and 85 Cleaveland (189 units, nine very low, 10 moderate) in late 2022 or 2023. These projects will be completed during the upcoming RHNA cycle and will be counted toward the City’s 6th cycle housing goals.

Table 4-3 Progress Toward 5th Cycle RHNA, July 2021

	Very Low	Low	Moderate	Above Moderate	Total
5th Cycle RHNA	118	69	84	177	448
Permitted Units	0	0	48	105	153

Source: 2021 Housing Element Annual Progress Report, Table B, City of Pleasant Hill, 2021.

Progress Toward Affordable Housing Goals

During the 5th cycle, the City made significant progress in producing market rate housing, particularly in the moderate and above moderate-income categories. The City permitted 105 units of above moderate-income housing and made significant progress toward moderate-income goals by approving 48 units, primarily through the construction of accessory dwelling units (ADUs). Despite progress toward moderate- and above moderate-income goals, no lower income units were permitted in the previous planning period. This total, however, does not include the expected gain of 81 low-income senior housing units being added from the 490 Golf Club Road (Choice in Aging, Aging in Place Campus) project, which is expected to be completed in late 2022 or the 189 units at 85 Cleaveland Road. The City has worked diligently with developers of these sites in the 5th cycle and expects the units to be occupied early in the 6th cycle.

Although the City has struggled to meet lower income housing goals, the City has accumulated approximately \$2,480,000 in dedicated housing funds attributable from in-lieu funds paid pursuant to the City's inclusionary housing ordinance (Fund 34) and housing successor agency assets (Fund 78). These funds are available for the assistance in the production of very-low-income units when opportunities arise, however Fund 34 is already committed to various affordable housing projects within the city. The City, through the Successor Agency of the now defunct Pleasant Hill Redevelopment Agency, has also agreed to sell a site (85 Woodsworth Lane) to an affordable housing developer with the added incentive of a \$285,000 forgivable loan for the construction of these affordable income units.

Progress in Implementation

The 2015 5th Cycle Housing Element established nine key focus areas with coordinated goals, policies and implementing programs:

- Sufficient housing supply
- Housing diversity
- Housing opportunities
- Special needs housing
- Housing stock
- Affordable housing
- Equal housing
- Energy conservation
- Public participation

This section provides a discussion of implementation measures established in the previous Housing Element. For a detailed evaluation of the implementation programs that support each goal, please see Appendix B.

Sufficient Housing Supply

Maintain a housing supply sufficient to meet the housing needs of all Pleasant Hill residents.

The first goal has four accompanying policies (1A thru 1D) and eight accompanying programs (1.1 thru 1.8) which commit the City to actively maintaining a sufficient supply of residential land for locally generated housing needs (1B), maintaining supply and demand for housing (1A), and actively participating in programs that create regional growth of affordable housing (1D).

During the 2015-2023 planning period, the City worked diligently to maintain and encourage development of housing in the city. The City notably worked with Contra Costa County to fund critical upgrades at Mercy Garden Park Apartment Community and to amend agreements with Satellite Affordable Housing Associates (SAHA) for the Hookston Senior Apartments, which has 99 low to very low-income units for seniors. The City also continued to promote and approve Planned Unit Development zoning districts for projects to allow for more flexible development standards for projects. Pleasant Hill also worked with the Regional Transportation Planning Committees (TRANSPAC) and the Contra Costa Transportation Agency (CCTA) to monitor and limit traffic congestion within the city when considering housing.



Housing Diversity

Promote diversity in tenure, type, size, location and price to permit a choice of housing for persons of all economic levels

The second goal has four accompanying policies (2A thru 2D) and five accompanying programs (2.1 thru 2.5), which commit the City to allowing diverse housing types on residential sites (2.2), removing constraints where feasible (2.3, 2.4), facilitating fast-track processing for affordable projects (2.5), and encouraging mixed-use development (2.3). The City also has committed to the practice of encouraging planned unit developments (PUD), which allows for sites to have flexible consideration for lot lines, setbacks, and other details which may be less stringent than development on traditionally zoned lots. Planned Unit Developments have been a staple of development in Pleasant Hill with major projects such as 401 Taylor Boulevard (PUD 947) and the Choice in Aging Campus (PUD 942) choosing to develop as PUDs.

During the 2015-2023 planning period, Pleasant Hill made significant progress in producing diverse housing options through further affirming the city's commitment to encouraging design-standard compliant manufactured homes, adopting an ordinance amendment that allows and establishes development provisions for single-room occupancy (SRO) projects, and maintaining Mixed Use land designations. The City also approved parking reductions across the City to help encourage the development of more housing on the city's limited remaining vacant and underutilized sites. The City continues to ensure that projects with affordable housing will be processed efficiently, with those that exceed affordable housing targets being granted expedient processing.

Housing Opportunities

Increase housing opportunities for people of limited incomes.

The third goal has four accompanying policies (3A thru 3D) and fourteen accompanying programs (3.1 thru 3.14), which commit the City to increasing and preserving affordable housing stock through favoring low-income construction, actively searching for low-income development, participating in government programs, and providing residents with direct assistance, where feasible. Among the myriad of affordable housing programs include the City's density bonus for affordable housing and senior housing, the ability for developers to pay an in-lieu fee when affordable housing under special circumstances and when partial units are required for affordable housing calculations, the promotion of the construction of accessory dwelling units, fast tracking affordable housing permit processing, and the allowance of easier lot consolidation.

During the 2015-2023 planning period, Pleasant Hill made significant progress in its goals for increasing affordable housing through the adoption of a consistent, State law compliant accessory dwelling unit (ADU) ordinance, the direct funding of several affordable housing projects, and substantial collection of in-lieu fees. With the City's adoption of State requirements for ministerial approval of accessory dwelling units, the City was able to add substantial amounts of moderate-income housing to its inventory. The City, through the Pleasant Hill Successor Agency, continues to spend \$235,000 annually to help fund the 100 percent affordable Grayson Creek Apartments. The City also is in the process of selling two lots to affordable housing developers to affirmatively further access to affordable housing.

Special Needs Housing

Improve housing conditions for people with special needs.

In order to improve housing conditions for residents with special needs, the City's established fourth goal, with its accompanying two policies (4A and 4B) and five programs (4.1 thru 4.5), commits the City to encouraging the development of temporary shelters for the homeless and housing for seniors and those who are developmentally, mentally, and/or physically disabled. The five programs include provisions for providing density bonuses for senior housing, monitoring the needs of the homeless, and encouraging compliant, supportive housing for special needs groups. Among the various actions performed by the City, the Zoning Code was updated during the planning period to comply with SB2's amendments to California Government Code 65583, which allows for emergency homeless shelters to be considered as ministerially allowed residential uses. Beyond regulatory changes, the City has made great progress in providing much needed special needs housing through the approval and upcoming construction of the Choice in Aging Campus at 490 Golf Club Road. The facility includes 81 units of low-income housing that will provide caring, safe housing for seniors.

Housing Stock

Protect and rehabilitate the existing housing stock.

The fifth goal has five accompanying policies (5.A thru 5.E) and seven programs (5.1 thru 5.7), which commit the City to maintaining neighborhoods, preserving housing stock, ensuring compatible development, encouraging remodeling, and providing public services. Given Pleasant Hill's aging housing stock with most homes being built in the 1980s, this goal has been and will continue to be an important part of the City's housing strategy. During the 2015-2023 planning period, Pleasant Hill has continued its commitment to preserving existing housing stock throughout the City through enforcement of the City's Community Preservation Ordinance and bi-annual analysis of citywide improvements eligible for the City's Capital Improvement Program. Due to funding constraints, Pleasant Hill no longer provides the Low Income Home Rehabilitation Loan Program or the Emergency Grant Repair Program for local homeowners. The City also hasn't surveyed older neighborhoods during this period. However, the City is always working to provide information to assist homeowners with staying up to code and ensuring safe living conditions.

Affordable Housing

Preserve the City's affordable housing stock whenever and wherever feasible.

The sixth goal has three accompanying policies (6A thru 6C) and eight programs (6.1 thru 6.8) which commit the City to preserving the precious resource of affordable housing stock citywide through the general prohibition of the conversion of multifamily rental units to market rate condominiums, the assurance that units low- and moderate-income units are maintained and accessible, and the general discouragement of conversion of older residential units to other uses. During the 2015-2023 planning period, Pleasant Hill preserved 19 low-income rental units for 55 years following the lapse of a prior affordable housing covenant at Ellinwood Apartments. In addition, during the planning period, the City had no conversions of assisted housing units, no conversions to condominiums, and continues to enforce necessary protections to ensure qualified residents are living in affordable housing complexes.



Equal Housing

Ensure equal housing opportunities for all.

The seventh goal has one accompanying policy (7A) and four programs (7.1 thru 7.4), which commit the City to ensuring that individuals and families seeking housing in the city 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. During the 2015-2023 planning period, the City continued its commitment to ensuring equal housing opportunity through diligently addressing all housing discrimination complaints and reasonable housing requests, promoting diverse recreational facilities, participating in CDBG grants thru Contra Costa County, and producing annual reports to ensure compliance.

Energy Conservation

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

The eighth goal has two accompanying policies (8A and 8B) and four programs (8.1 thru 8.4), which commit the City to encouraging energy conservation and green practices for all residential developments. The programs include enforcing State Energy Conservation Standards, encouraging innovative passive design, encouraging home conservation practices, and encouraging sustainable building practices. The City has made progress on all these programs, most notably through compliance with Title 24, or California's Green Building Requirements, and implementing provisions that require electric vehicle chargers for certain development projects. The City continues to be an advocate for sustainable practices through inter-agency cooperation with Pacific Gas & Electric, Contra Costa Water District, and East Bay Municipal Utilities District. The City also promotes green sustainability from the start of development projects with helpful design guideline recommendations to incorporate design tweaks that can result in energy and cost savings.

Public Participation

Facilitate public participation in the formulation and review of the City's housing and development policies.

The ninth goal has one accompanying policy and program, which commit the City to implementing procedures to provide the public with enhanced public notification for housing development projects. The City continues to progressively inform the public through enhanced noticing regarding housing and development policies.

Effectiveness of the 2015 Housing Element

As discussed in the preceding section and in Appendix B, the City implemented many policies and programs to preserve and facilitate affordable housing. The City has preserved significant amounts of housing through the renewal of Ellinwood Apartments' affordability covenant, allowing the City to have an outstanding zero low income units in moderate or above risk in being converted to other uses. The City has made significant progress in incentivizing housing growth within its primarily low-density single family communities through accessory dwelling units, which accounted for a significant amount of moderate income housing units. The City also has actively been working with and supporting local organizations, such as Habitat for Humanity and Choice in Aging, to develop low-income housing. Additionally, the City has accumulated some funds ready to

be used for low-income projects once the opportunity arises. For a vast majority of programs, the City has been working hard to accomplish goals, and in some cases, has surpassed expectations. However, there have been some deficiencies, such as the zero growth of low-income housing during a vast majority of the 2015-2023 reporting period and a lack of surveying of older neighborhoods for needed rehabilitation. The City recognizes these problems and has made necessary adjustments to goals, policies, and programs in the 6th Cycle Housing Element to better prioritize and allocate resources for the next planning period.



3. Population, Housing, and Employment Trends

During the 6th Cycle, ABAG and their technical assistance consultants provided all jurisdictions in the region with an HCD-preapproved Housing Needs Report for use in the housing element update. This section relies upon preapproved population, household, and employment projections provided in the Housing Needs Report for Pleasant Hill.

Data from the Housing Needs Report is primarily sourced from the U.S. Census, the California Department of Finance (DoF), and Plan Bay Area. Additional data specific to Pleasant Hill is used when available (typically from Plan Bay Area 2040) and is supplemented by regional projections for Contra Costa County and the Bay Area, available through the recently (2021) released Plan Bay Area 2050.

Please note: pre-approved datasets require research, review, and approval by the State and can require one to two years to develop. Because of this delay, 6th Cycle housing elements rely heavily upon approved 2019 ACS data. The City has incorporated additional data from 2020 and 2021 as available and appropriate.

Key Findings

- **Population** – Generally, the population of the Bay Area continues to grow because of natural growth and because the strong economy draws new residents to the region. The population of Pleasant Hill increased by 4.4% from 2000 to 2020, which is below the growth rate of the Bay Area.
- **Age** – In 2019, Pleasant Hill's youth population under the age of 18 was 6,701 and senior population 65 and older was 5,598. These age groups represent 19.2% and 16.1%, respectively, of Pleasant Hill's population.
- **Race/Ethnicity** – In 2020, 64.4% of Pleasant Hill's population was White while 2.1% was African American, 12.8% was Asian, and 14.6% was Latinx. People of color in Pleasant Hill comprise a proportion below the overall proportion in the Bay Area as a whole.
- **Employment** – Pleasant Hill residents most commonly work in the Health & Educational Services industry. From January 2010 to January 2021, the unemployment rate in Pleasant Hill decreased by 3.5 percentage points. Since 2010, the number of jobs located in the jurisdiction increased by 520 (3.2%). Additionally, the jobs-household ratio in Pleasant Hill has increased from 1.11 in 2002 to 1.24 jobs per household in 2018.

Population

The U.S. Census data used in this Housing Element are from the 2010 Census and American Community Surveys (ACS) from 2014 to 2020. 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.

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population from 1990 to 2019, except for a dip during the Great Recession. Since 2019, the Bay Area’s population has experienced significant stagnation and some loss due to the COVID-19 pandemic and the advent of remote work. However, overall, the Bay Area has experienced significant growth in jobs and population over the last three decades. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth. Since 2010, Pleasant Hill’s population has increased by 4.4 percent; this rate is below that of the region as a whole, at 9.1 percent.

Table 4-4 Population Growth Trends

Geography	1990	1995	2000	2005	2010	2015	2020
Pleasant Hill	31,583	31,497	32,837	33,407	33,152	34,254	34,267
Contra Costa County	803,732	863,335	948,816	1,016,372	1,049,025	1,113,341	1,153,561
Bay Area	6,020,147	6,381,961	6,784,348	7,073,912	7,150,739	7,595,694	7,790,537

Universe: Total population

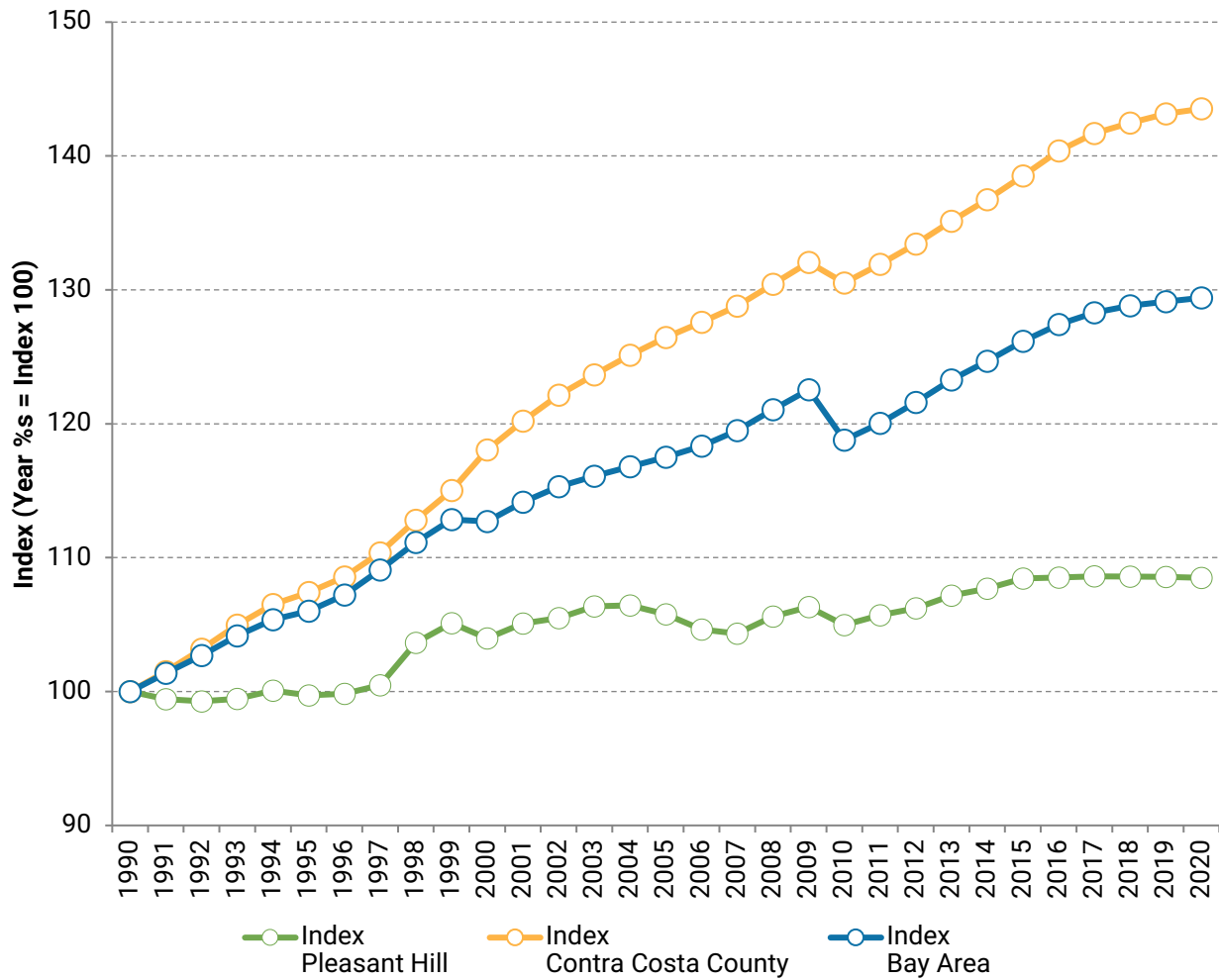
Source: California Department of Finance, E-5 series

For more years of data, please refer to the Data Packet Workbook, Table POPEMP-01.

In 2020, the population of Pleasant Hill was estimated to be 34,267 (see Table 4-4). From 1990 to 2000, the population increased by 4.0 percent, while it increased by 1.0 percent during the first decade of the 2000s. In the most recent decade, the population increased by 3.4 percent. The population of Pleasant Hill makes up 3.0 percent of Contra Costa County.



Figure 4-1 Population Growth Trends



Source: California Department of Finance, E-5 series

Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year.

For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts. DOF uses the decennial census to benchmark subsequent population estimates.

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-01.

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 4-5. By 2040, the final year in Table 4-5, Pleasant Hill is expected to have a population of about 35,925.

Table 4-5 Population Estimates and Projections, 2010-2040

Population	2010	2020	2030	2040
City of Pleasant Hill	32,990	33,590	35,065	35,925
Increase from prior year		600	1,475	860
Percent Increase		1.81%	4.39%	2.45%
Annual Rate of Increase		0.18%	0.44%	0.25%

Source: ABAG Projections 2040, 2017, U.S. Census
 For 2010 data, a tabulation from the 2010 pre-run microdata, designed to approximate (but may still differ from) Census 2010 counts is presented.

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 608 people living in group quarters, a noticeable increase from 463 in 2010 (see Table 4-5). The largest segment of the group quarters population (340 persons or 55.9 percent) 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 4-6 City Household and Group Quarters Population

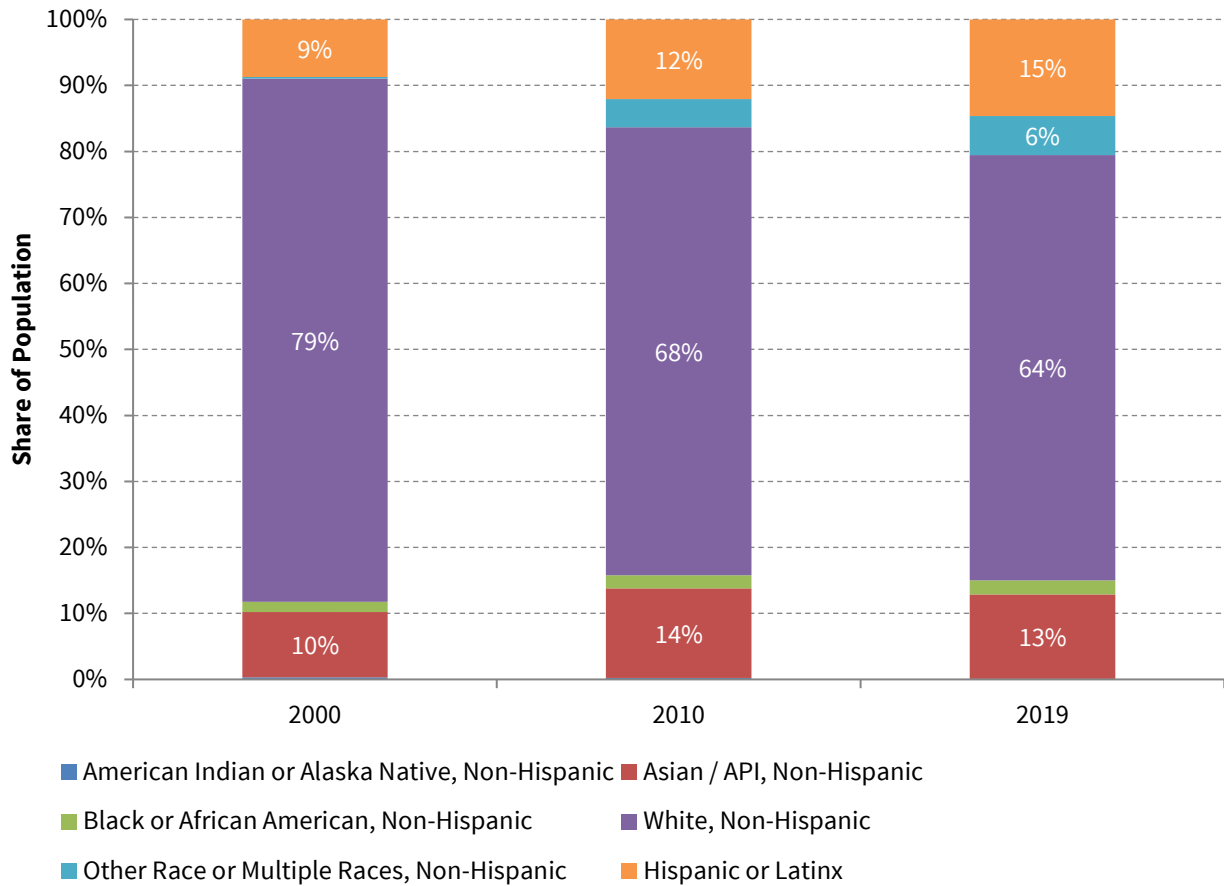
Population	2000	2010	2020
In Households	32,377	32,689	34,005
Increase		312	1,316
Percent Increase		0.96%	4.03%
Annual Rate of Increase		0.10%	0.40%
In Group Quarters	460	463	608
Increase		3	145
Percent Increase		0.7%	31.31%
Annual Rate of Increase		0.07%	3.13%
Total Population	32,837	33,152	34,613

Source: U.S. Census

Race and Ethnicity

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today. Since 2000, the percentage of residents in Pleasant Hill identifying as White has decreased – and by the same token the percentage of residents of all other races and ethnicities has increased – by 14.8 percentage points, with the 2019 population standing at 22,448 (see Figure 4-2). In absolute terms, the Hispanic or Latinx population increased the most while the White, Non-Hispanic population decreased the most.

Figure 4-2 Population by Race, 2000-2019



Universe: Total population

Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

Notes: Data for 2019 represents 2015-2019 ACS estimates. The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-02.



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 13,710 in 2010 to 14,305 in 2040 (see Table 4-7). The number of households is projected to stabilize, and possibly slightly decrease starting in 2030.

Table 4-7 Household Projections, 2010-2040

Households	2010	2020	2030	2040
Total Households	13,710	13,815	14,330	14,305
Increase		105	615	-25
Percent Increase		0.77%	3.73%	-0.17%
Annual Rate of Increase		0.07%	0.37%	-0.02%

Source: ABAG Projections 2040, 2017

For 2010 data, a tabulation from the 2010 pre-run microdata, designed to approximate (but may still differ from) Census 2010 counts is presented.

Two-person households are the most common in Pleasant Hill (33 percent), with single- person households second (28 percent). In 2020, about 23 percent of all households had more than four persons (see Table 4-8). The 2020 American Community Survey also showed that owners occupied 64.2 percent of housing units.

Table 4-8 Household Size and Ownership, 2020

Persons/ HH	Owner	Renter	Total	Percent
1	1,905	1,973	3,878	28.2%
2	3,036	1,515	4,551	33.1%
3	1,434	741	2,175	15.8%
4 or more	2,460	698	3,158	22.9%
Totals	8,835 (64.2%)	4,927 (35.8%)	13,762	100%

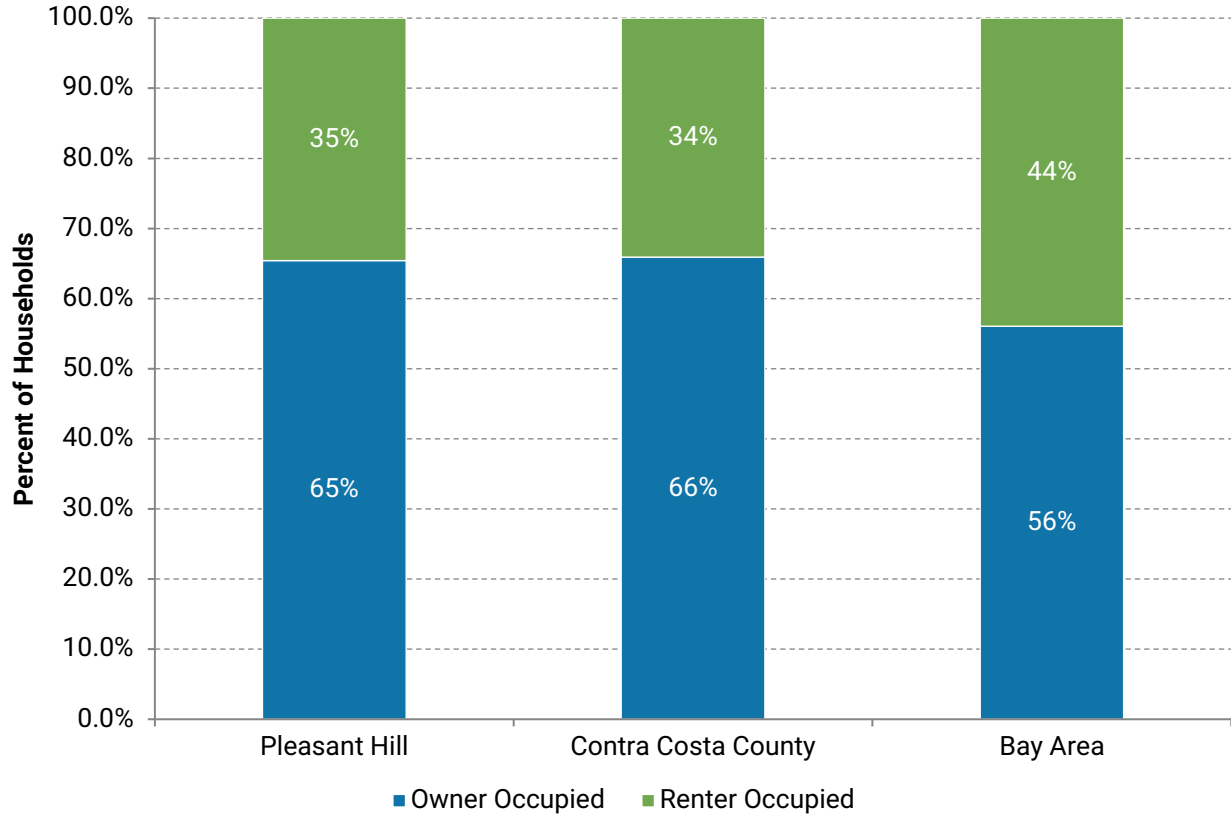
Source: 2020 American Community Survey 5-Year Estimates Subject Tables, S2501 Occupancy Characteristics

Housing Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – the ability for individuals to stay in their homes – in a city and region. Generally, renters may be displaced more quickly if prices increase. In Pleasant Hill there are a total of 13,817 housing units, and fewer residents rent than own their homes: 34.6

percent versus 65.4 percent (see Figure 4-3). By comparison, 34.1 percent of households in Contra Costa County are renters, while 44 percent of Bay Area households rent their homes.

Figure 4-3 Housing Tenure



Universe: Occupied housing units

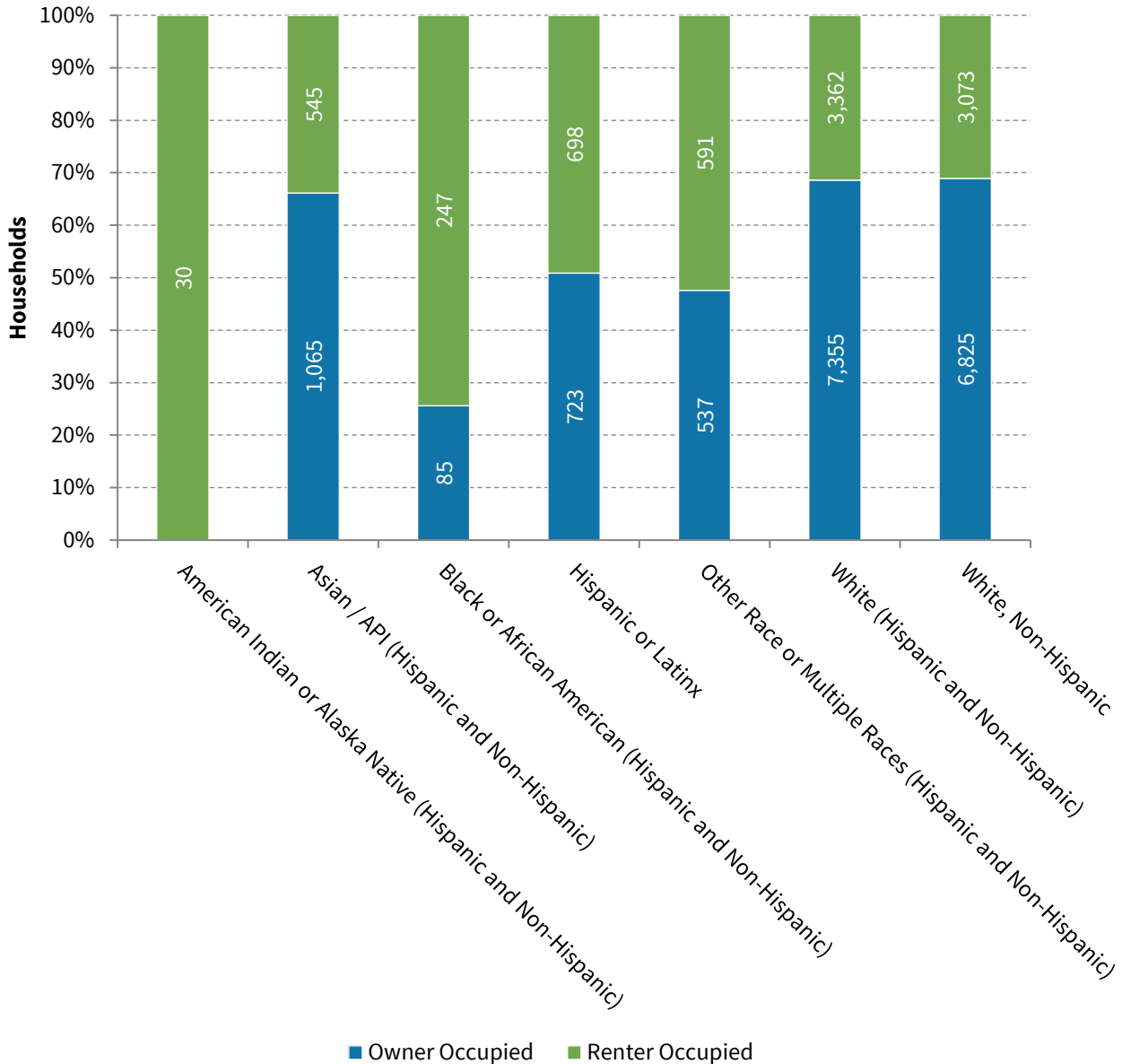
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-16

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities. In Pleasant Hill, 25.6 percent of Black households owned their homes, while homeownership rates were 66.1 percent for Asian households, 50.9 percent for Latinx households, and 68.6 percent for White households. Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements.



Figure 4-4 Housing Tenure by Race of Householder



Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-1)

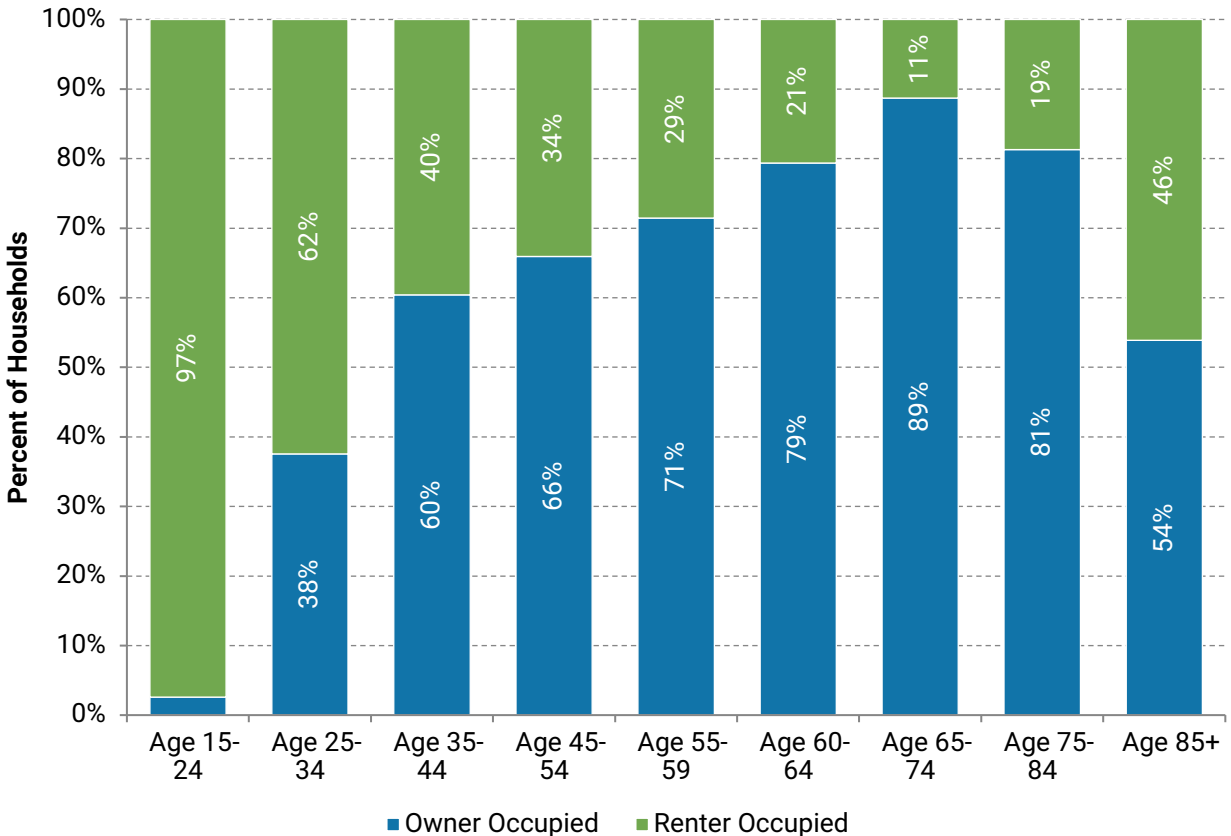
Notes: For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-20.

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market.

In Pleasant Hill, 50.3 percent of householders between the ages of 25 and 44 are renters, while 18.4 percent of householders are over the age of 65 (see Figure 4-5).

Figure 4-5 Housing Tenure by Age



Universe: Occupied housing units

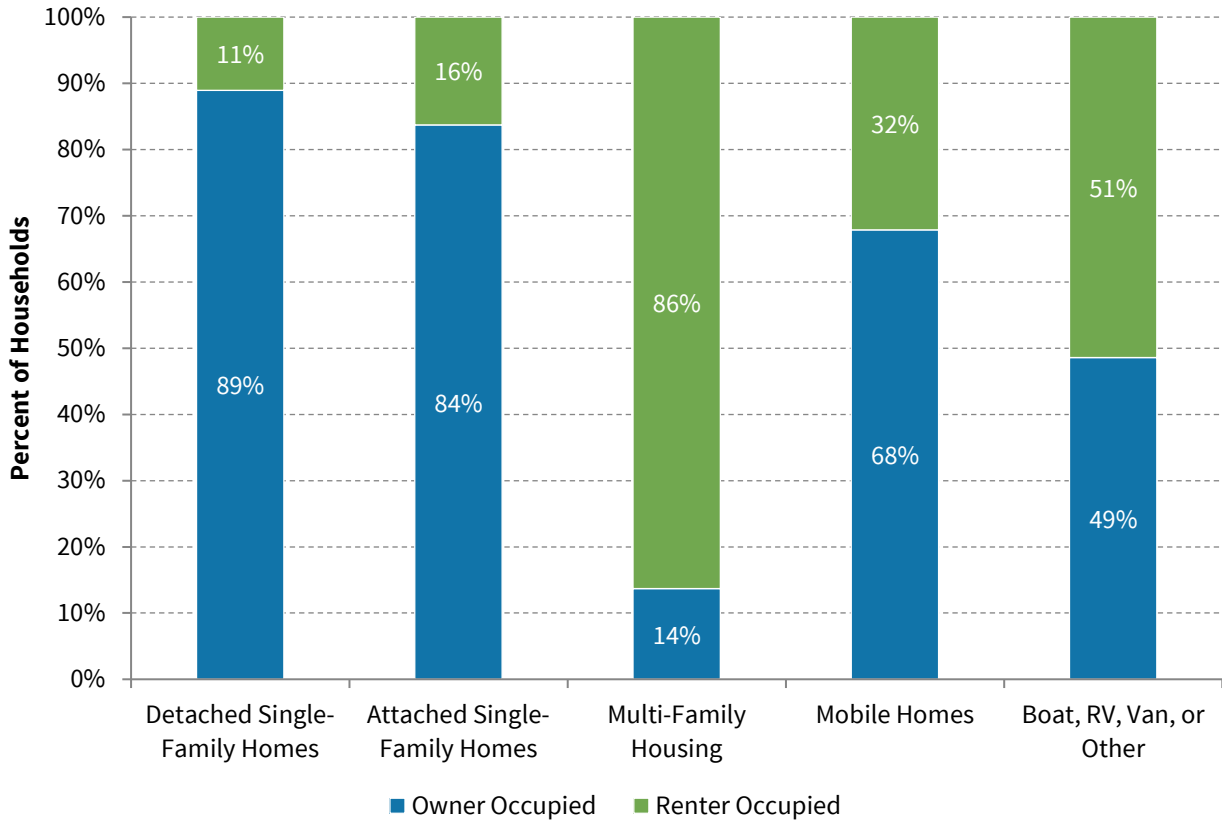
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-18

In many cities, homeownership rates for households in single family homes are substantially higher than the rates for households in multifamily housing. In Pleasant Hill, 88.9 percent of households in detached single-family homes are homeowners, while 13.7 percent of households in multifamily housing are homeowners (see Figure 4-6).



Figure 4-6 Housing Tenure by Housing Type



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032
 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-22

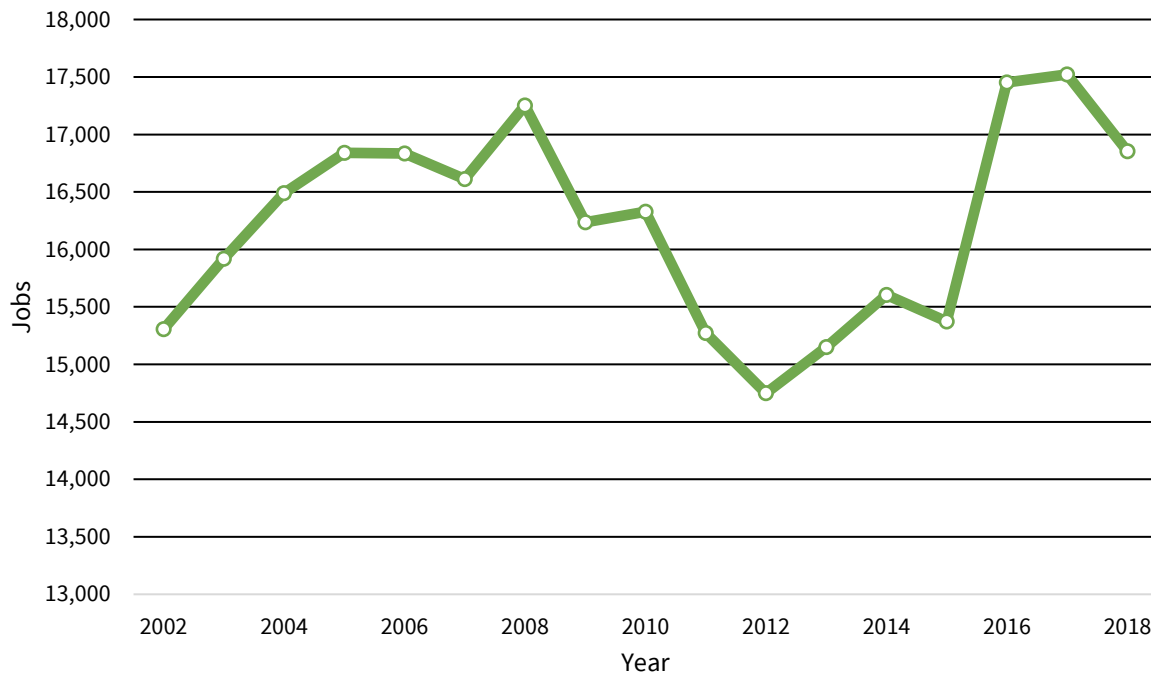
Employment Trends

Balance of Jobs and Workers

A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city, but more often employ workers commuting from outside of it. Smaller cities typically will have more employed residents than jobs there and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent the regional transportation system is set up for this flow of workers to the region’s core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of this is the relationship between *workers* and *jobs*. A city with a surplus of workers “exports” workers to other parts of the region, while a city with a surplus of jobs must conversely “import” them. Between 2002 and 2018, the number of jobs in Pleasant Hill increased by 10.1 percent (see Figure 4-7).

Figure 4-7 Jobs in a Jurisdiction



Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018

Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.

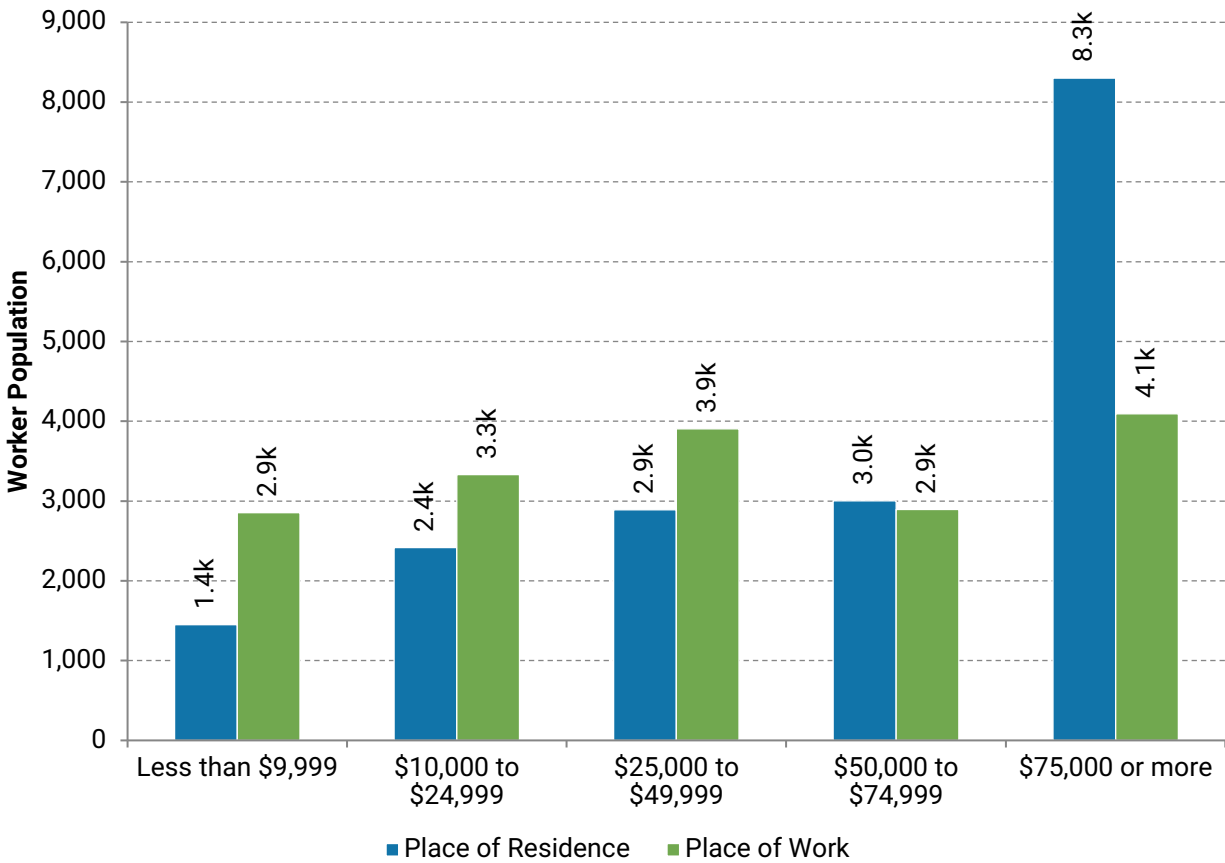
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-11.

There are 18,064 employed residents, and 17,075 jobs in Pleasant Hill - the ratio of jobs to resident workers is 0.95; Pleasant Hill is a net exporter of workers.

Figure 4-8 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low-income workers but have relatively few housing options for those workers - or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative surplus of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear. Pleasant Hill has more low-wage jobs than low-wage residents (where low-wage refers to jobs paying less than \$25,000). At the other end of the wage spectrum, the city has more high-wage residents than high-wage jobs (where high-wage refers to jobs paying more than \$75,000) (see Figure 4-8).



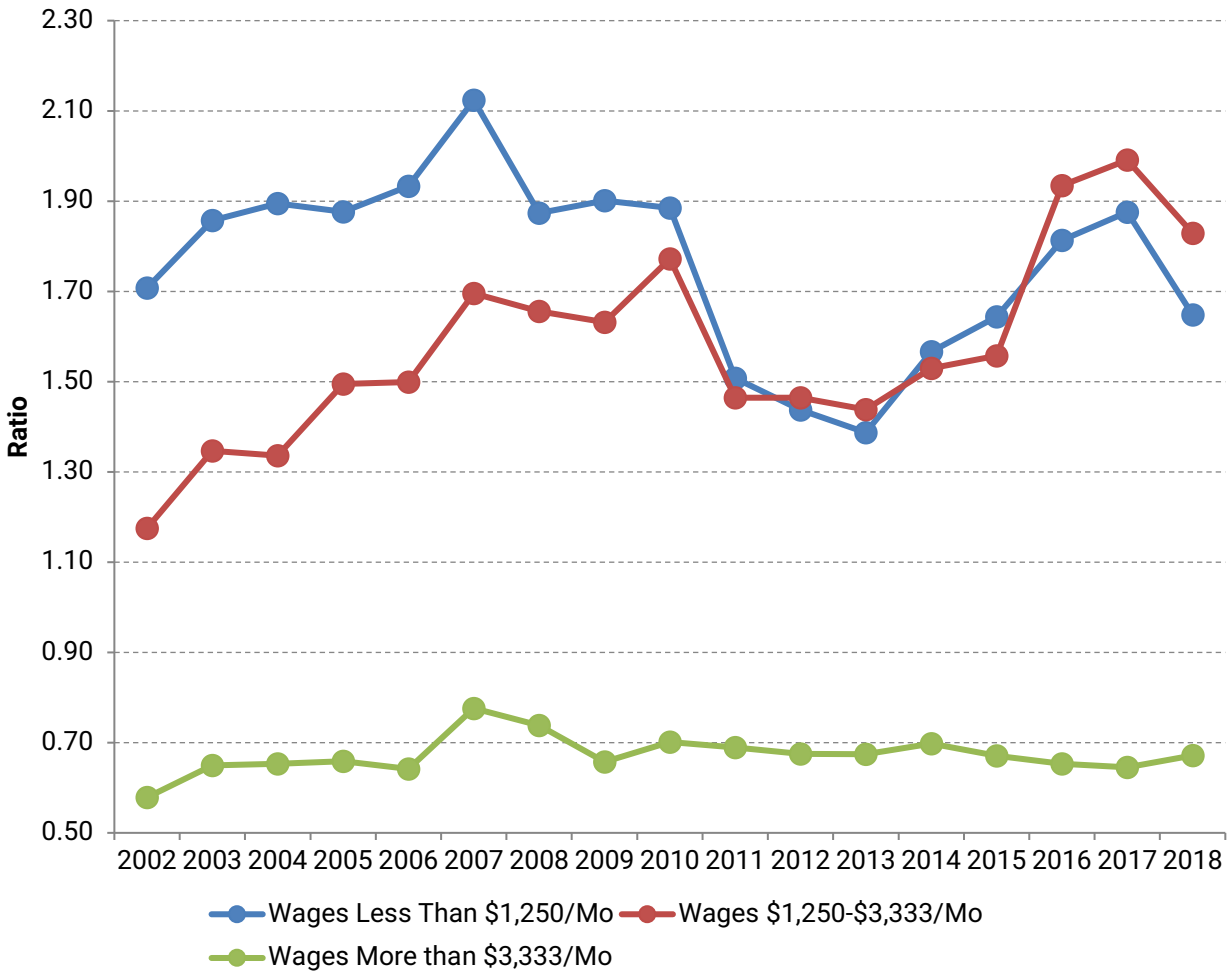
Figure 4-8 Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence



Universe: Workers 16 years and over with earnings
 Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519
 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-10.

Figure 10 shows the balance of a jurisdiction’s resident workers to the jobs located there for different wage groups as a ratio instead - a value of one means that a city has the same number of jobs in a wage group as it has resident workers - in principle, a balance. Values above one indicate a jurisdiction will need to import workers for jobs in a given wage group. At the regional scale, this ratio is 1.04 jobs for each worker, implying a modest import of workers from outside the region (see Figure 4-9).

Figure 4-9 Jobs-Worker Ratios, By Wage Group



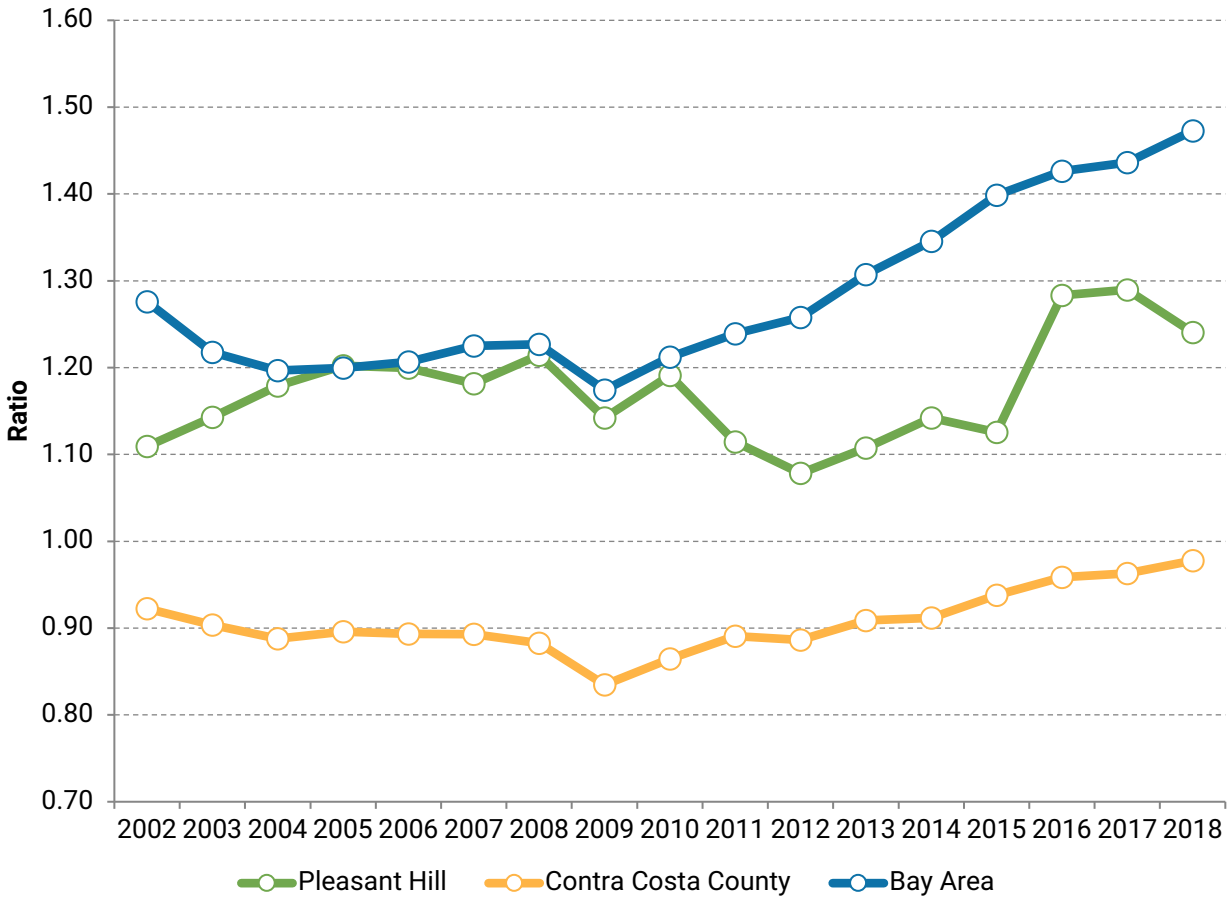
Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment
 Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018
 Notes: The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.
 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-14.

Such balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate, it contributes to traffic congestion and time lost for all road users.

If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high job to household ratio. After considering housing, the jobs-household ratio in Pleasant Hill has increased from 1.11 in 2002, to 1.24 jobs per household in 2018, indicating a jobs-rich city (see Figure 4-10).



Figure 4-10 Jobs-Household Ratio



Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction
 Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households)

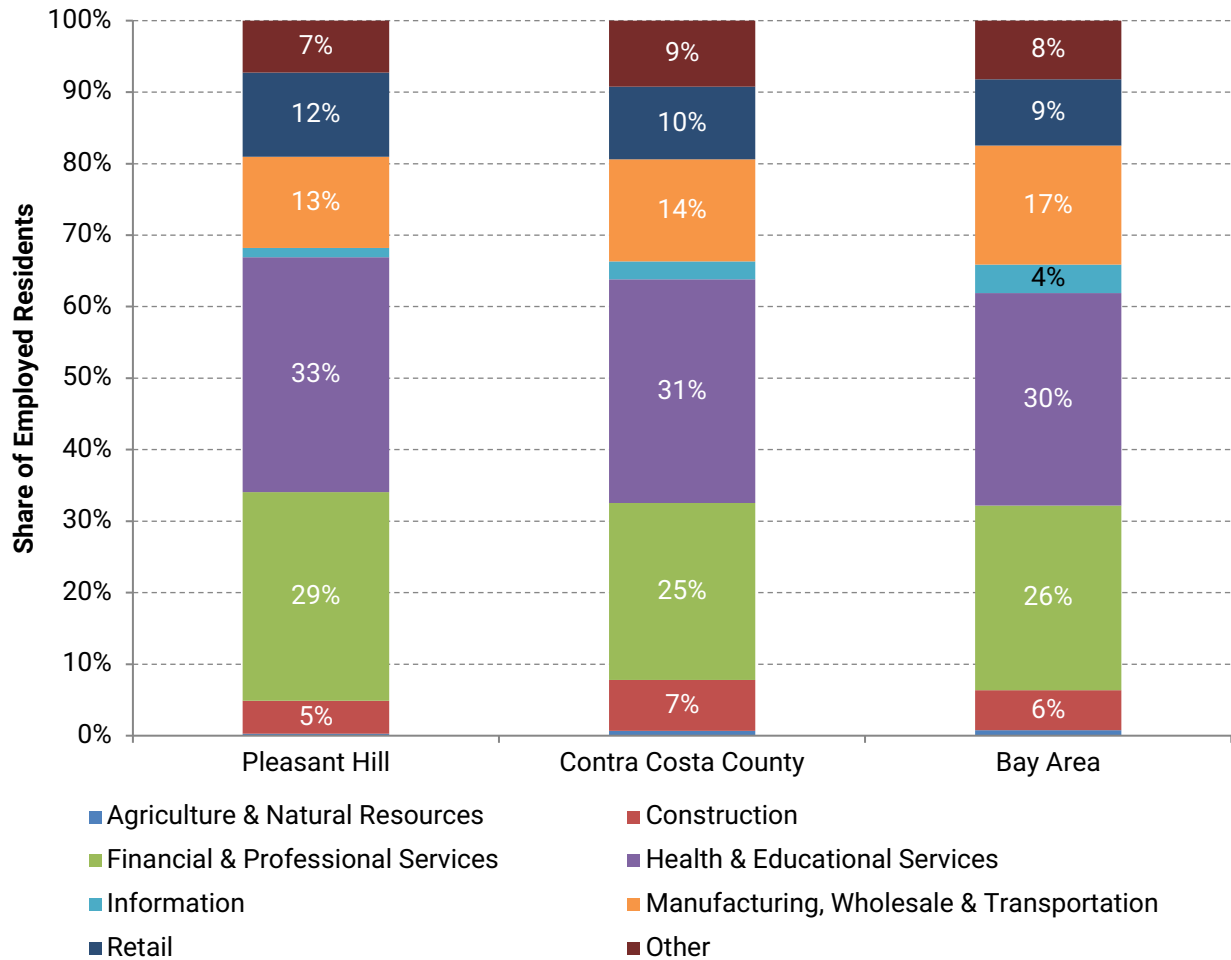
Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction's jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-13.

Sector Composition

In terms of sectoral composition, the largest industry in which Pleasant Hill residents work is Health & Educational Services, and the largest sector in which Contra Costa residents work is Health & Educational Services (see Figure 4-11). For the Bay Area as a whole, the Health & Educational Services industry employs the most workers.

Figure 4-11 Resident Employment by Industry



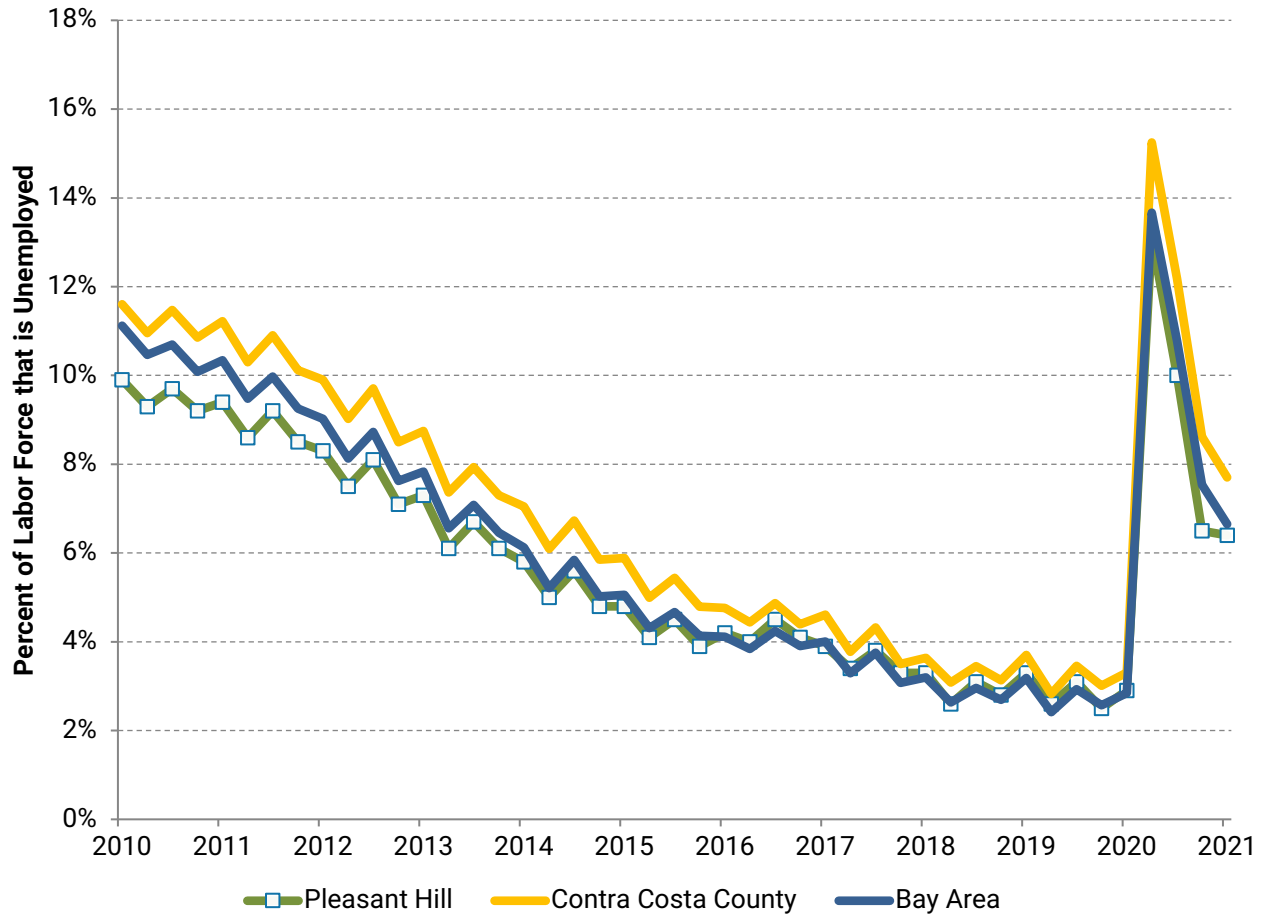
Universe: Civilian employed population age 16 years and over
 Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030
 Notes: The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not). Categories are derived from the following source tables: Agriculture & Natural Resources: C24030_003E, C24030_030E; Construction: C24030_006E, C24030_033E; Manufacturing, Wholesale & Transportation: C24030_007E, C24030_034E, C24030_008E, C24030_035E, C24030_010E, C24030_037E; Retail: C24030_009E, C24030_036E; Information: C24030_013E, C24030_040E; Financial & Professional Services: C24030_014E, C24030_041E, C24030_017E, C24030_044E; Health & Educational Services: C24030_021E, C24030_024E, C24030_048E, C24030_051E; Other: C24030_027E, C24030_054E, C24030_028E, C24030_055E
 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-06.

Unemployment

In Pleasant Hill, there was a 3.5 percentage point decrease in the unemployment rate between January 2010 and January 2021. Jurisdictions through the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and recovery in the later months of 2020 (see Figure 4-12).



Figure 4-12 Unemployment Rate



Universe: Civilian noninstitutional population ages 16 and older

Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.

Notes: Unemployment rates for the jurisdiction level is derived from larger-geography estimates. This method assumes that the rates of change in employment and unemployment are exactly the same in each sub-county area as at the county level. If this assumption is not true for a specific sub-county area, then the estimates for that area may not be representative of the current economic conditions. Since this assumption is untested, caution should be employed when using these data. Only not seasonally-adjusted labor force (unemployment rates) data are developed for cities and CDPs. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-15.

4. 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 441,176 new housing units during the period from 2023 to 2031. 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. Pleasant Hill's share of regional housing needs is 1,803 units over the 2023-2031 period: 31.4 percent of the units are assigned to very-low-income households, 18.1 percent to low-income households, 14.1 percent to moderate-income households, and 36.4 percent for above-moderate-income households (see Table 4-9).

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 4-9 City Share of Regional Housing Need, 2023-2031

Income Category	Percent of RHNA	Assigned Units
Very Low (<50% median)	31.4%	566
Low (50-80% median)	18.1%	326
Moderate (80-120% median)	14.1%	254
Above Moderate (>120% median)	36.4%	657
Total	100%	1,803

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 283 ELI units for this planning period.

Key Findings

- Number of Homes** – The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in Pleasant Hill increased, 0.4% from 2010 to 2020, which is below the growth rate for Contra Costa County and below the growth rate of the region’s housing stock during this time period. Programs C, H, and T work to facilitate higher density development, and Program N works to provide residential development opportunities in commercial areas through the implementation of mixed-use zoning.
- Home Prices** – A diversity of homes at all income levels creates opportunities for all Pleasant Hill residents to live and thrive in the community.
- Ownership** The largest proportion of homes had a value in the range of \$500k-\$750k in 2019. Home prices increased by 116.3% from 2010 to 2020. Program EE works to increase affordable homeownership opportunities in Pleasant Hill through the pursuit of mortgage credit certificates and Program FF commits the City to investigating concepts and funding sources for additional homeownership assistance measures.
- Rental Prices** – The typical contract rent for an apartment in Pleasant Hill was \$1,900 in 2019. Rental prices increased by 55.2% from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make \$76,280 per year. Programs V through DD work to assist the development of affordable housing.
- Housing Type** – It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020, 59.9% of homes in Pleasant Hill were single family detached, 10.9% were single family attached, 7.0% were small multifamily (2-4 units), and 21.6% were medium or large multifamily (5+ units). Between 2010 and 2020, the number of single-family units increased more than multi-family units. Generally, in Pleasant

Hill, the share of the housing stock that is detached single family homes is above that of other jurisdictions in the region. Programs aimed at addressing the lack of affordable housing types include H, L, M, N, and S.

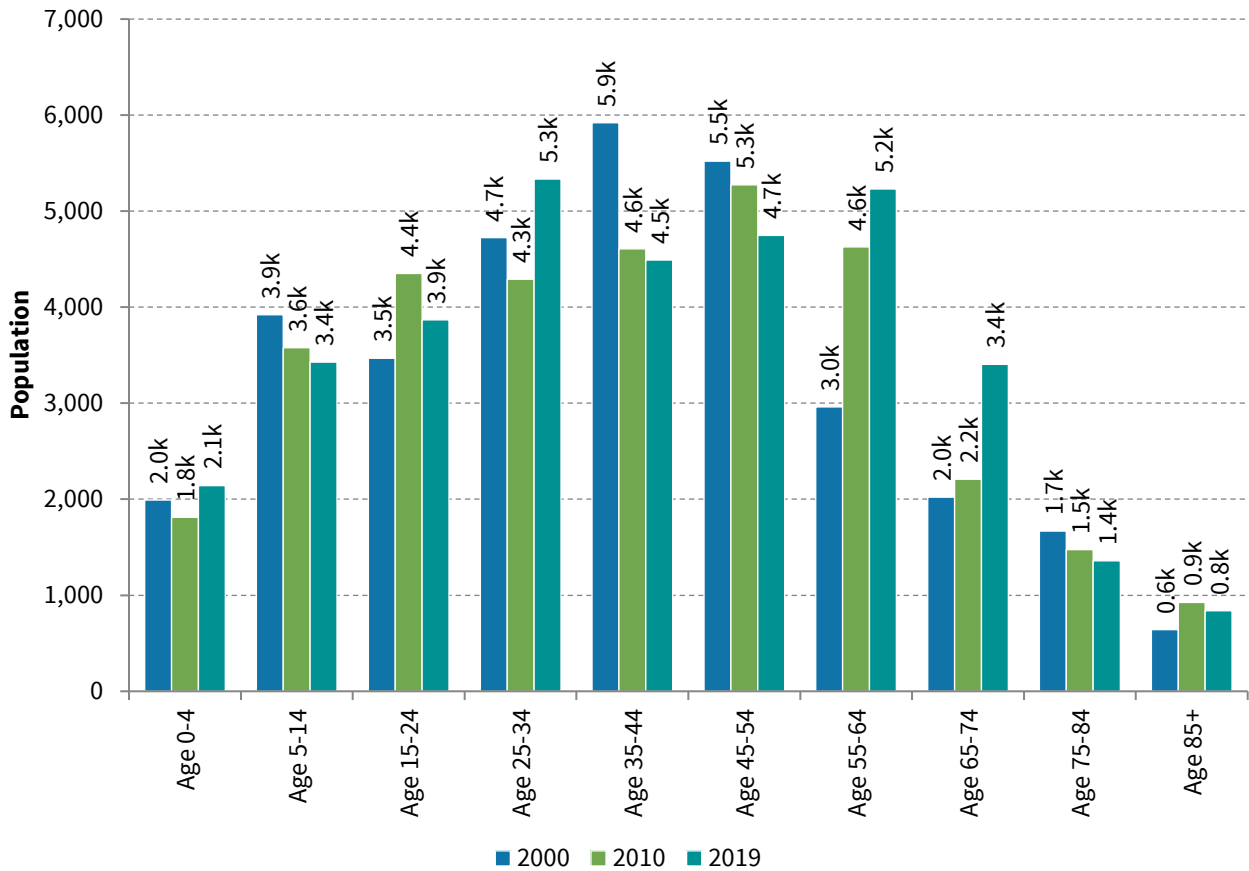
- **Cost Burden** – The U.S. Department of Housing and Urban Development considers housing to be affordable for a household if the household spends less than 30% of its income on housing costs. A household is considered “cost-burdened” if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered “severely cost-burdened.” In Pleasant Hill, 15.7% of households spend 30%-50% of their income on housing, while 15.5% of households are severely cost burden and use the majority of their income for housing. Programs including P, S, V, X, Z, AA, CC, DD, and HH work to reduce the costs of production or create more affordable housing opportunities by streamlining development approvals, incentivizing affordable housing types, generating funds, or reducing fees.
- **Displacement/Gentrification** – According to research from The University of California, Berkeley, 0.0% of households in Pleasant Hill live in neighborhoods that are susceptible to or experiencing displacement, and 0.0% live in areas at risk of or undergoing gentrification. 27.6% of households in Pleasant Hill live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs. The Housing Element includes a variety of programs aimed lowering the cost of production, increasing density in low-density zones to relieve displacement pressures, and providing opportunities for affordable housing development in low-density, high opportunity areas.
- **Special Housing Needs** – Some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. In Pleasant Hill, 10.2% of residents have a disability of any kind and may require accessible housing. Additionally, 5.0% of Pleasant Hill households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. 10.5% of households are female-headed families, which are often at greater risk of housing insecurity.

Age

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed.

In Pleasant Hill, the median age in 2000 was 38.5; by 2019, this figure had increased, landing at around 40 years. More specifically, the population of those under 24 has decreased since 2010, while the 65-and-over population has increased (see Figure 4-13).

Figure 4-13 Population by Age, 2000-2019



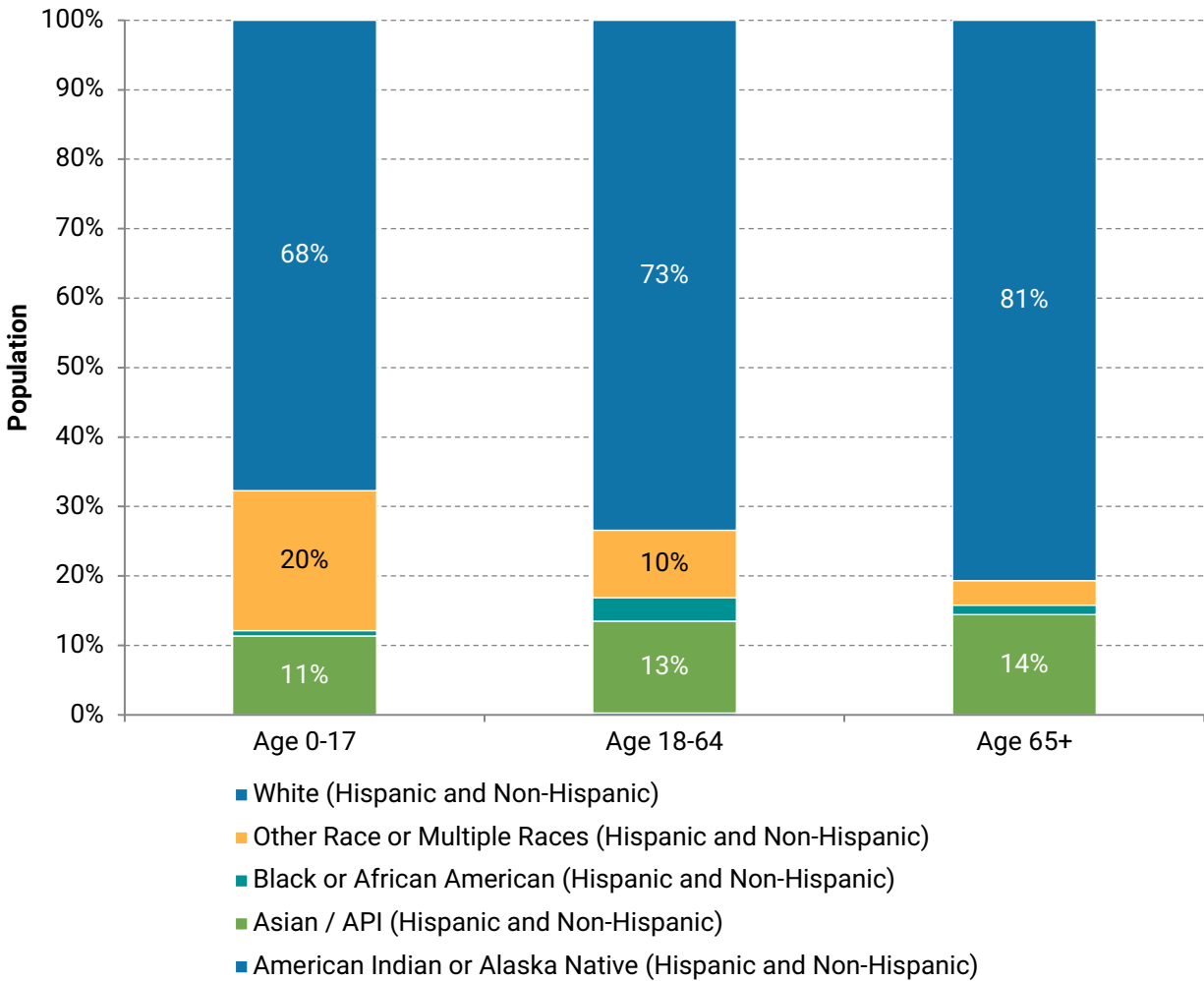
Universe: Total population

Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-04.

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color make up 19.3 percent of seniors and 32.3 percent of youth under 18 (see Figure 4-14).

Figure 4-14 Senior and Youth Population by Race



Universe: Total population

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G)

Notes: In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart.

For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-02.

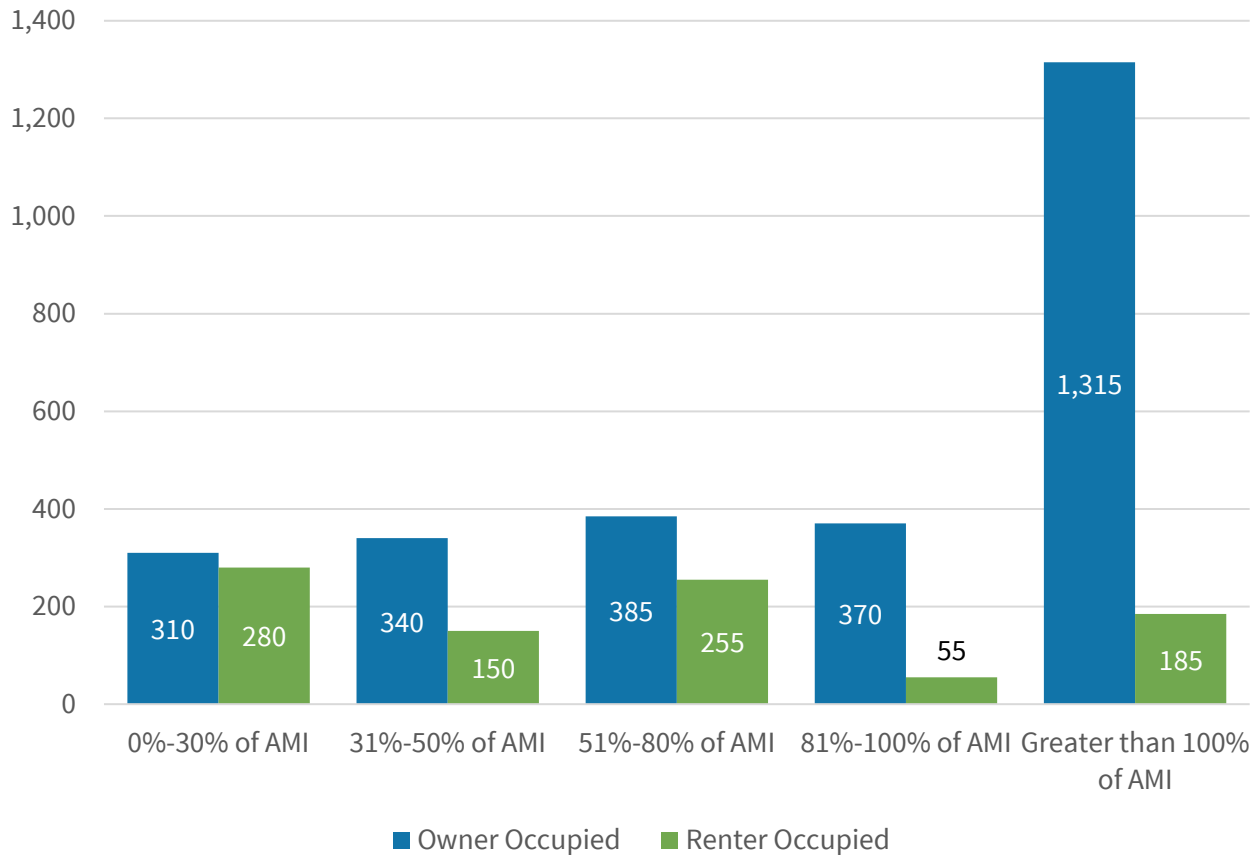
Seniors

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility.

Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make 0 percent-30 percent of AMI, while the largest proportion of senior households who are homeowners falls in the income group Greater than 100 percent of AMI (see Figure 4-15).



Figure 4-15 Senior Households by Income and Tenure



Universe: Senior households

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-01.

Resources for Seniors

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 645 assisted residential housing units for seniors in Pleasant Hill (see Table 4-10). There also are at least 15 smaller senior care facilities located throughout the city with a combined capacity of 88 beds. The total senior care capacity in Pleasant Hill is 645 compared to the 2020 American Community Survey report that there are 5,750 residents aged 65 or older. This means that there is approximately one senior care space for every eight senior residents in Pleasant Hill. This change is a major deficit from 2010 where there was one senior care space for every four

senior residents in Pleasant Hill. Senior residential care facilities are in great demand in Pleasant Hill, and especially with trends towards a rapidly aging population, there may be more significant unmet senior housing needs in the future.

In meeting these needs, 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.

The City aims to work towards further fulfilling the needs of seniors through the future opening of the Choice in Aging Campus at 490 Golf Club Road, which offers 81 low-income senior units.

Table 4-10 Senior Residential Care Facilities, 2022

Facility	Units	Location
Carlton Pleasant Hill Downtown	175	175 Cleaveland Road
Carlton Pleasant Hill – Martinez	165	2726-2770 Pleasant Hill Road
Aegis Living Pleasant Hill	90	1660 Oak Park Boulevard
Carlton Poet’s Corner	75	540 Patterson Boulevard
Pleasant Hill Oasis	44	40 Boyd Road
Better Living Care Home	8	106 Vivian Drive
Other Small Facilities	88	Various
Total Senior Housing Units	645	

Source: California Department of Social Services, April 2022

Due to often limited incomes and lack of housing options, affordable housing for seniors is needed throughout California. Several programs in the Housing Element work to encourage the development of affordable housing as well as a variety of housing types to meet the needs of the community, including seniors. Through the Housing Element programs, the City is committed to:

- providing capacity to meet the needs of the lower income housing need (Program C),
- providing for flexible parking standards to encourage affordable housing, including senior housing (Program L);
- encouraging and incentivizing the development of ADUs, a housing type appropriate for seniors and aging family members (Program P);



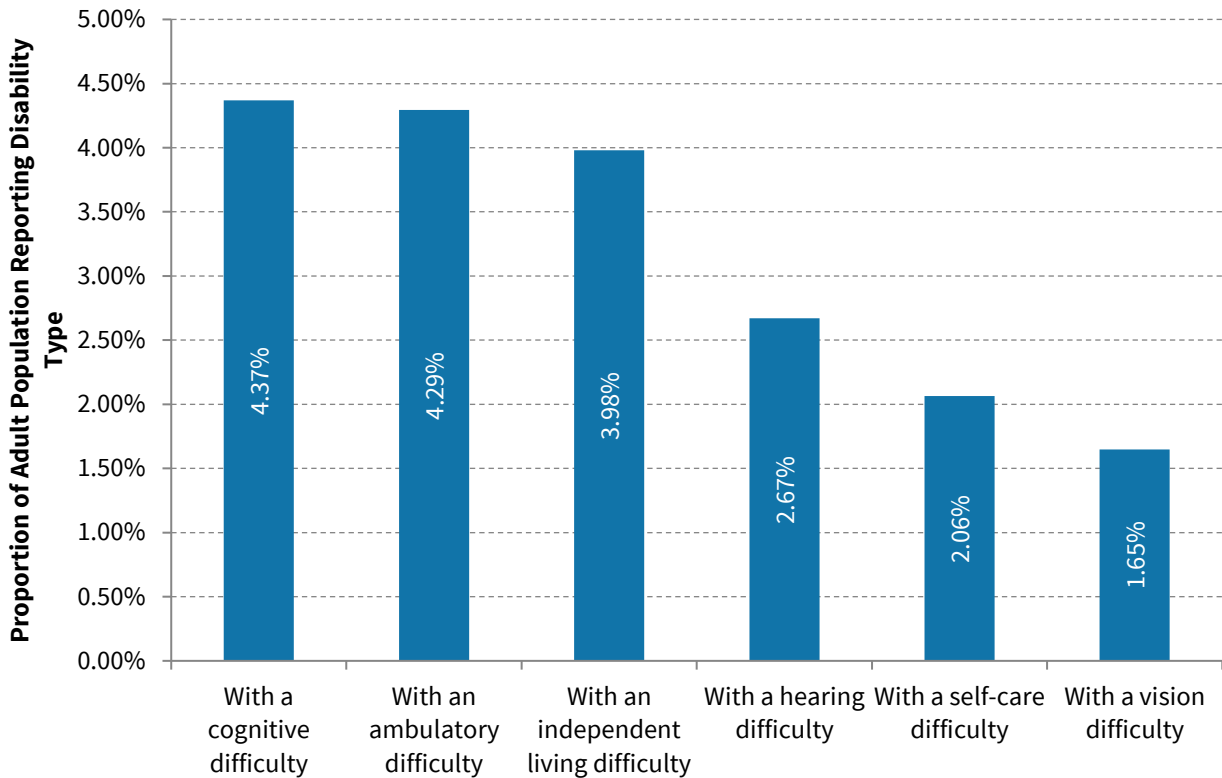
- encouraging a variety of missing middle housing types to better meet the needs of the community (Program R);
- providing additional density bonuses to support special needs housing (Program S);
- providing funding to support affordable housing (Program V);
- coordination with non-profit developers, including those providing housing for residents with special housing needs, including seniors (Program X);
- providing priority processing to affordable developments, as well as senior, special needs, and workforce housing (Program CC);
- facilitating projects that provide units meeting accessible housing units (Program GG);
- paying application processing fees for developments that incorporate units for extremely low-income households, including those for extremely low-income for seniors (Program JJ);
- seek funding for an emergency repair grant program that prioritizes households with special needs (Program MM);
- providing reasonable accommodation (Program WW); and
- encouraging developers to provide amenities for single heads of household, those with a disability, and seniors (Program XX).

Peoples with Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive, and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at an elevated risk for housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers. Figure 4-16 shows the rates at which different disabilities are present among residents of Pleasant Hill. Overall, as of 2019, 11.4 percent of people in Pleasant Hill have a disability of any kind.

Figure 4-16 Disability by Type



Universe: Civilian noninstitutionalized population 18 years and over

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs. Self-care difficulty: has difficulty dressing or bathing. Independent living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping. For the data table behind this figure, please refer to the Data Packet Workbook, Table DISAB-01.

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

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are



at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.

In Pleasant Hill, of the population with a developmental disability, children under the age of 18 make up 38.1 percent, while adults account for 61.9 percent.

Table 4-11 Population with Developmental Disabilities by Age

Age Group	Value
Age 18+	146
Age Under 18	90

Universe: Population with developmental disabilities

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020)

Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction. This table is included in the Data Packet Workbook as Table DISAB-04.

The most common living arrangement for individuals with disabilities in Pleasant Hill is the home of parent / family / guardian.

Table 4-12 Population with Developmental Disabilities by Residence

Residence Type	Value
Home of Parent / Family / Guardian	155
Independent / Supported Living	63
Community Care Facility	11
Other	5
Foster / Family Home	5
Intermediate Care Facility	0

Universe: Population with developmental disabilities

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)

Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides

ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction. This table is included in the Data Packet Workbook as Table DISAB-05.

Resources for Residents with a Disability, including the Developmentally Disabled

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 360,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers and associated 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 Regional Center of the East Bay estimates that there were 24,481 persons receiving their services in the 2020-2021 fiscal year. Of these, approximately 68 percent were living at home with parents or other guardians. However, there is still a clear and present need to provide suitable, supportive housing for those with disabilities.

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. However, AB 139 requires that supportive housing be allowed by-right (without discretionary action) in zones where multifamily and mixed uses are permitted. Program O commits the City to updating the municipal code for compliance.

Table 4-13 Adult Residential Facilities, 2022

Facility	Beds	Location
Bridge Program – Pleasant Hill	64	550 Patterson Boulevard
Las Trampas – Sheila House	4	9 Sheila Court
Las Trampas – Maureen House	4	553 Maureen Lane
Stonehedge	3	1447 Stonehedge Drive
Total Adult Residential Facility Beds	75	

Source: California Department of Social Services, April 2022

Due to generally limited incomes and lack of housing options, affordable housing for residents with a disability is needed throughout California. Several programs in the Housing Element work to



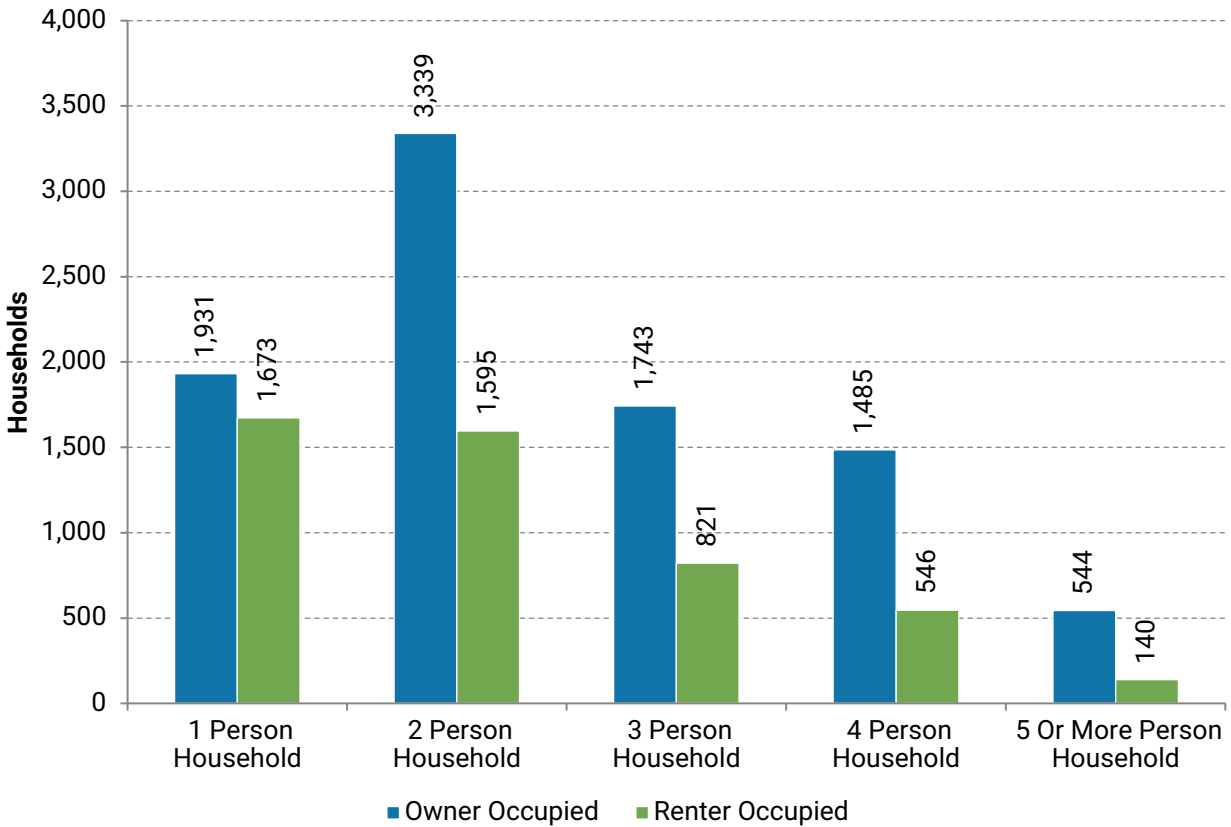
encourage the development of affordable housing as well as a variety of housing types to meet the needs of the community, including residents with a disability. Through the Housing Element programs, the City is committed to:

- providing capacity to meet the needs of the lower income housing need (Program C),
- providing for flexible parking standards to encourage affordable housing, including those with special needs housing (Program L);
- providing additional density bonuses to support special needs housing (Program S);
- providing funding to support affordable housing (Program V);
- coordination with non-profit developers, including those providing housing for residents with special housing needs, such as residents with a disability (Program X);
- providing priority processing to affordable developments, as well as senior, special needs, and workforce housing (Program CC);
- facilitating projects that provide units meeting accessible housing units (Program GG);
- encouraging supportive housing for persons with disabilities (Program HH);
- paying application processing fees for developments that incorporate units for extremely low-income households, including residents with a disability (Program JJ);
- seek funding for an emergency repair grant program that prioritizes households with special needs (Program MM);
- providing reasonable accommodation (Program WW); and
- encouraging developers to provide amenities for single heads of household, those with a disability, and seniors (Program XX).

Large Households and Overcrowding

Large households often have different housing needs than smaller households. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In Pleasant Hill, for large households with five or more persons, most units (79.5 percent) are owner occupied (see Figure 4-17). In 2017, 2.5 percent of large households were very low-income, earning less than 50 percent of the area median income (AMI).

Figure 4-17 Household Size by Tenure



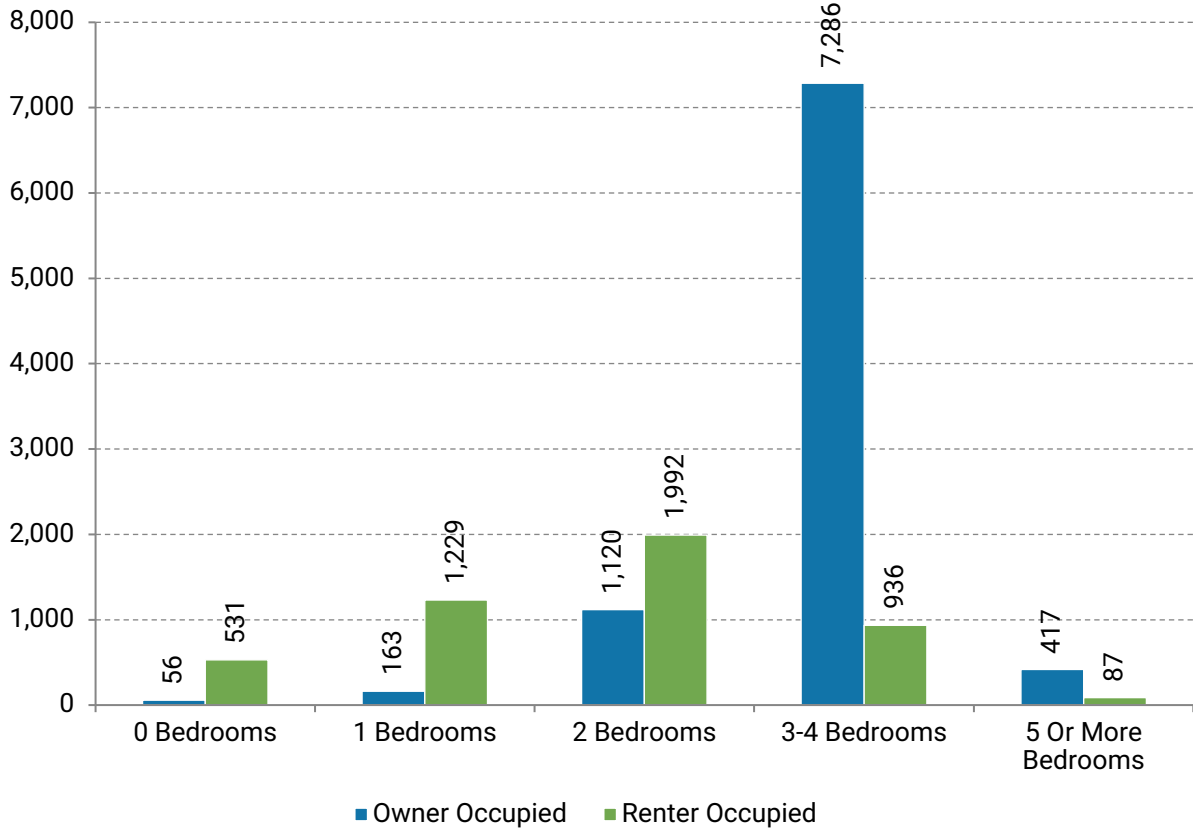
Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009
 For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-01.

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with three or more bedrooms, of which there are 8,726 units in Pleasant Hill. Among these large units with three or more bedrooms, 11.7 percent are owner-occupied, and 88.3 percent are renter occupied (see Figure 4-18).



Figure 4-18 Housing Units by Number of Bedrooms



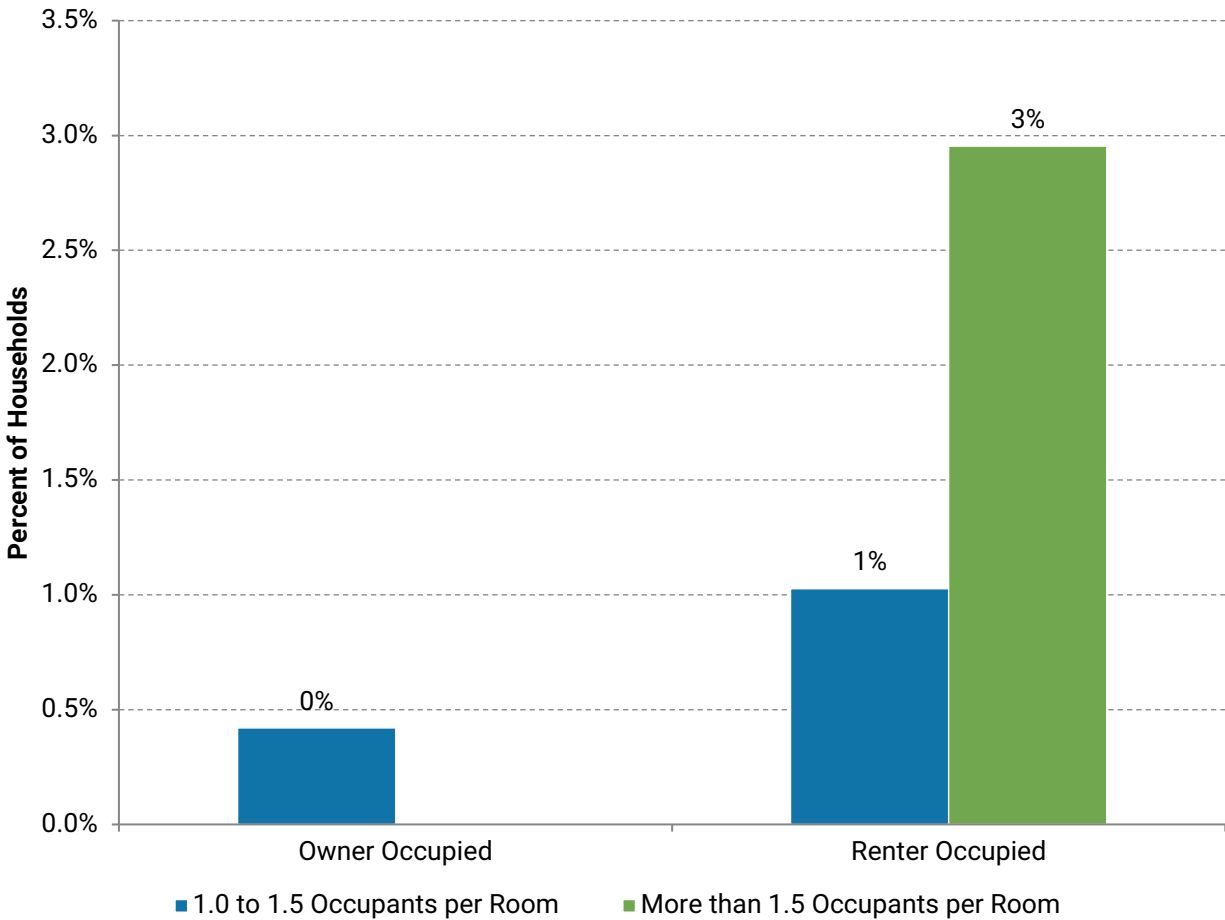
Universe: Housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042
 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-05.

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In Pleasant Hill, 3.0 percent of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 0.0 percent of households that own (see Figure 4-19). In Pleasant Hill, 1.0 percent of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 0.4 percent for those own.

Figure 4-19 Overcrowding by Tenure and Severity



Universe: Occupied housing units

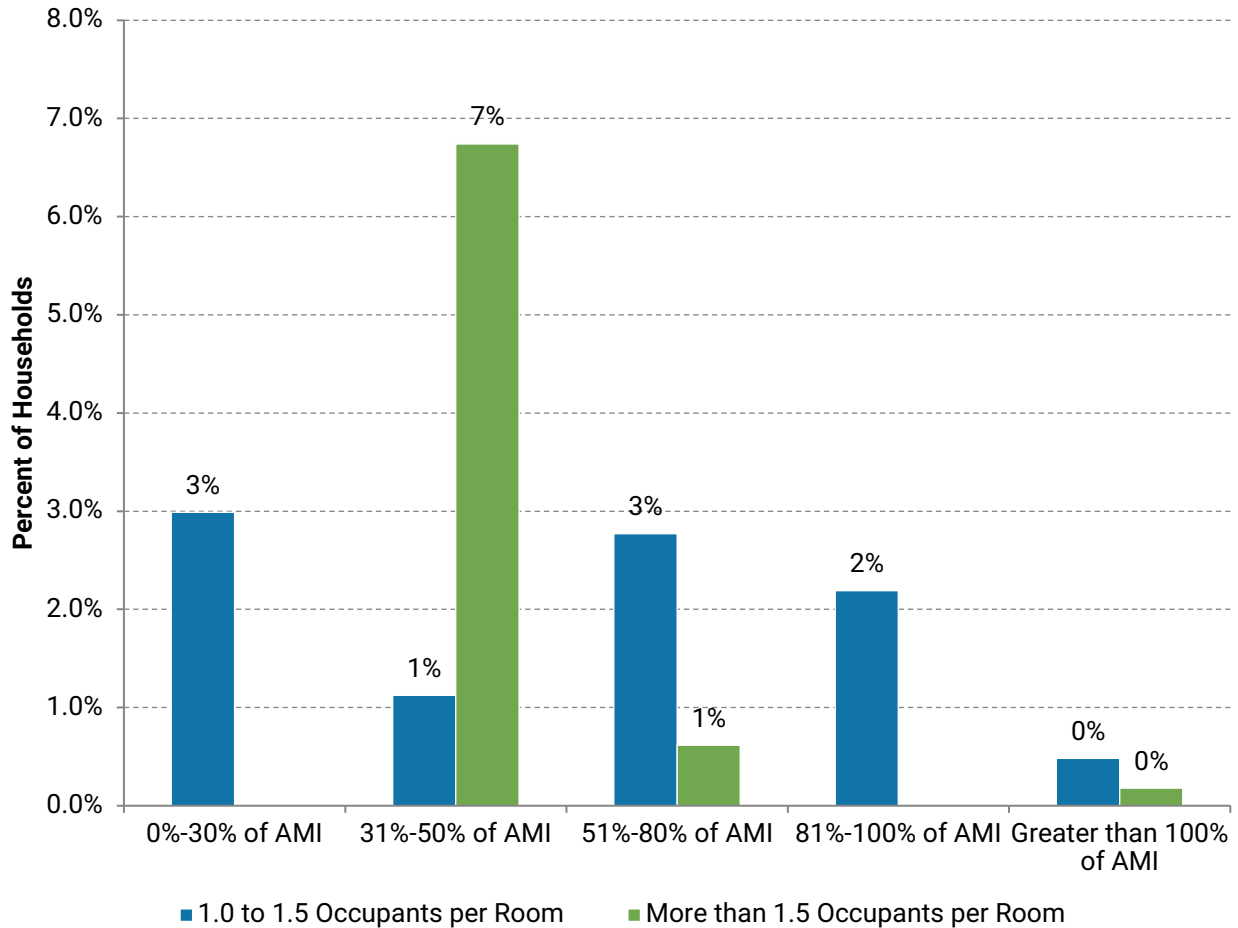
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-01.

Overcrowding often disproportionately impacts low-income households. 6.7 percent of low-income households (between 31 and 50 percent AMI) experience severe overcrowding, while 0.2 percent of households above 100 percent experience this level of overcrowding (see Figure 4-20).



Figure 4-20 Overcrowding by Income Level and Severity



Universe: Occupied housing units

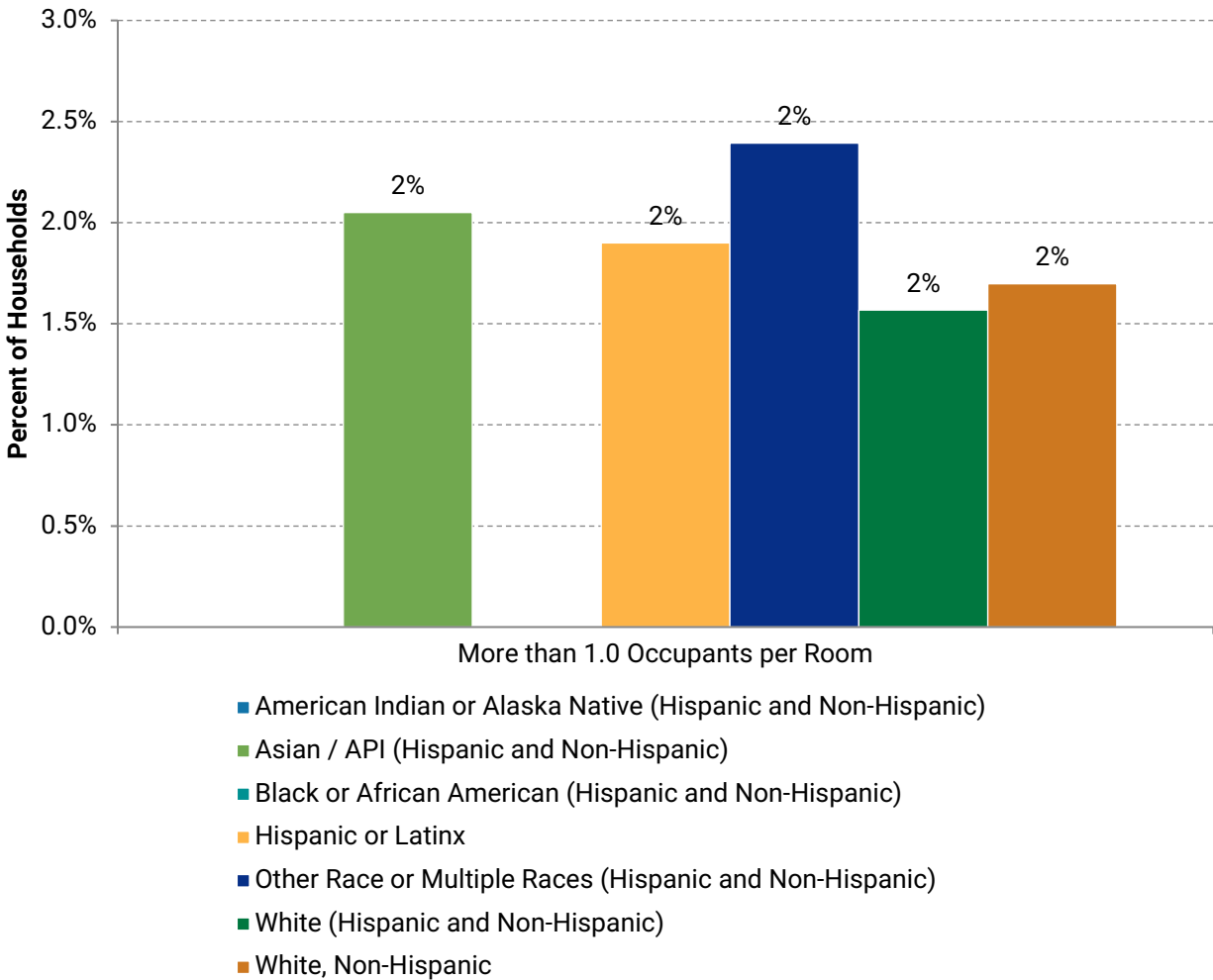
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-04.

Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Pleasant Hill, the racial group with the largest overcrowding rate is Other Race or Multiple Races (Hispanic and Non-Hispanic) (see Figure 4-21).

Figure 4-21 Overcrowding by Race



Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units. For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-03.

Resources for Large Households

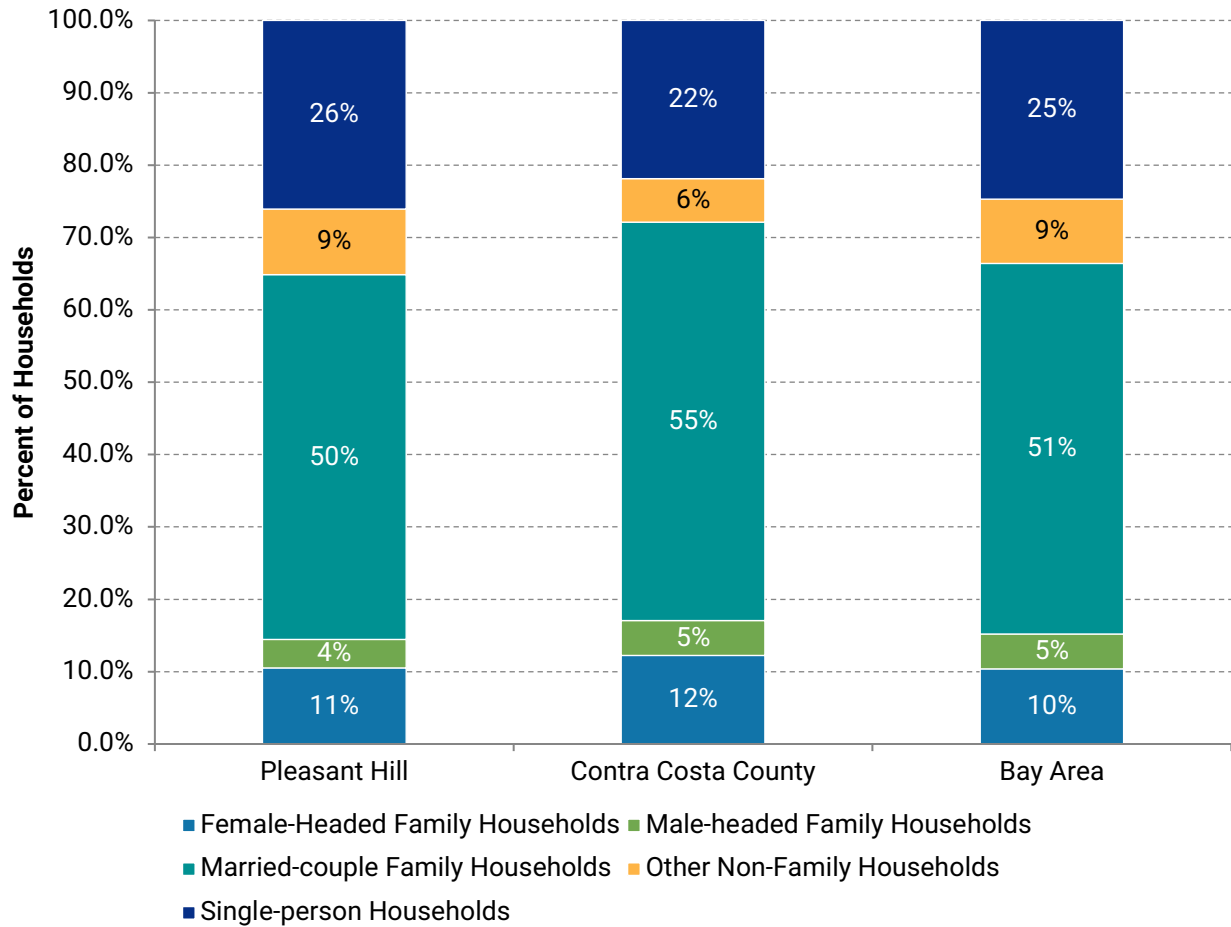
The City of Pleasant Hill currently has 503 housing units with 5 or more bedrooms and 684 large households. The Housing Element includes two programs (Program I: Variety of Housing Types and Program R: Missing Middle Housing) encourage an incentivize a variety of housing types, including units meeting the needs of large households.



Female-Headed Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. In Pleasant Hill, the largest proportion of households is Married-couple Family Households at 50.4 percent of total, while Female-Headed Households make up 10.5 percent of all households.

Figure 4-22 Household Type



Universe: Households

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001

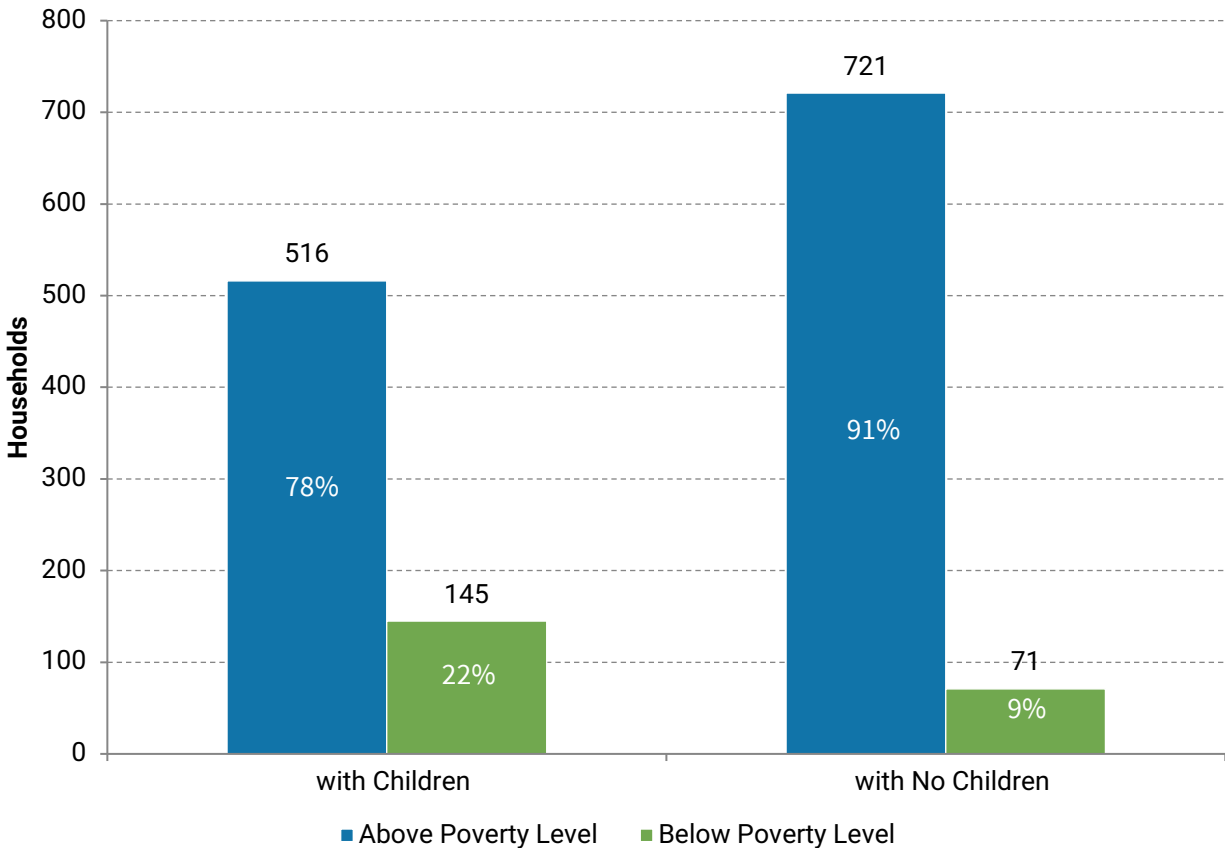
Notes: For data from the Census Bureau, a “family household” is a household where two or more people are related by birth, marriage, or adoption. “Non-family households” are households of one person living alone, as well as households where none of the people are related to each other.

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-23.

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging.

In Pleasant Hill, 21.9 percent of female-headed households with children fall below the Federal Poverty Line, while 9.0 percent of female-headed households without children live in poverty (see Figure 4-23).

Figure 4-23 Female-Headed Households by Poverty Status



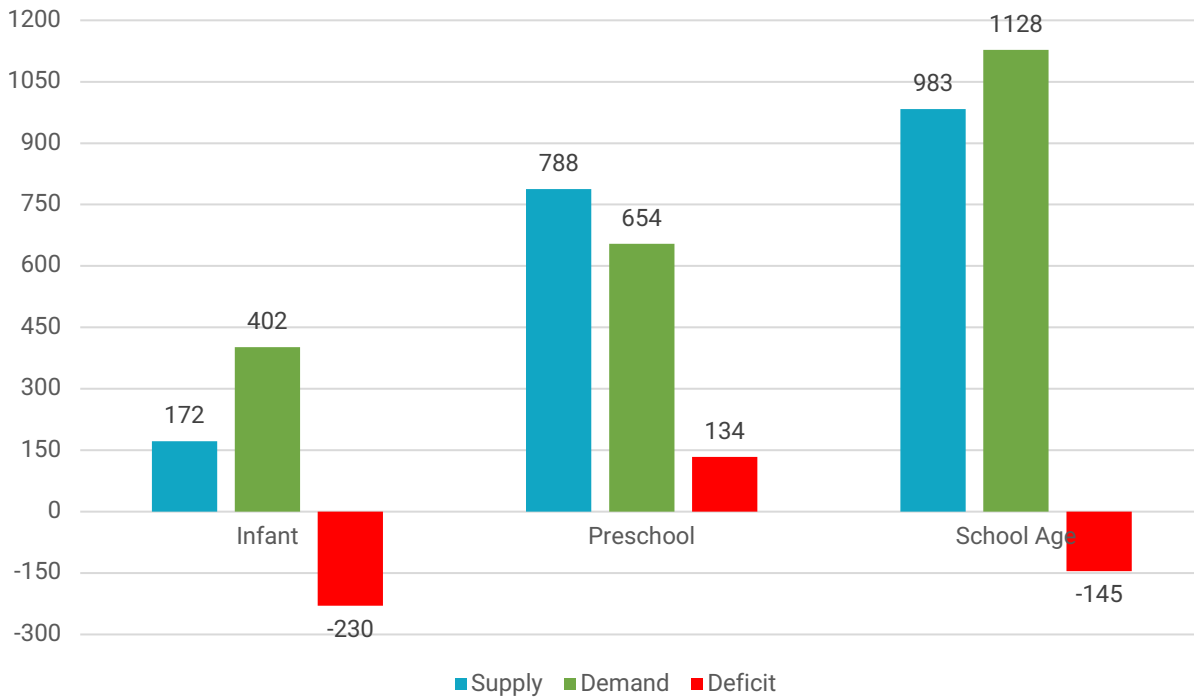
Universe: Female Households
 Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012
 Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.
 For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-05.

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 assessment by Brion Economics prepared for the Contra Costa Office of Education, the Contra Costa County Conservation and Development department, First five Contra Costa, and the Contra Costa County Local Planning and Advisory Council for Early Care and Education (LPC) shows that as of 2018, the estimated number of child care spaces in Pleasant Hill was 1,943, while the demand was estimated to be 2,185; a short-fall of 242 spaces.

When broken down into age-specific categories, there was a surplus for children aged 3-4 with a significantly large deficit for children aged 0-2 years and children age 5-12 (Figure 4-24).



Figure 4-24 Child Care Supply and Demand In 2017

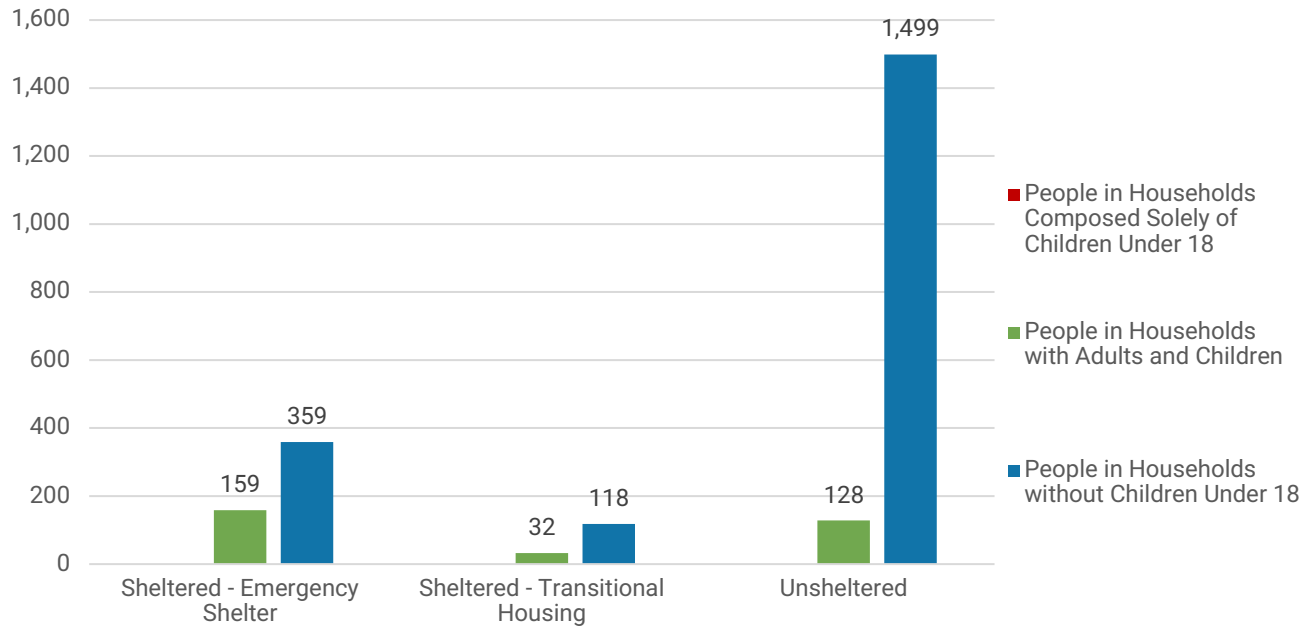


Source: 2017 to 2027 Contra Costa Comprehensive Child Care Needs Assessment, August 2018, Table 2-3 & 2-4

Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up homeless in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances. In Contra Costa County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 75.9 percent are unsheltered. Of homeless households with children, most are sheltered in emergency shelter (see Figure 4-25).

Figure 4-25 Homelessness by Household Type and Shelter Status, Contra Costa County



Universe: Population experiencing homelessness

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

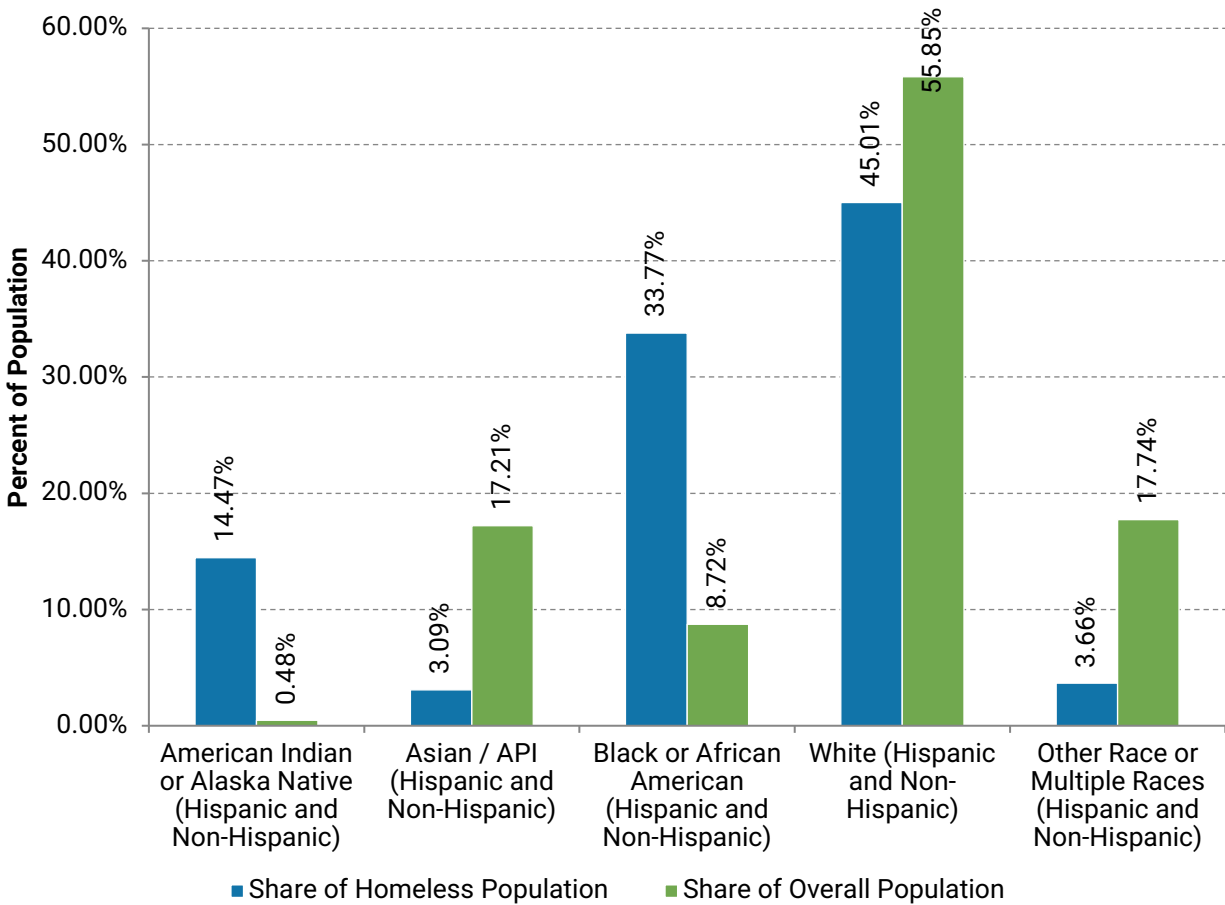
Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD’s requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.

For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-01.

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. In Contra Costa County, White (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness and account for 45.0 percent of the homeless population, while making up 55.8 percent of the overall population (see Figure 4-26).



Figure 4-26 Racial Group Share of General and Homeless Populations, Contra Costa County



Universe: Population experiencing homelessness

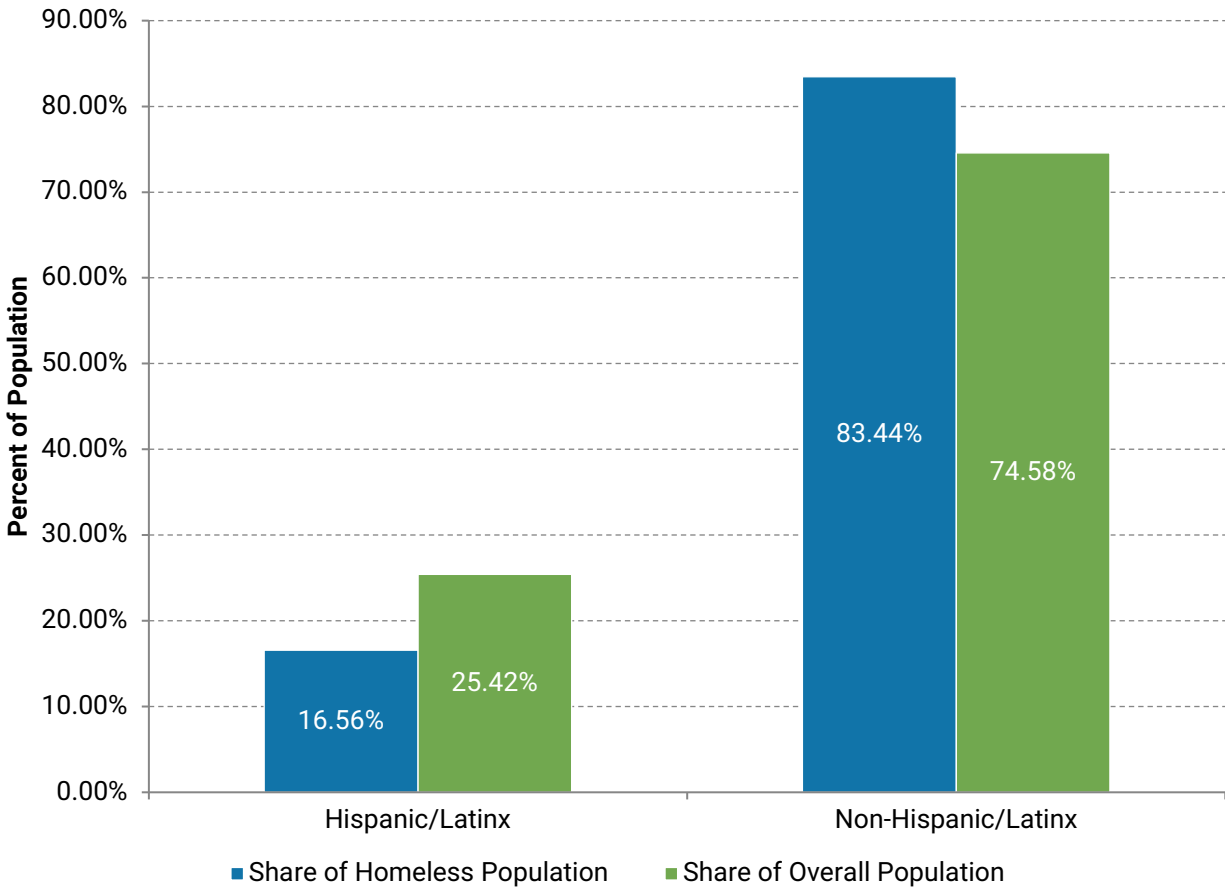
Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-1)

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD’s requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. HUD does not disaggregate racial demographic data by Hispanic/Latinx ethnicity for people experiencing homelessness. Instead, HUD reports data on Hispanic/Latinx ethnicity for people experiencing homelessness in a separate table. Accordingly, the racial group data listed here includes both Hispanic/Latinx and non-Hispanic/Latinx individuals.

For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-02.

In Contra Costa, Latinx residents represent 16.6 percent of the population experiencing homelessness, while Latinx residents comprise 25.4 percent of the general population (see Figure 4-27).

Figure 4-27 Latinx Share of General and Homeless Populations, Contra Costa County



Universe: Population experiencing homelessness

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I)

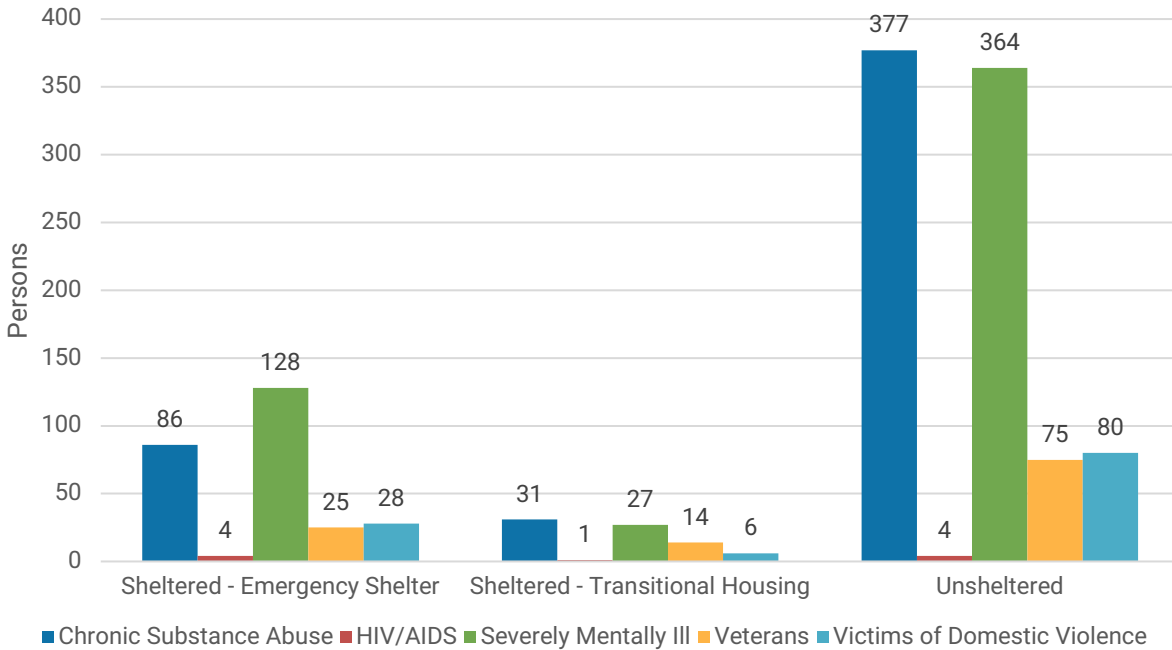
Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD’s requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.

For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-03.



Many of those experiencing homelessness are dealing with severe issues – including mental illness, substance abuse and domestic violence – that are potentially life threatening and require additional assistance. In Contra Costa County, homeless individuals are commonly challenged by severe mental illness, with 519 reporting this condition (see Figure 4-28). Of those, some 70.1 percent are unsheltered, further adding to the challenge of handling the issue.

Figure 4-28 Characteristics for Population Experiencing Homelessness, Contra Costa County



Universe: Population experiencing homelessness

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD’s requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. These challenges/characteristics are counted separately and are not mutually exclusive, as an individual may report more than one challenge/characteristic. These counts should not be summed. For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-04.

In Pleasant Hill, the student population experiencing homelessness totaled 39 during the 2019-20 school year and decreased by 31.6 percent since the 2016-17 school year. By comparison, Contra Costa County has seen a 4.4 percent increase in the population of students experiencing homelessness since the 2016-17 school year, and the Bay Area population of students experiencing homelessness decreased by 8.5 percent. During the 2019-2020 school year, there were still some 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer term negative effects.

The number of students in Pleasant Hill experiencing homelessness in 2019 represents 1.8 percent of the Contra Costa County total and 0.3 percent of the Bay Area total.

Table 4-14 Students in Local Public Schools Experiencing Homelessness

Academic Year	Pleasant Hill	Contra Costa County	Bay Area
2016-17	57	2,116	14,990
2017-18	29	2,081	15,142
2018-19	73	2,574	15,427
2019-20	39	2,209	13,718

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

Notes: The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography. This table is included in the Data Packet Workbook as Table HOMELS-05.

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.

Resources for Residents Experiencing Homelessness

Pleasant Hill participates in countywide efforts to assist the homeless and those in need of temporary shelter. Contra Costa Health Services (HHSD) 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 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. Over the next decade, organizations across the county have recognized and implemented this strategy. The Ten-Year Plan further de-emphasizes emergency shelters by supporting “interim housing” as a preferred housing type. As the plan hit the ten-year mark, HHSD drafted and approved a major update to the Ten-Year plan known as “Forging Ahead,” which uses new data and further affirms the following guiding principle:

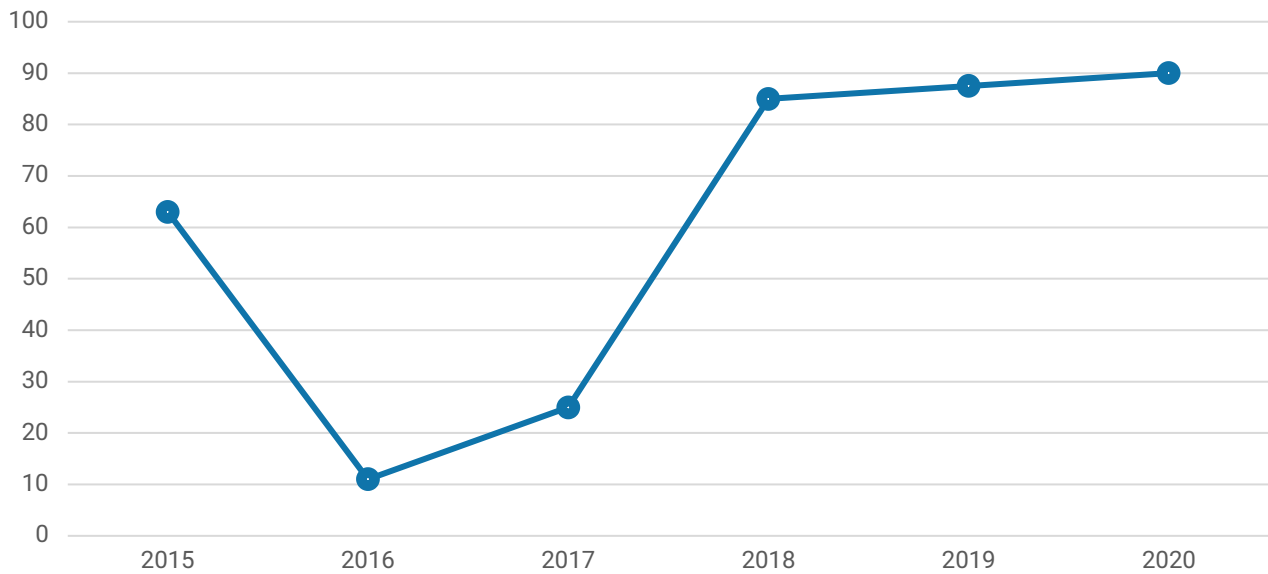
“Homelessness is first a housing issue, and necessary supports and services are critical to help people remain housed. Our system must be nimble and flexible enough to respond through the shared responsibility, accountability, and transparency of the community.”

As emphasized in both the Ten-Year Plan and Forging Ahead, 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.



As a part of the HHSD, the Contra Costa Council on Homelessness (CCCH) provides a forum for implementation of Forging Ahead and provides advice and input on the operations of homeless services, program operations, and program development efforts in Contra Costa County. The CCCH also conducts a “Point-in- Time” survey of homelessness annually. The most recent survey, with a report available, conducted on January 22, 2020, identified a total of 2,277 homeless persons countywide (including both sheltered and unsheltered) and found that Pleasant Hill had 90 unsheltered homeless persons at that time. The 2021 report is not available due to the effects of the Coronavirus pandemic, which may have further increased the number of homeless persons in the city.

Figure 4-29 Unsheltered Persons in Pleasant Hill



Source: Contra Costa Health Services, Annual Point-in-Time Counts (2015, 2016, 2017, 2018, 2019, 2020)
 Notes: The actual value for 2019 for Pleasant Hill, specifically, is not available and the average between 2018 and 2020 has been used.

In 2012 and 2015, the City 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).

Outside of government programs, local nonprofit organizations provide important services to the homeless persons of Pleasant Hill. Most notable among local nonprofits is Hope Solutions, founded in 1991 as Contra Costa Interfaith Housing, which is based at 399 Taylor Boulevard, Suite 115. Hope Solutions provides permanent housing and vital support services to thousands of families and individuals across Contra Costa County who are at risk of homelessness. They provide permanent housing through several means, but they also provide housing directly through their own Garden Park Apartments, located at 2387 Lisa Lane, which houses 27 formerly homeless families in Pleasant Hill. Hope Solutions also oversees HUD-funded multi-site housing programs, which includes two units within Pleasant Hill. All vacancies throughout these two units and Garden Park Apartments are filled via the county’s Coordinated Entry system of care.

Shelter, Inc. is a multi-county nonprofit organization that address homelessness issues by providing services to Pleasant Hill residents, including connecting homeless persons to programs to help people re-establish and maintain permanent housing; providing case managers to ensure assistance throughout the process of obtaining and maintaining permanent housing; assistance for veterans in obtaining VA benefits; and eviction prevention financial assistance.

Resources for residents experiencing homelessness are needed throughout California. Several programs in the Housing Element work to encourage the development of housing affordable housing to homeless and extremely low-income residents. Through the Housing Element programs, the City is committed to:

- allowing single-room occupancy units to address the needs of extremely low-income households, including those experiencing or at risk of homelessness (Program N);
- updating the Municipal Code to remove constraints to low barrier navigation centers, emergency shelters, and transitional and supportive housing (Program O)
- providing funding to support affordable housing (Program V);
- coordination with non-profit developers, including those providing housing for residents with special housing needs, including those experiencing homelessness (Program X);
- Monitoring homeless shelter needs and coordinating with the County and other agencies to address the needs of residents experiencing homelessness (Program II)
- paying application processing fees for developments that incorporate units for extremely low-income households, including those for extremely low-income for seniors (Program JJ); and
- providing reasonable accommodation (Program WW);

Farm Workers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

In Pleasant Hill, there were no reported students of migrant workers in the 2019-20 school year. The trend for the region for the past few years has been a decline of 2.4 percent in the number of migrant worker students since the 2016-17 school year.



Figure 4-30 Migrant Worker Student Population

Academic Year	Pleasant Hill	Contra Costa County	Bay Area
2016-17	0	0	4630
2017-18	0	0	4607
2018-19	0	0	4075
2019-20	0	0	3976

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

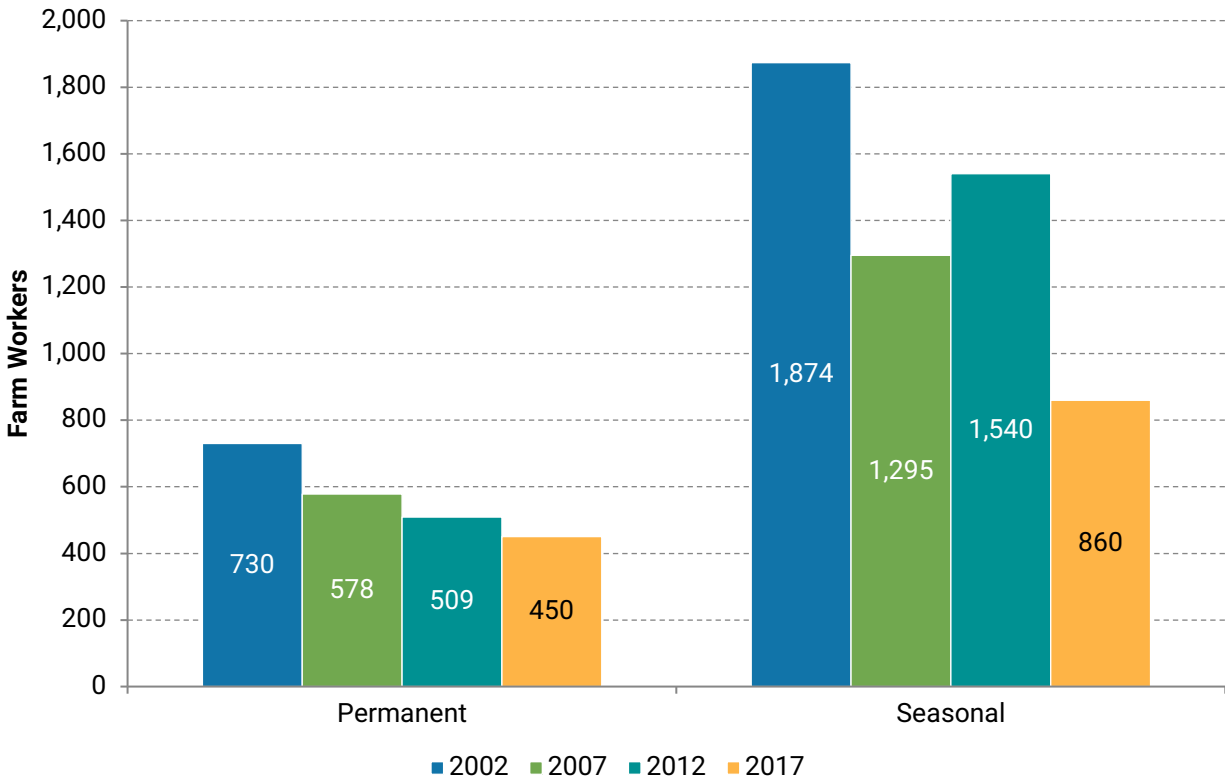
Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

Notes: The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

This table is included in the Data Packet Workbook as Table FARM-01.

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Contra Costa County has decreased since 2002, totaling 450 in 2017, while the number of seasonal farm workers has decreased, totaling 860 in 2017 (see Figure 4-31).

Figure 4-31 Farm Operations and Farm Labor by County, Contra Costa County



Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)

Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor

Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

For the data table behind this figure, please refer to the Data Packet Workbook, Table FARM-02.

Resources for Farmworkers

Although there are no agricultural zones in Pleasant Hill, the figure above identifies 860 farmworkers living in the County. Farmworkers are considered a special housing needs household type, so all programs that work to encourage and incentivize housing for residents with special housing needs, such as those listed for seniors and residents with a disability listed above. Further, through Program O, the City is committed to removing constraints to farmworker housing by defining agricultural employee housing for six or fewer employees as a single-family structure, permitted in the same manner as other dwellings of the same type in the same zone.

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:

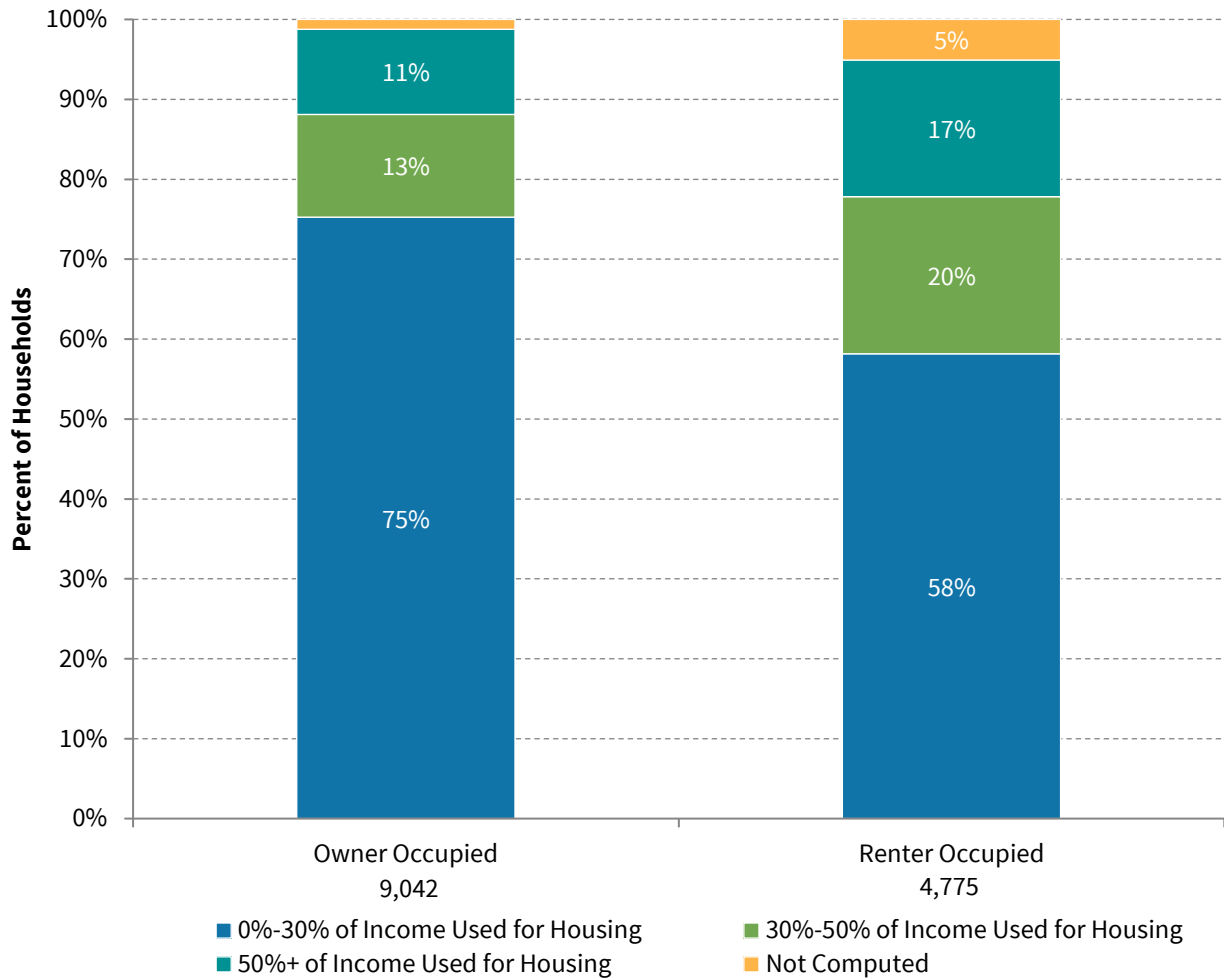


- **Extremely-low-income households** earn 30% or less of the Area (county) Median Income (AMI), adjusted for household size;
- **Very-low-income households** earn between 31% and 50% of the AMI, adjusted for household size;
- **Low-income households** earn between 51% and 80% of the AMI, adjusted for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

Overpayment by Tenure

A household is considered “cost-burdened” if it spends more than 30 percent of its monthly income on housing costs, while those who spend more than 50 percent of their income on housing costs are considered “severely cost-burdened.” Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

Figure 4-32 Cost Burden by Tenure



Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-06.

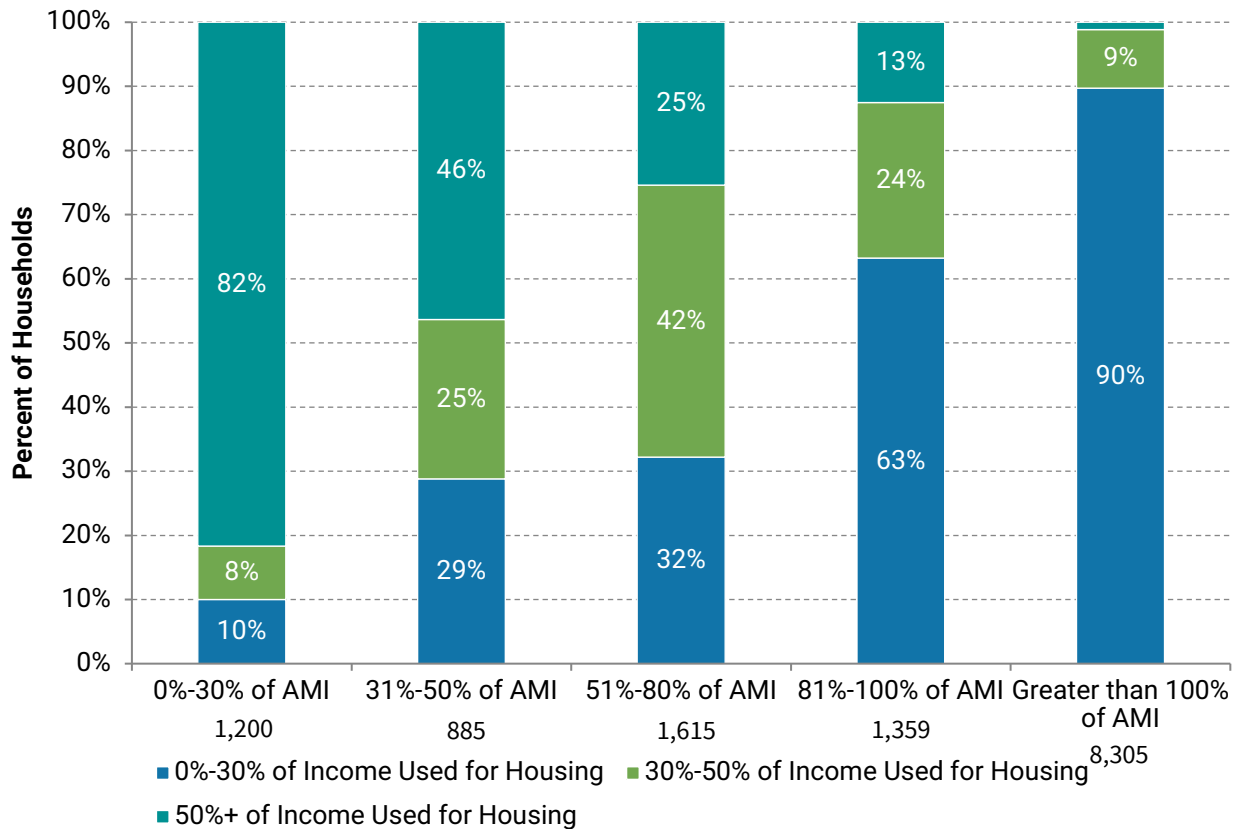
Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Pleasant Hill, 19.6 percent of renters spend 30 percent to 50 percent of their income on housing compared to 12.9 percent of those that own (Figure 4-32). Additionally, 17.1 percent of renters spend 50 percent or more of their income on housing, while 10.7 percent of owners are severely cost-burdened.

In Pleasant Hill, 15.5 percent of households spend 50 percent or more of their income on housing, while 15.7 percent spend 30 percent to 50 percent. However, these rates vary greatly across income categories (Figure 4-33). For example, 81.7 percent of Pleasant Hill households making less than 30 percent of AMI spend the majority of their income on housing. For Pleasant Hill



residents making more than 100 percent of AMI, just 1.1 percent are severely cost-burdened, and 89.7 percent of those making more than 100 percent of AMI spend less than 30 percent of their income on housing.

Figure 4-33 Cost Burden by Income Level



Universe: Occupied housing units

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

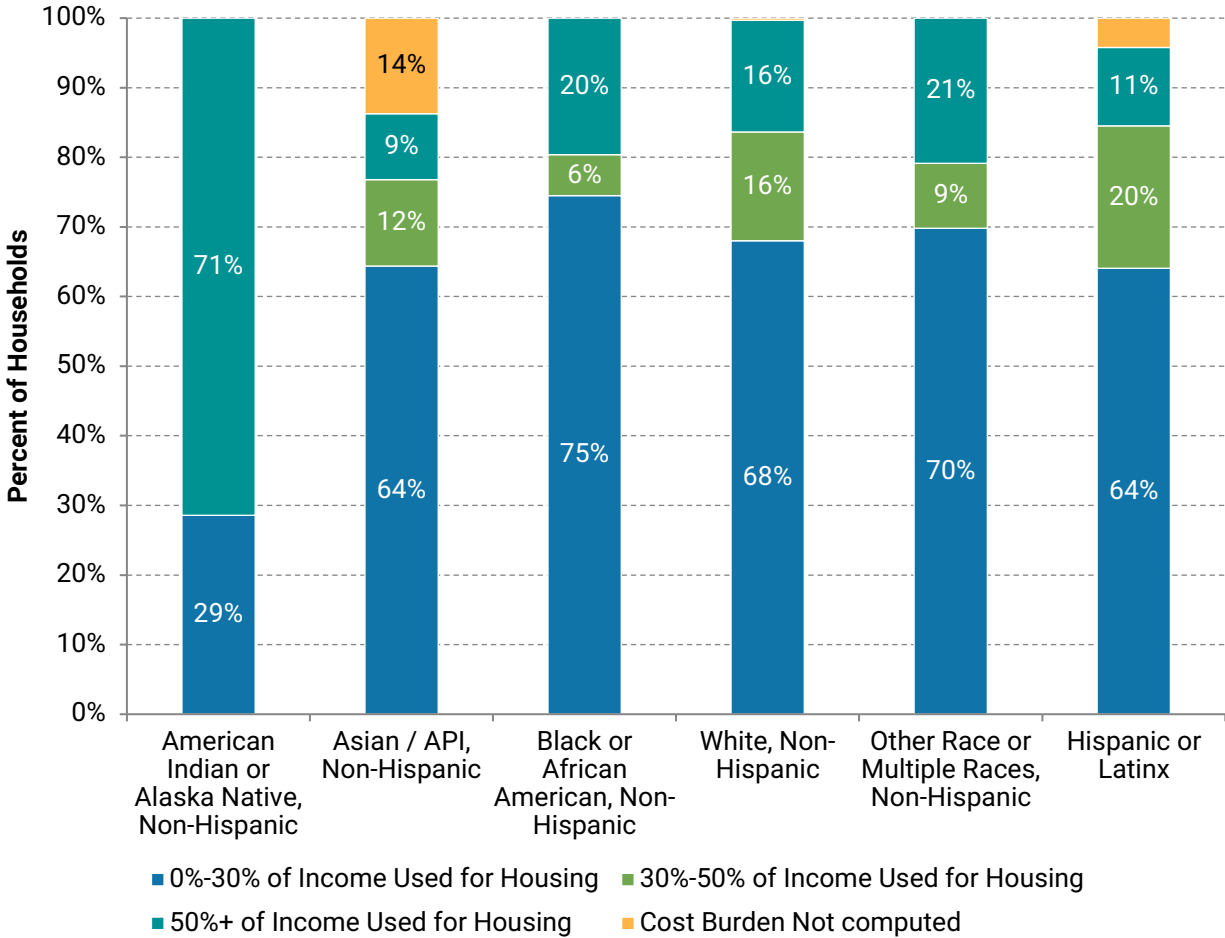
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-05.

Currently, people of color are more likely to experience poverty and financial instability because of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

Hispanic or Latinx residents are the most cost burdened with 20.4 percent spending 30 percent to 50 percent of their income on housing, and American Indian or Alaska Native, Non-Hispanic

residents are the most severely cost burdened with 71.4 percent spending more than 50 percent of their income on housing (see Figure 4-34).

Figure 4-34 Cost Burden by Race



Universe: Occupied housing units

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-08.

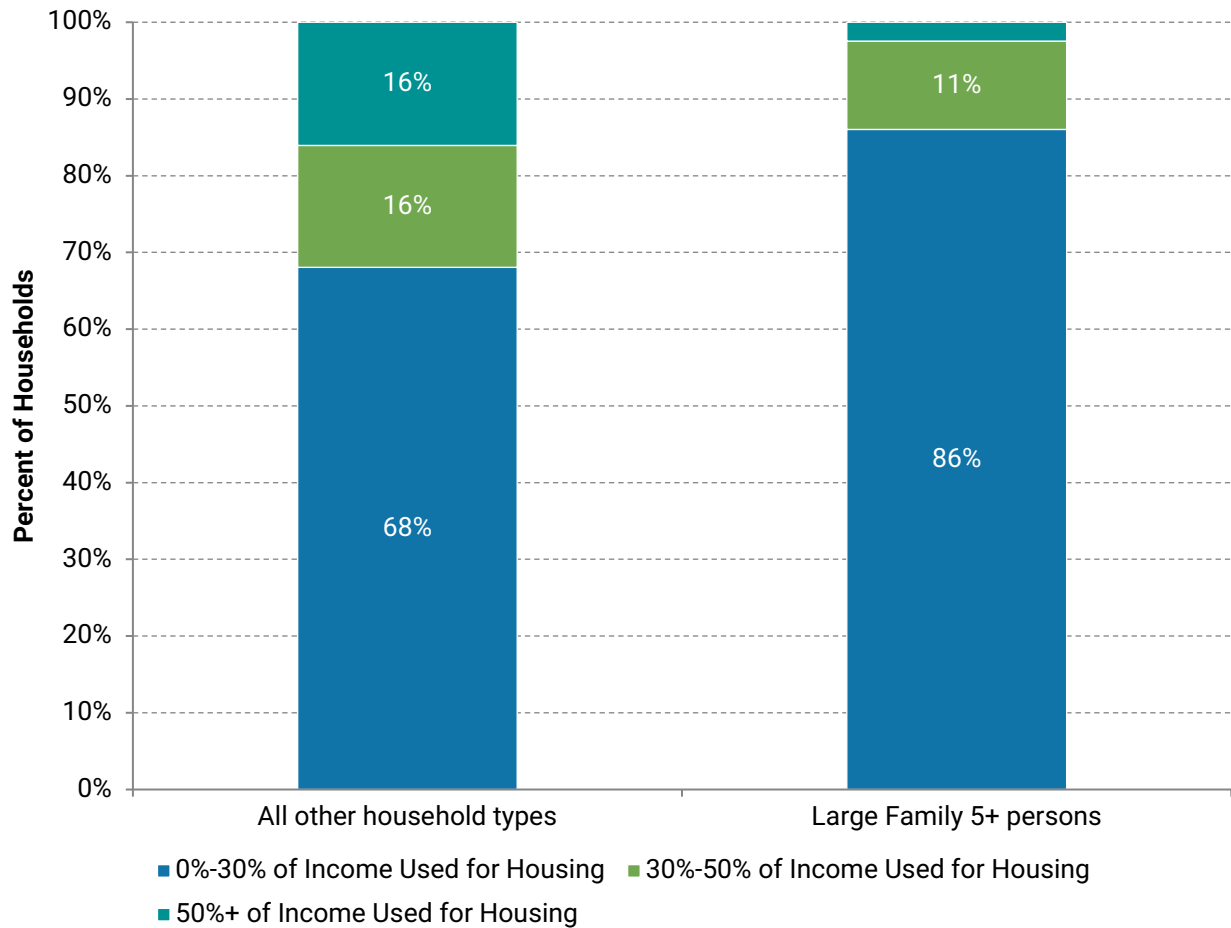
Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

In Pleasant Hill, 11.5 percent of large family households experience a cost burden of 30 percent – 50 percent, while 2.5 percent of households spend more than half of their income on housing.



Some 15.9 percent of all other households have a cost burden of 30 percent-50 percent, with 16.1 percent of households spending more than 50 percent of their income on housing (see Figure 4-35).

Figure 4-35 Cost Burden by Household Size



Universe: Occupied housing units

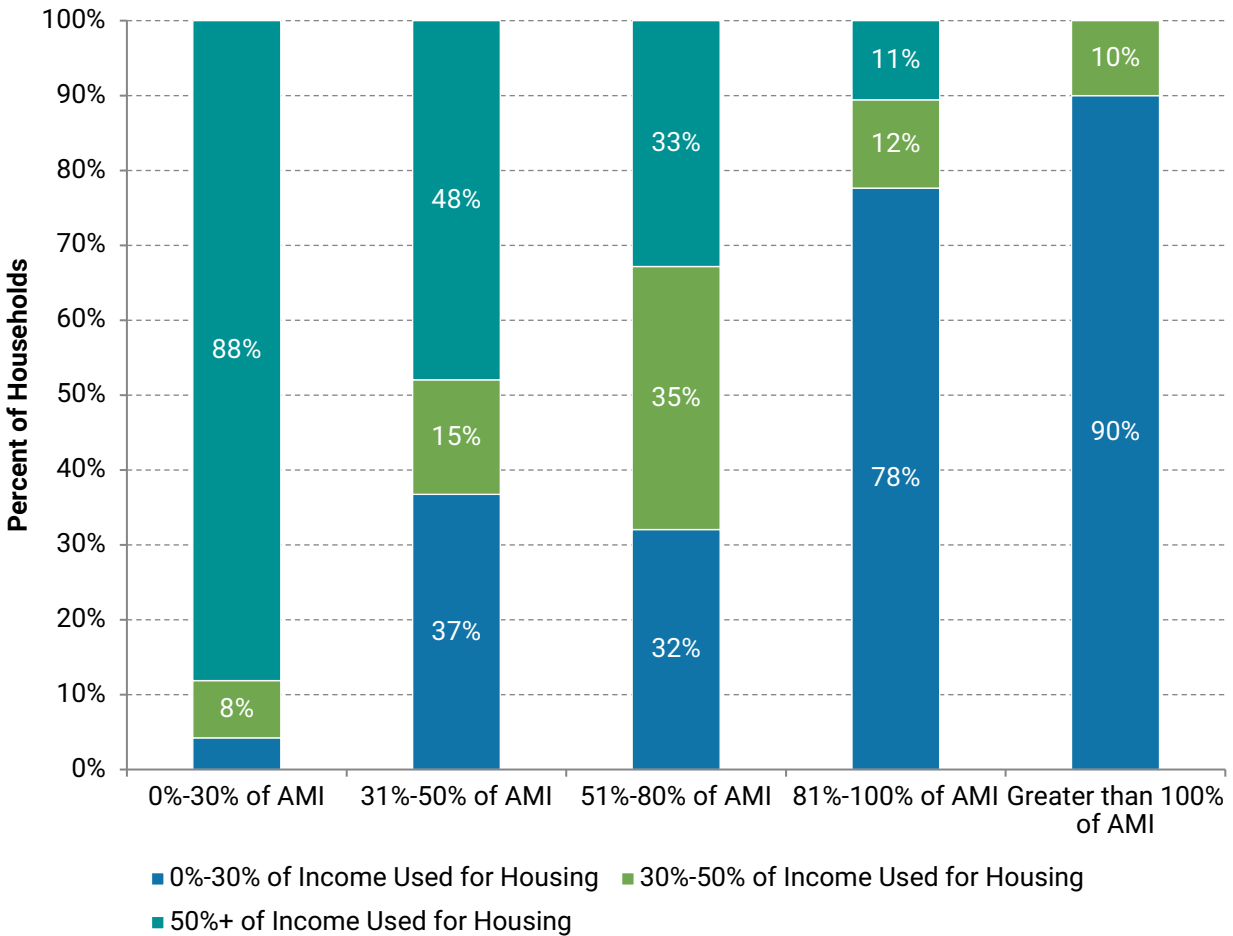
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-09.

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. 88.1 percent of seniors making less than 30 percent of AMI are spending the majority of their income on housing. For seniors making more than 100 percent of AMI, 90.0 percent are not cost-burdened and spend less than 30 percent of their income on housing (see Figure 4-36).

Figure 4-36 Cost-Burdened Senior Households by Income Level



Universe: Senior households

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-03.

Housing Affordability

Housing affordability is determined by the ratio of income to housing costs. According to the U.S. Census for 2020, the area median income (AMI) for a family of four in Pleasant Hill is \$125,573.



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 4-15.

An affordable housing payment is considered to be no more than 30 percent 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 percent to 10 percent), and other housing expenses (taxes and insurance), the maximum affordable home price can be estimated for each income group, as seen in Table 4-15.

Table 4-15 Affordable Housing Cost by Income Category

2020 Areawide Median Family Income = \$125,573	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30% AMI)	\$37,650	\$941	--
Very Low (31-50% AMI)	\$62,800	\$1,750	\$260,932
Low (51-80% AMI)	\$100,450	\$2,511	\$417,367
Moderate (81-120% AMI)	\$125,550	\$3,139	\$521,657
Above moderate (120%+ AMI)	\$150,700+	\$4,395+	\$730,513+

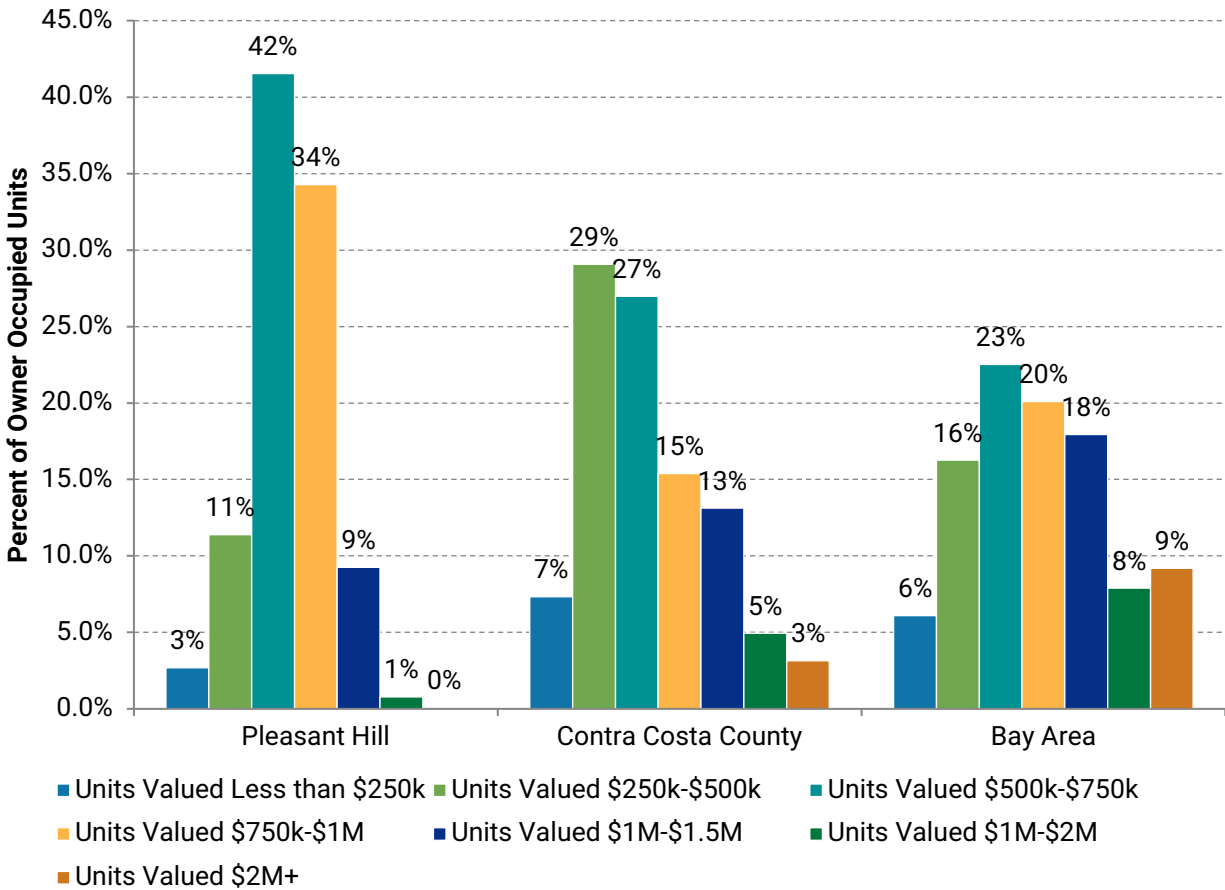
Source: U.S. Census

1. Assumes that 30 percent (35 percent for moderate) of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners’ insurance.
2. Assumes 95.0 percent loan at 4.5 percent annual interest rate and 30-year term; assumes taxes, mortgage insurance, and homeowners’ insurance account for 20 percent of total monthly payments.

Home Values

Home prices reflect a complex mix of supply and demand factors, including an area’s demographic profile, labor market, prevailing wages and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. The typical home value in Pleasant Hill was estimated at \$851,470 by December of 2020, per data from Zillow. The largest proportion of homes were valued between \$500k-\$750k (see Figure 4-37). By comparison, the typical home value is \$772,410 in Contra Costa County and \$1,077,230 the Bay Area, with the largest share of units valued \$250k-\$500k (county) and \$500k-\$750k (region).

Figure 4-37 Home Values of Owner-Occupied Units



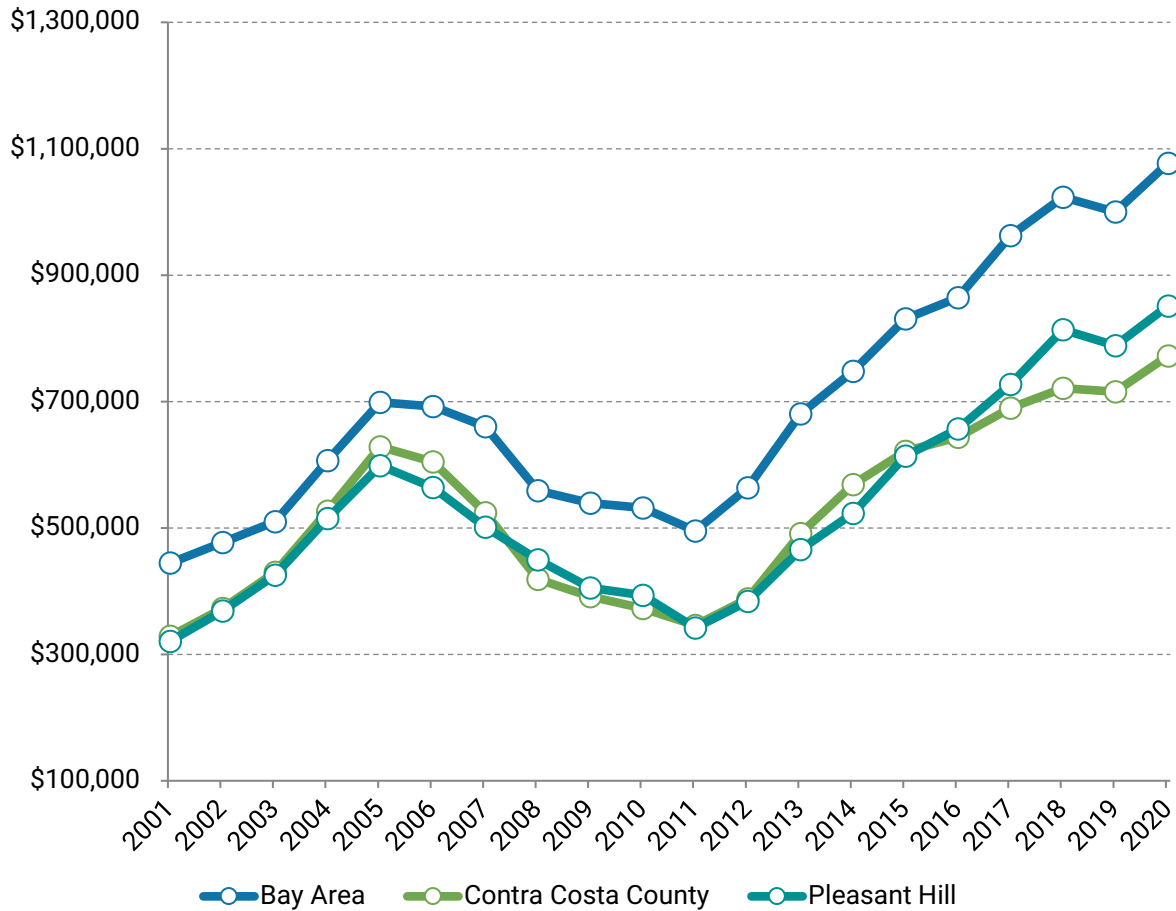
Universe: Owner-occupied units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-07.



Figure 4-38 Zillow Home Value Index (ZHVI)



Universe: Owner-occupied housing units
 Source: Zillow, Zillow Home Value Index (ZHVI)
 Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series. For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts.
 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-08.

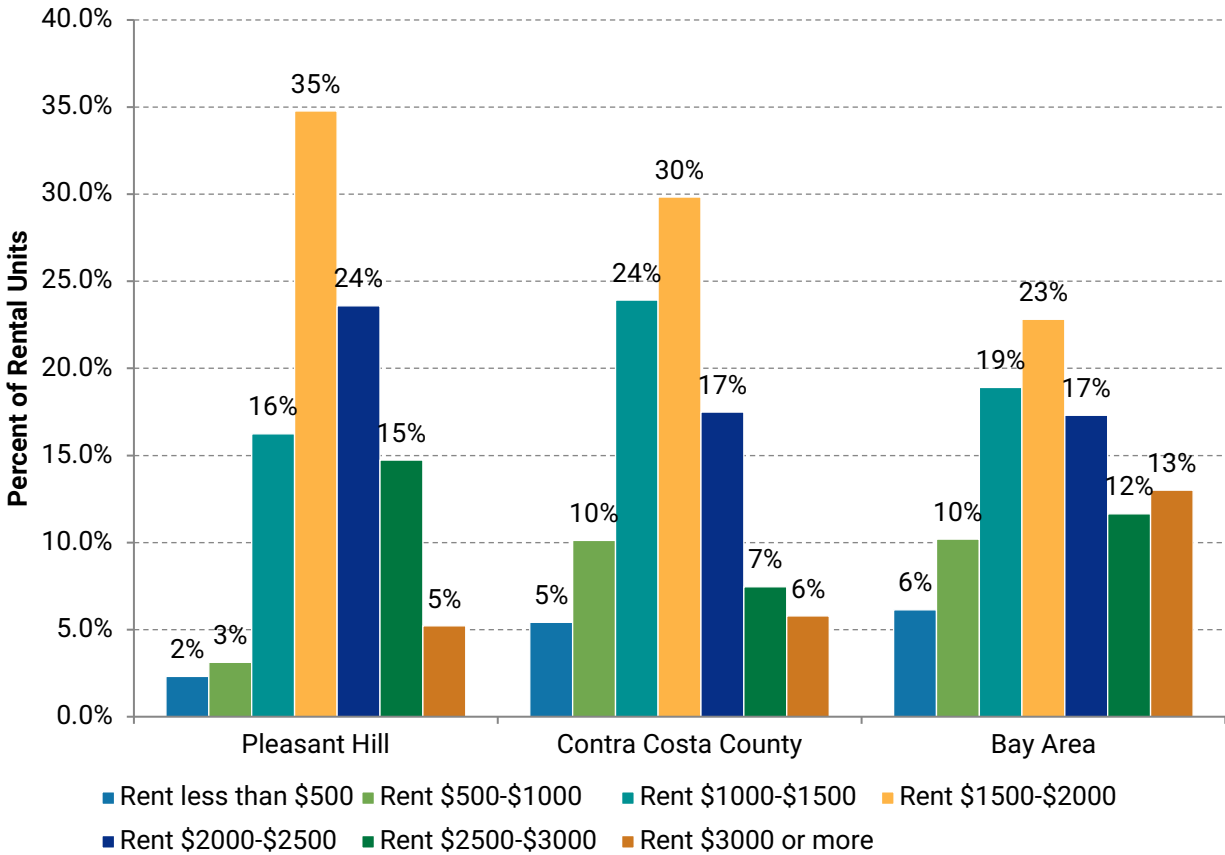
When home prices are compared to affordable housing costs, it is clear that lower- and moderate-income households in Pleasant Hill have a difficult time finding for-sale housing that is within their means.

Rent Values

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

In Pleasant Hill, the largest proportion of rental units rented in the Rent \$1500-\$2000 category, totaling 34.8 percent, followed by 23.6 percent of units renting in the Rent \$2000-\$2500 category (see Figure 4-39). Looking beyond the city, the largest share of units is in the rent for \$1500-\$2000 category.

Figure 4-39 Median Contract Rents for Renter-Occupied Units

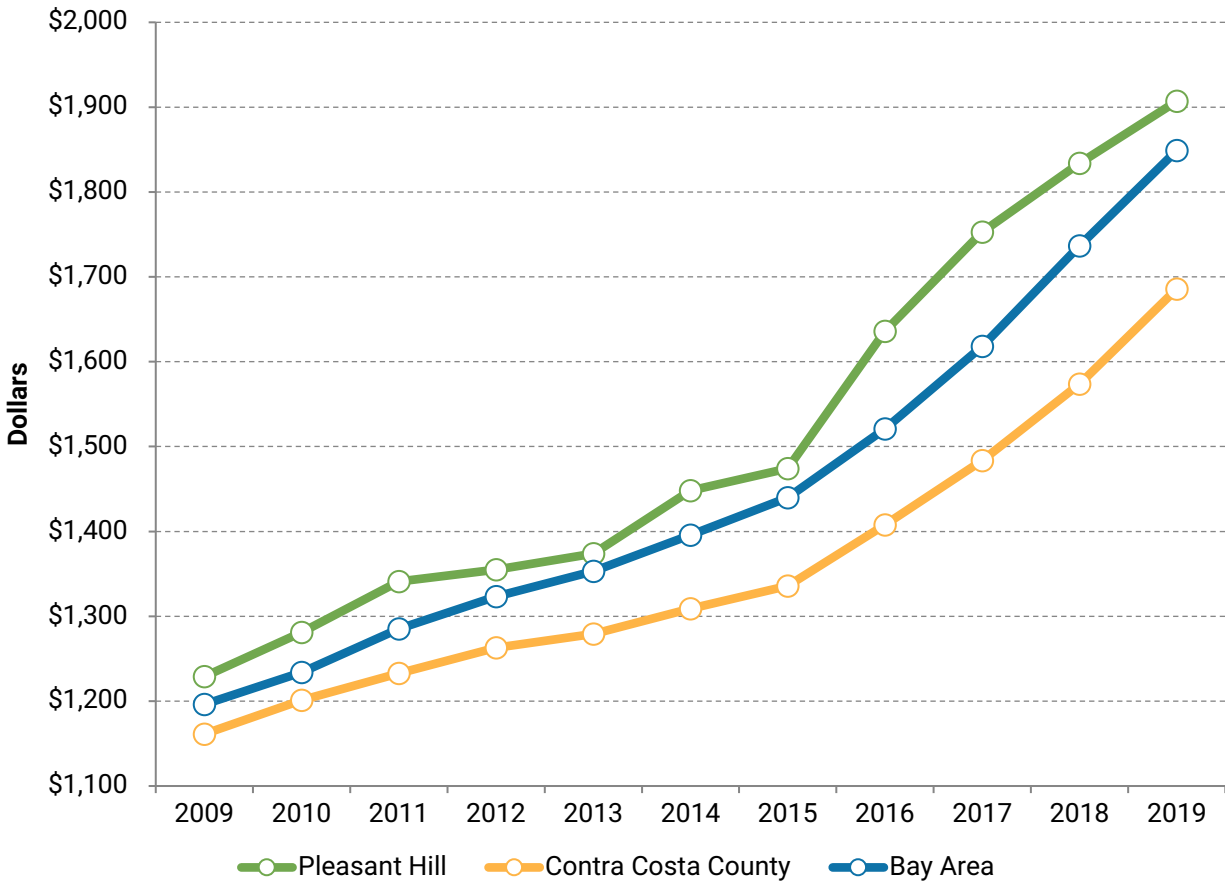


Universe: Renter-occupied housing units paying cash rent
 Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056
 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-09.

Since 2009, the median rent has increased by 55.2 percent in Pleasant Hill, from \$1,440 to \$1,900 per month (see Figure 4-40). In Contra Costa County, the median rent has increased 28.8 percent, from \$1,300 to \$1,680. The median rent in the region has increased significantly during this time from \$1,200 to \$1,850, a 54 percent increase.



Figure 4-40 Median Contract Rents



Universe: Renter-occupied housing units paying cash rent
Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year.
Notes: For unincorporated areas, median is calculated using distribution in B25056.
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-10.

Based on affordable housing costs shown in Table 4-15, 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

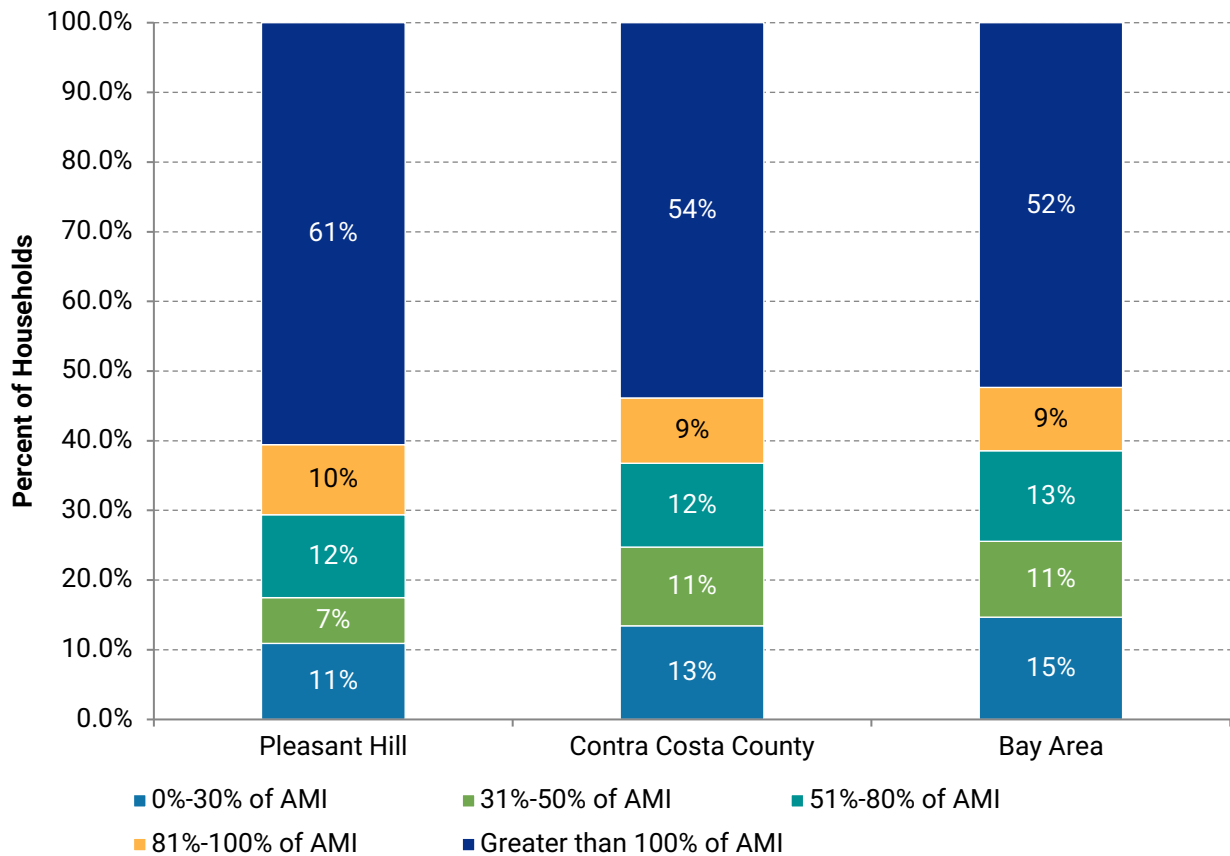
Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state.

In Pleasant Hill, 60.6 percent of households make more than 100 percent of the Area Median Income (AMI), compared to 10.9 percent making less than 30 percent of AMI, which is considered extremely low-income (see Figure 4-41). Approximately 1,493 households in Pleasant Hill are considered extremely low income.

Regionally, more than half of all households make more than 100 percent AMI, while 15 percent make less than 30 percent AMI. In Contra Costa County, 30 percent AMI is the equivalent to the annual income of \$34,850 for a family of four. Many households with multiple wage earners – including food service workers, full-time students, teachers, farmworkers and healthcare professionals – can fall into lower AMI categories due to relatively stagnant wages in many industries.

The City approximates that 657 units of housing will be needed for extremely-low income households during the sixth cycle. This figure is calculated as 50 percent of very-low income households, an accepted calculation defined by HCD (see Housing Resources section).

Figure 4-41 Households by Household Income Level



Universe: Occupied housing units

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. The data that is reported for the Bay Area is not based on a regional AMI but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located.

Local jurisdictions are required to provide an estimate for their projected extremely low-income households (0-30% AMI) in their Housing Elements. HCD’s official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. As Bay Area jurisdictions have not yet received their final RHNA numbers, this document does not contain the required data point of

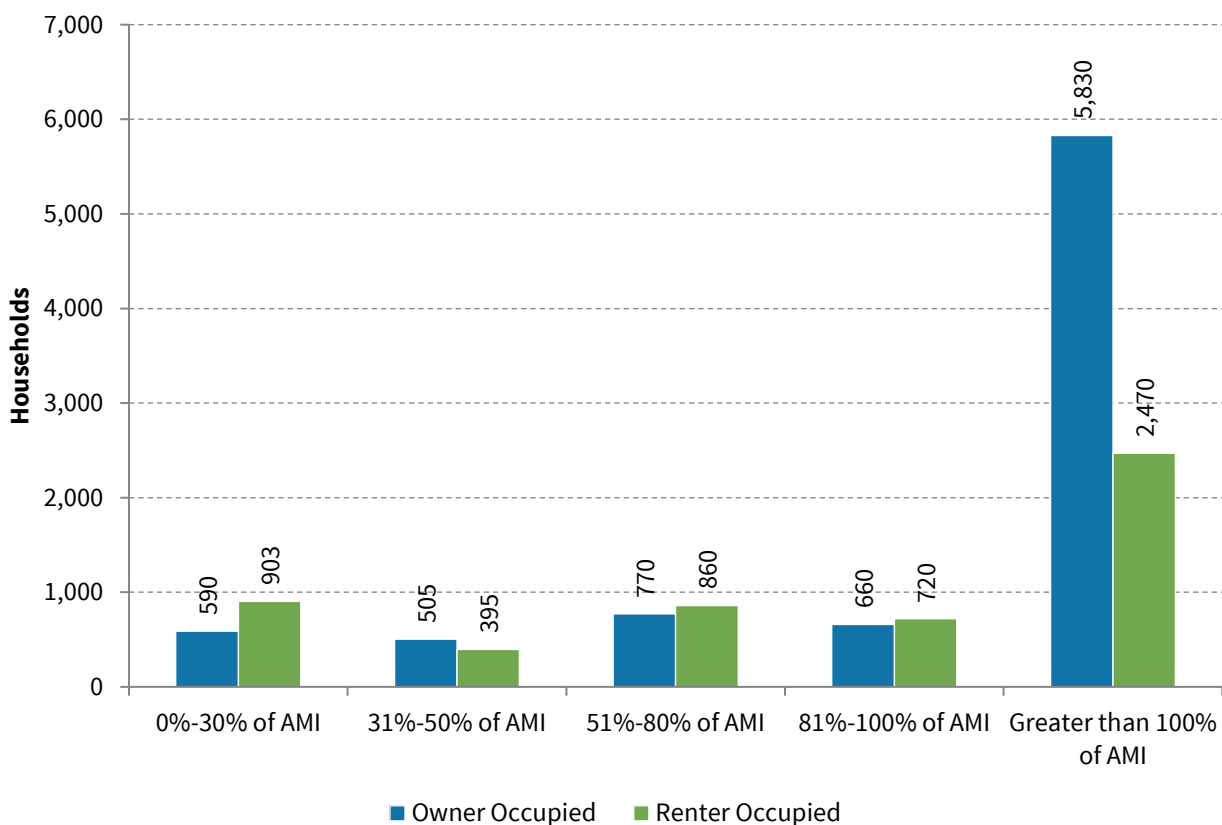


projected extremely low-income households. The report portion of the housing data needs packet contains more specific guidance for how local staff can calculate an estimate for projected extremely low-income households once jurisdictions receive their 6th cycle RHNA numbers. For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-01.

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households.

In Pleasant Hill, the largest proportion of renters falls in the Greater than 100 percent of AMI income group, while the largest proportion of homeowners are found in the Greater than 100 percent of AMI group (see Figure 4-42).

Figure 4-42 Household Income Level by Tenure



Universe: Occupied housing units

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

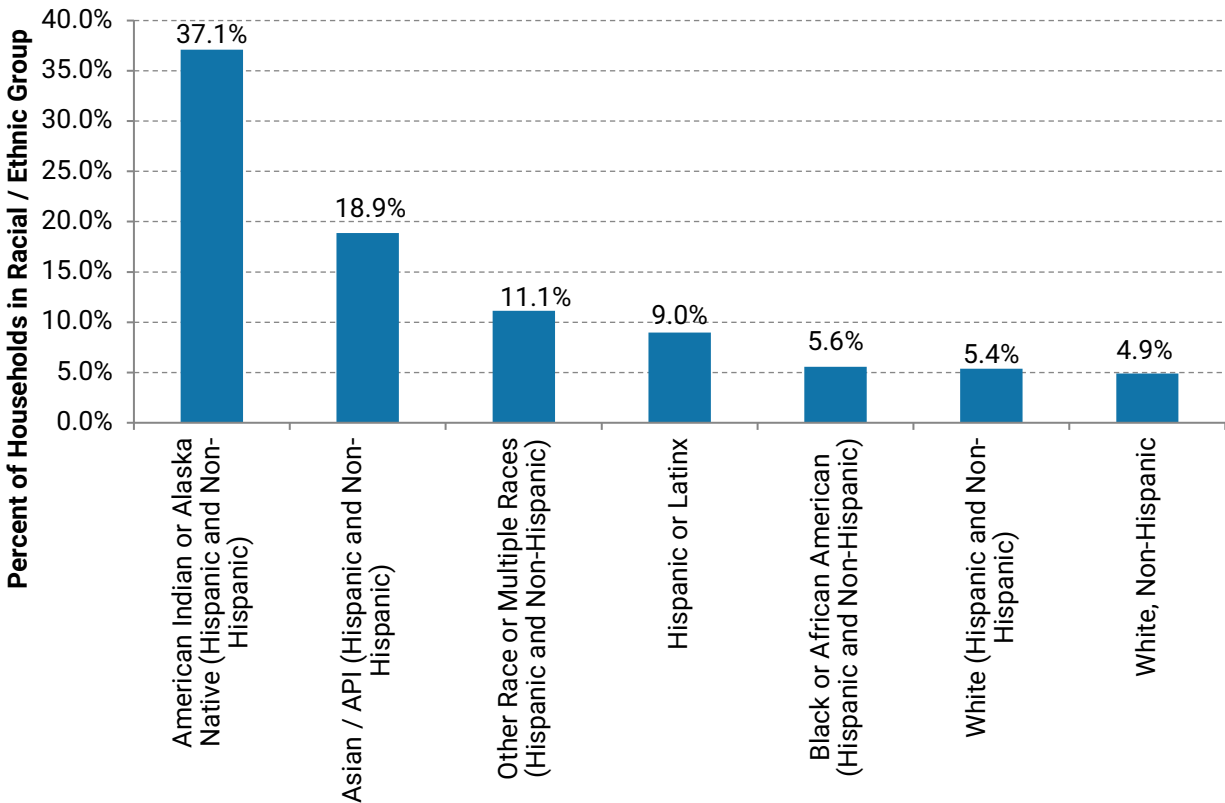
Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-21.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. These economic disparities also leave communities of

color at higher risk for housing insecurity, displacement or homelessness. In Pleasant Hill, American Indian or Alaska Native (Hispanic and Non-Hispanic) residents experience the highest rates of poverty, followed by Asian / API (Hispanic and Non-Hispanic) residents (see Figure 4-43).

Figure 4-43 Poverty Status by Race



Universe: Population for whom poverty status is determined
 Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I)
 Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.
 For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-03.

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 eight rental assistance and new housing such as secondary units, single-room-occupancy (SRO) developments, transitional and supportive housing, and emergency shelters. The City allows a variety of housing types, by right in residential zones, to meet the needs of extremely low-income individuals and families. For a discussion of specific allowances and programs implemented to ensure zoning for affirmatively furthering fair housing, see the Governmental Constraints section.



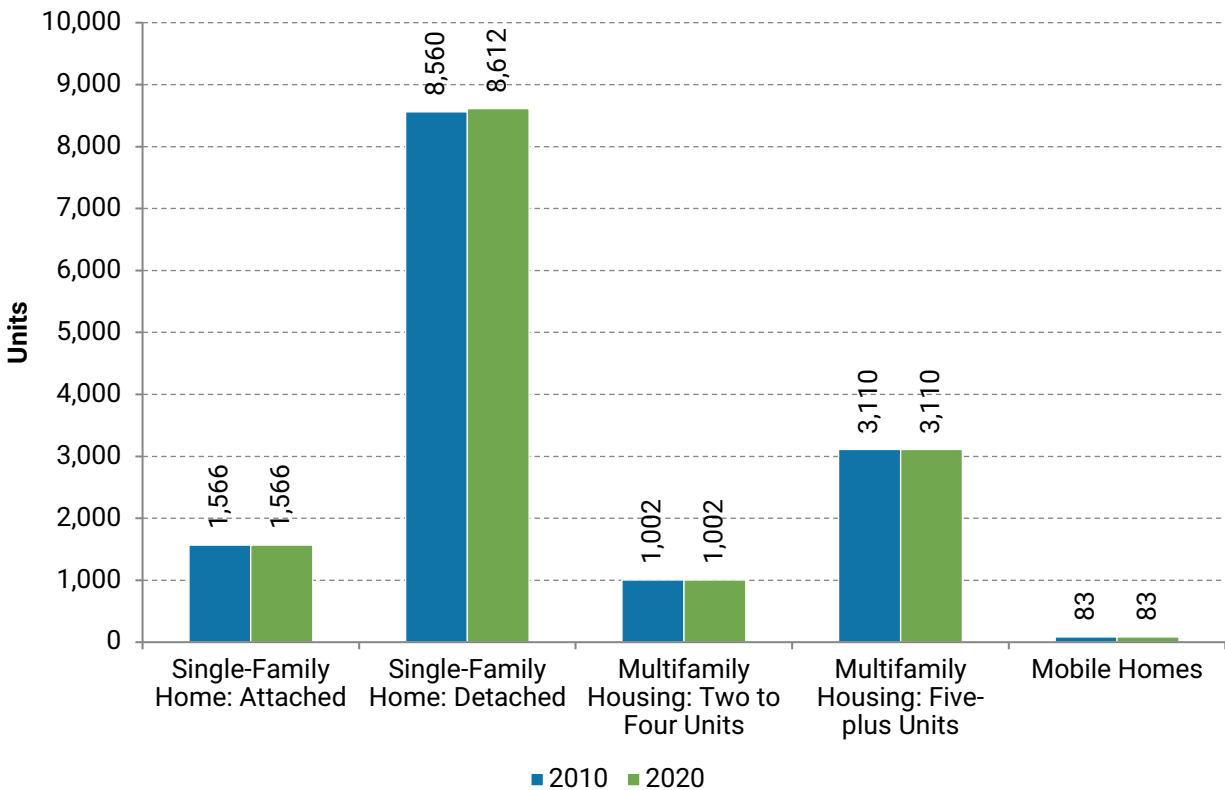
Additionally, the City has a track record of working with non-profit developers to build affordable housing, including BRIDGE Housing, Affordable Housing Associates, Mercy Housing, and Contra Costa Interfaith Housing. The City is committed to continuing to work with these and other non-profit developers to provide new affordable housing units, including ELI units.

Housing Supply

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in “missing middle housing” – including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units (ADUs). These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

The housing stock of Pleasant Hill in 2020 was made up of 59.9 percent single family detached homes, 10.9 percent single family attached homes, 7.0 percent multifamily homes with two to four units, 21.6 percent multifamily homes with five or more units, and 0.6 percent mobile homes (see Figure 4-44). In Pleasant Hill, the housing type that experienced the most growth between 2010 and 2020 was Single-Family Home: Detached.

Figure 4-44 Housing Type Trends



Universe: Housing units

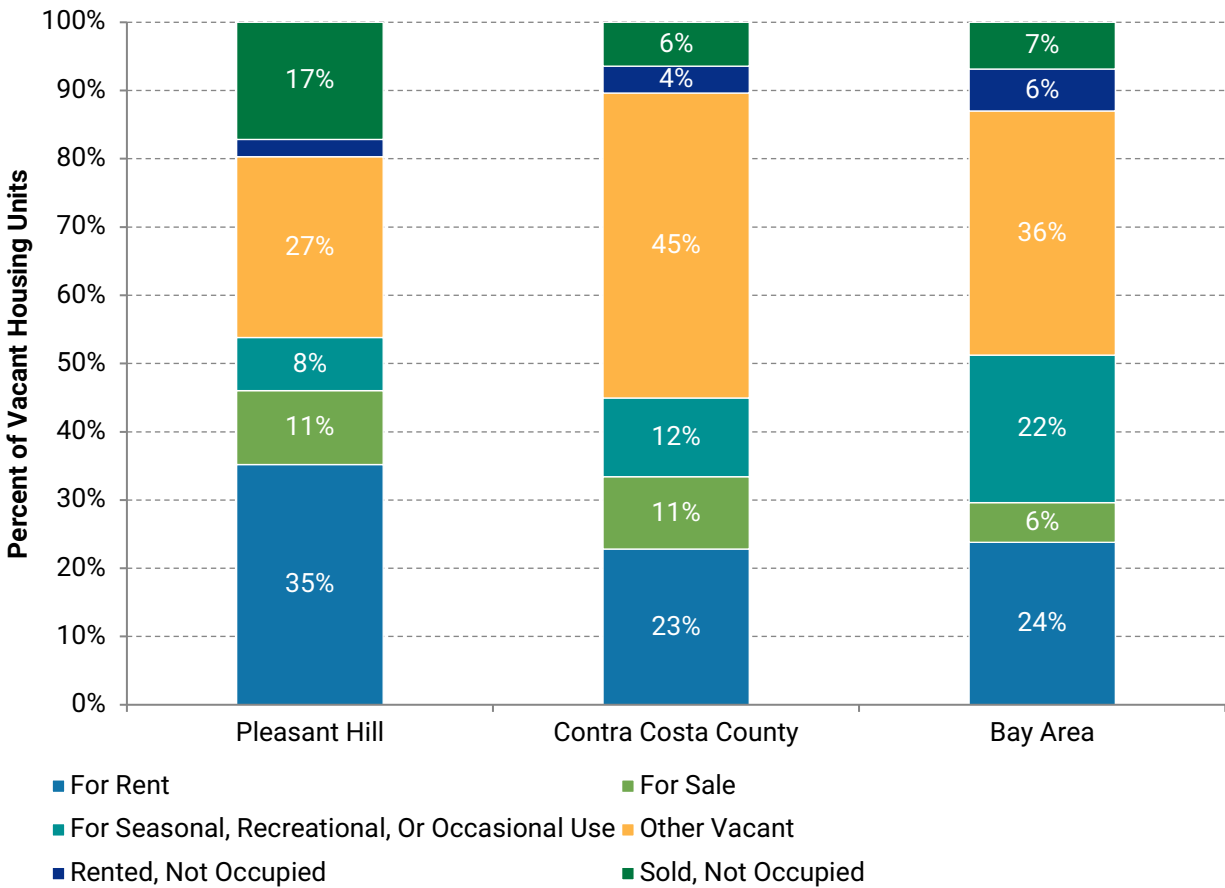
Source: California Department of Finance, E-5 series

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-01.

Housing Vacancy Rate

Pleasant Hill has 554 units of vacant housing, which equates to a 3.8 percent vacancy rate out of the 14,373 total units in the city. Among the vacant units, a majority of the vacant units are those for rent who are currently not occupied. This is followed by “other vacant” units, which are units vacant due to foreclosure, legal proceedings, repairs, being on the market, abandonment, or vacancy due to incarceration or other reasons. 8 percent of vacant units are noted to be recreational or occasional use vacancies, which signifies an owners’ second property for vacations, or a property currently in use for short-term renting through services such as AirBNB and VRBO. Compared to the entire Bay Area, which has an approximate 5.6 percent vacancy rate for rental units as of 2022, Pleasant Hill has a low vacancy rate.

Figure 4-45 Housing Vacancy Rate



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004
 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-03.

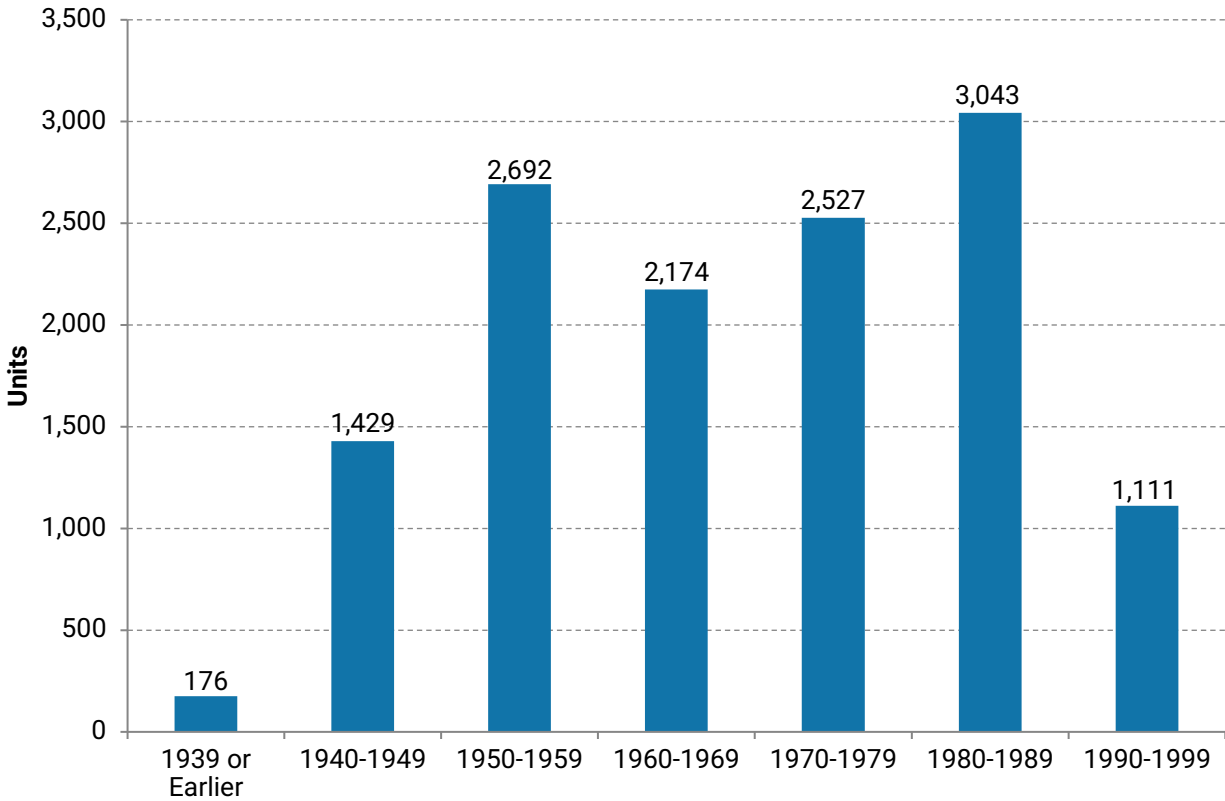
Housing Conditions and Rehabilitation Needs

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In Pleasant Hill, the largest proportion of the housing



stock was built in the 1980s, with 4,744 units constructed during this period (see Figure 4-46). Since 2010, 2.0 percent of the current housing stock was built, which is 292 units.

Figure 4-46 Housing Units by Year Structure Built



Universe: Housing units
 Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034
 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-04.

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 Figure 4-46). 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. The City estimates that less than five percent of the housing stock is in substandard condition or in need of major rehabilitation. This number was determined based on Code Enforcement cases, building department permits issued, and field observations. In Pleasant Hill, most homes that have these conditions are typically purchased for remodel and resale with a very quick turnaround.

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.

Affordable Housing Developments At-Risk of Conversion

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

The data in the table below comes from the California Housing Partnership’s Preservation Database, the state’s most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing. However, this database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in a jurisdiction that are not captured in this data table. There are 193 assisted units in Pleasant Hill in the Preservation Database. Of these units, 0.0 percent are at *High Risk* or *Very High Risk* of conversion. No elderly units nor nonelderly units are at-risk of conversion during the next ten years.

Table 4-16 Assisted Units at Risk of Conversion

Risk of Conversion	Pleasant Hill	Contra Costa County	Bay Area
Low	193	13,403	110,177
Moderate	0	211	3,375
High	0	270	1,854
Very High	0	0	1,053
Total Assisted Units in Database	193	13,884	116,459

Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.

Source: California Housing Partnership, Preservation Database (2020)

-While California Housing Partnership’s Preservation Database is the state’s most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table.

-Per HCD guidance, local jurisdictions must also list the specific affordable housing developments at-risk of converting to market rate uses. This document provides aggregate numbers of at-risk units for each jurisdiction, but local planning staff should contact Danielle Mazzella with the California Housing Partnership at dmazzella@chpc.net to obtain a list of affordable properties that fall under this designation.

-California Housing Partnership uses the following categories for assisted housing developments in its database:

--Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

--High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

--Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

--Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.



Table 4-17 Affordable Unit Inventory

Development	Total Units	Affordable Units	Subsidy Type	Date Deed Restrictions Expire
Grayson Creek Apartments 100 Chilpancingo Pkwy	70	70	Housing Successor, CDBG, MHP	2070
Hookston Manor Senior Apartments 80 West Hookston Rd	100	99	Housing Successor, CDBG	2075
Garden Park Apartments 2387 Lisa Ln	29	27	Housing Successor, CRL	2072
Villa Montanaro Apartments 203 Coggins Dr	157	12	Housing Successor	2036
IMT Pleasant Hill (formerly Lincoln Green Apartments) 225 Coggins Dr	252	4	Housing Successor	Yes, Date Unknown
DVC Triplex Associates 716 Stubbs Rd	21	1	None	2099
Gallery Walk 61 Matisse Ct	133	11	Housing Successor	Yes, 45 years
Ellinwood Apartments 400 Longbrook Way	154	19	None	2073
Total	917	244		

Source: City of Pleasant Hill, 2022. Pleasant Hill Successor Annual Report, 2019-2020

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

Cost and Funding for Affordable Housing Preservation

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.”

In 2014, 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”) completed a large-scale affordable housing development cost study within California. The study took a deep dive into the various costs associated with providing new affordable housing across 11 defined regions in California. Pleasant Hill falls into the North & East Bay Region defined in the report, which is reported to have an average cost per unit of \$345,000 per unit of affordable housing built. Therefore, if, for example, 10 units were at-risk and were lost, the total replacement cost would be approximately \$3.45 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 10 units would be approximately \$8,500 per month or \$102,000 per year, a

vastly lower price than replacing lost units. If needed, the City of Pleasant Hill could finance preservation through federal block grant programs, such as the HOME Investment Partnerships Program, which can help maintain and create affordable housing.

Qualified Affordable Housing Management Organizations

After the dissolution of the Pleasant Hill Redevelopment Agency, the Contra Costa Housing Authority and local organizations have taken the primary role of acquiring and managing affordable housing properties. The Housing Authority and local organizations, such as Hope, Inc., have a long history of managing and holistically meeting the needs of housing insecure individuals and families. For a more extensive list of organizations which are qualified to acquire and manage affordable housing, see the Community Resources section.



5. Housing Constraints

Constraints on the development of housing are divided into governmental constraints and non-governmental constraints. Potential governmental constraints include land use controls, codes and code enforcement, on and off-site improvements, fees and exactions, processing and permit procedures, and regulations affecting housing for persons with disabilities. Non-governmental constraints include the price of land, cost of construction, flooding, conservation easements and long-term vineyard leases, and a lack of rental accessory dwelling units.

Key Findings

- Pleasant Hill’s Zoning Code allows for a variety of housing types in the city including multiple-family units, transitional and supportive housing, single-room occupancy units, manufactured and mobile homes, and accessory dwelling units. However, Pleasant Hill should update the Municipal Code to allow for low-barrier navigation centers and to allow transitional and supportive housing by-right in zones allowing multifamily and mixed uses. The City should also update the Density Bonus Ordinance and Accessory Dwelling Unit Ordinance for compliance with recent State law.

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 availability 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.”

There are no significant undue or uncommon governmental constraints to housing in Pleasant Hill. Pleasant Hill allows a variety of housing types by right and continually monitors the effects of the Inclusionary Housing Ordinance and former Measure B provisions for any possible negative effect on housing production. Pleasant Hill also prioritizes affordable housing projects throughout the discretionary review process to reduce any undue time constraints that may come from review. The City is committed to reducing and or removing any governmental constraints, where appropriate, to encourage affordable housing development.

Former Measure B Provisions

Various provisions contained in the General Plan and Zoning Ordinance originate from a previous City initiative measure termed “Measure B” that ceased to be effective in 1996. This measure, in addition to building height and mass limitations, imposed limitations on rezoning to higher residential densities. While the measure ceased to be effective 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 provision was repealed by City Council unanimously in February 2020 as a part of Resolution 20-20.

The Zoning Ordinance also incorporated a provision that limits the height of structures to 35 feet. Through 2022, 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.

According to city staff, no projects have been denied due to former Measure B provisions. In order to ensure that these provisions do not pose an unreasonable constraint to future housing development, Program H commits the City to monitoring development annually. 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.

Inclusionary Housing

The City of Pleasant Hill Zoning Ordinance includes an inclusionary provision to provide affordable housing. This ordinance has been in place since 1996 and was updated in 2004, 2005, 2016, 2017, and 2019. 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 of units as accessory dwelling units to low-income; or 25 percent of units to qualifying seniors. 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 prior planning periods, a number of low- and very-low-income units were produced as a result of this ordinance including eight very-low and four moderate units at Villa Montanaro and four low-income units at Iron Horse Park Apartments. The City also has \$543,000 of in-lieu fees being held in a fund that is dedicated to being used solely for affordable housing. The City recently earmarked \$400,000 in December 2020 to assist with a pending affordable housing project at 250 Cleveland Road.

Through Ordinance No. 928, the Inclusionary Ordinance was amended to allow for new residential developments to satisfy Inclusionary Ordinance requirements through allocating twenty percent of



dwelling units as inclusionary accessory dwelling units. Inclusionary accessory dwelling units are defined as deed-restricted low income ADUs on site on a larger residential property or project. 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. The new method of fulfilling the Inclusionary Ordinance was used by the 401 Taylor Boulevard multi-family residential project, which included 6 deed restricted units and 0.2 units paid by an in-lieu fee during its planning phase.

Many developers use the accessory dwelling unit option to comply with the inclusionary ordinance. In fact, some developers have stated that the accessory dwelling units are a positive amenity.

In order to ensure that the inclusionary provisions do not pose an undue constraint to housing production, Program U is included in the Housing Plan to monitor the effect of the inclusionary housing ordinance on the cost and supply of housing. Additionally, the program stipulates such that if the ordinance does present an obstacle to development of the City's fair share of regional housing needs, the City will revise the ordinance accordingly.

Manufactured Homes and Mobile Home Parks

Manufactured homes, defined by California state law as factory-built housing whereas all concealed parts or processes of manufacturing cannot be inspected before installation, account for 0.6 percent of Pleasant Hill's housing stock with 83 total units.

California Government Code 65582.3 states that manufactured homes, given that they are certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, shall be subject to the same development standards to which a conventional single family residential dwelling on the same lot would be subject to with any additional architectural requirements imposed on manufactured homes being limited to roof overhang, roofing material, and siding material.

Manufactured homes are permitted in all residentially zoned districts with a certificate of compatibility, which is subject to approval by the Architectural Review Commission. The requirements of the certificate of compatibility conforms to the allowable regulations of manufactured homes as defined in California Government Code 65582.3. The following, as detailed in PHMC Section 18.20.090(B) are the requirements for a certificate of compatibility:

PHMC § 18.20.090(B) Manufactured homes – Requirements for certificate of compatibility.

1. Location criteria. Manufactured homes are not allowed:
 - a. On substandard lots that do not meet the dimensional standards of PHMC § 18.20.030; or
 - b. On a lot with an average slope of more than 10%, or on any portion of a lot where the slope exceeds 15%.Except as modified herein, all other provisions contained in this section shall remain in full force and effect.
2. Design criteria. A manufactured home shall be compatible in design and appearance with residential structures in the vicinity and shall meet the following standards:
 - a. It must be built on a permanent foundation approved by the chief building official;
 - b. It must have been constructed after June 15, 1976, and must be certified under the National Manufactured Home Construction and Safety Standards Act of 1974;
 - c. The unit's skirting must extend to the finished grade;
 - d. Exterior siding must be compatible with adjacent residential structures, and shiny or metallic finishes are prohibited;
 - e. The roof must be of concrete or asphalt tile, shakes or shingles complying with the most recent edition of the adopted building codes under PHMC Title 14;
 - f. The roof must have eaves or overhangs of not less than one foot;

- g. The floor must be no higher than 20 inches above the exterior finished grade; and
- h. Required covered parking shall be compatible with the manufactured home design and with other buildings in the area.

There is only one mobile home park in the city limits, Park Royale Mobile Home Park, which is located on the eastern border of the city adjacent to Concord. As of June 2022, there are 30 travel trailers and 12 mobile homes located in the Park, which accounts to 42 units.

During the planning period, no manufactured home projects were denied as a result of these provisions and no applications for certificate of compatibility were submitted to the City. Program J commits the City to continually allowing the development of manufactured housing subject to applicable State and Federal laws, in addition to local architectural design standards.

Accessory Dwelling Units (ADU)

Accessory Dwelling Units (ADUs), also known as secondary dwelling units, have been identified nationwide and by the State as an important strategy in addressing the needs of low-income households and communities with high rental prices. ADUs are not considered a housing constraint and comply with State law.

With the passage of SB 13 and AB 68 in 2019, ADUs have become an even more important option for homeowners to gain additional income and assist with the Bay Area's long standing housing crisis. The City of Pleasant Hill has implemented a state law-compliant ordinance that considers various types of ADUs, how they are permitted, and how they are defined.

In Pleasant Hill, there are three primary types of ADUs: Junior ADUs (JADU), Single-Family ADUs, and Multi-Family ADUs. JADUs are dwelling units created within existing single-family dwellings that do not exceed 500 square feet in size. For example, a family could convert a master bedroom in their single-family home, provide a separate entrance, and file through the City to create a JADU that could be rented out. Single Family ADUs can come in three forms: conversion, detached, and attached. Multi-Family ADUs can come in the conversion and detached forms.

The conversion ADU form comes from the conversion of existing space in a home to a housing unit. For example, in a single-family home, a garage can be converted to an ADU, while in a multifamily building, an unused recreation room can be converted into an ADU. The detached ADU form comes from the new construction of buildings on the same lot of an existing structure. This is commonly referred to as a casita or a granny flat in existing communities. Attached ADUs are connected additions to an existing single-family home, such as a new room being built from a yard.

To ensure that ADUs can be built without significant constraints, most ADUs are eligible for a building-permit only review process, which skips the ADU Permit review process. Specific stipulations for skipping an ADU permit are available from the City online or through the permit counter.

Given these various options, the low regulatory barrier of entry, the market demand for housing, and income opportunities, residents in Pleasant Hill have been building ADUs on their lots. Between 2018 and 2021, 68 ADUs were permitted. Based on two online listings on Craigslist for ADUs for rent in April 2022, the average price is \$2,398 per month for ADUs ranging from 754 square feet to 875 square feet. Based on state 2020 income limits for 2-person households, affordable rents are \$2,009 for low-income households and \$2,511 for moderate-income households. Based on this market information, secondary units are an important strategy in addressing the needs of low to moderate income residents of the community.



The City allows ADUs as a permitted use in all residential zones without need for a conditional use permit. Although the City updated the Accessory Dwelling Unit Ordinance in December 2022 (Ordinance No. 960), the California Department of Housing and Community Development discovered several areas which were not consistent with State ADU Law. This includes, but is not limited to, timing and process, maximum sizes and set-back requirements. Program O commits the City to update the ADU ordinance in compliance with state law. Additionally, Program P commits the City to continuing its advocacy for accessory dwelling units through incentives and education.

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. SRO housing is not considered a housing constraint and complies by State law. During the 2015-2023 planning period, the City passed an ordinance that allowed and established development provisions for single-room occupancy projects.

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.

There are no special constraints to SRO housing in Pleasant Hill. Program N commits the City to continuing to allow SRO development in the future.

Emergency Homeless Shelter Management Standards

Senate Bill 2 of 2007 strengthened the planning requirements for local governments around emergency shelters and transitional/supportive housing. Pleasant Hill, through PHMC § 18.20.085(B), currently complies with state law related to SB2.

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(B) 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.

The City's parking requirements for emergency shelters do not comply with the new parking standards outlined in AB 139, which dictate that parking for emergency shelters should only be the number of spaces necessary for staff working in the shelter and no more than other uses in the same zones. Program O commits the City to adopting revisions to §18.20.085 *Special housing* for compliance with state AB 139.

AB 2339 Analysis

Due to new State law, AB 2339, which amended Government Code section 65583 and took effect in 2023, jurisdictions must now provide capacity for emergency shelters in a zone(s) that allow residential uses and must expand the definition of emergency shelters to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care. The City is currently (2023) not in compliance with State law as it only allows emergency shelters by-right in the LI zone – which don't allow residential uses – and does not include other interim interventions within the definition of emergency shelters.

Zone Capacity

The Contra Costa County 2023 Homeless Point-in-Time (PIT) count identified 31 unsheltered individuals in Pleasant Hill. As discussed above, there are several parcels in the LI zone that could be appropriate for emergency shelters, including APN 148-371-010. The parcel includes 8,194 square feet of building area and 6,000 square feet of usable yard space. The underutilized site is in proximity to transit options along Buskirk Avenue. Based on the calculation methodology established within Government Code Section 65583 by AB 2339 that requires a minimum of 200 square feet per person, this parcel alone has potential capacity for more than 40 people, which exceeds the capacity identified in the most recent PIT count. Despite sufficient capacity, however, there are no parcels within the LI zone that are in proximity to goods and services, which is out of compliance with State law.

Conclusion

In response to the State law compliance issues identified above, Program O includes actions committing the City to revising the Municipal Code to allow for emergency shelters in compliance with recent amendments to Government Code section 65583 subdivision (a)(4), by:

- Allowing emergency shelters in a zone allowing residential uses with sufficient capacity to meet or exceed the most-recent point in time count; and
- Revising the definition of emergency shelter to include interim interventions, including, but not limited to, navigation centers, bridge housing, and respite or recuperative care.



[The program also commits the City to complete a capacity analysis at the time of the Municipal Code Amendment to ensure that the identified zone includes available sites appropriate for development as an emergency shelter.](#)

Transitional and Supportive Housing

With the continuing prevalence of the housing crisis and associated homelessness crisis across the state, Assembly Bill 2162 (AB 2162) was passed in 2018 to help reduce the constraints of development for two types of housing, transitional and supportive housing, which are housing types targeted to those experiencing housing insecurity.

Transitional housing is housing defined as a rental housing development operated under program requirements that require recirculated housing units and the termination of assistance that at least allows for six months of assistance for an individual. Supportive housing is housing without a limit on the length of stay that provides support for everyday life and work for specifically vulnerable communities, such as those with mental illness, those with chronic health conditions, those eligible for service under the Lanterman Developmental Disabilities Services Act, veterans, and emancipated minors.¹

AB 2162 specifically requires transitional and supportive housing, by right, to be allowed in zones where multifamily and mixed uses are permitted. Through this law, transitional and supportive housing would be required to be subject only to restrictions that apply to other residential dwellings in the same type of zone. Pleasant Hill, through the specifically described residentially allowed uses in PHMC § 18.15.020, considers transitional and supportive housing as a residential use subject only to the same requirements that apply to other residential dwelling of the same type in the same zone. The City does not comply with state law associated with AB 2162. Program O commits the City to revising the municipal code to allow transitional and supportive housing in all multifamily and mixed use zones by-right (without discretionary action).

Low Barrier Navigation Centers

California Government Code Section 65660 identifies low barrier navigation centers as facilities that focus on moving people into permanent housing and connecting temporary residents with opportunities for income, public benefits, health services, shelter, and housing. Similar to displaced persons shelters, these facilities are intended to accommodate people with disabilities, pets and their owners, partners (if not a gender-specific site), the storage of possessions, and survivors of domestic violence. Specifically, the State mandates that low barrier navigation centers have services “to meet the diverse needs of (the) population.” By state law, low barrier navigation centers must be allowed by right in multifamily and multiple-mixed-use zones. In addition, local governments may not impose parking requirements on low barrier navigation centers.

The City is not currently in compliance and has included Program O to commit the City to amend the Zoning Code for compliance with California Government Code Program Section 65660. In updating the Code, the City shall list low barrier navigation facilities as allowed by-right wherever multiple-unit dwellings and mixed-use development are allowed.

¹ For a full list of eligible groups, see California State Code § 65582(i).

Housing for Agricultural Employees

Sections 17021.5 and 17021.6 of the California Health and Safety Code establish specific requirements for the permitting of agricultural employee housing in a jurisdiction's zoning code. Specifically, Section 17021.5 mandates that "employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use". Furthermore, designated employee housing, as defined above, cannot be subject to Conditional Use Permit requirements, zoning variance fees, taxes, or any other requirement other than those pertaining to a traditional single-family structure. Section 17021.6 pertains to larger employee housing facilities featuring a maximum of 36 beds in group quarters, or 12 single-family units. Under this law, such units are deemed an agricultural land use and cannot be subject to any restrictions, conditional use permit requirements, zoning variance, fees, taxes, or other requirements not imposed on other agricultural uses in the same zone.

The Pleasant Hill Municipal Code does not define or allow employee housing for agricultural employees and is not in compliance with Health and Safety Code, § 17000 et seq. Program O commits the City to defining agricultural employee housing for six or fewer employees as a single-family structure, permitted in the same manner as other dwellings of the same type in the same zone.

Related to compliance with 17021.6, the City does not have any agricultural zones, does not allow agricultural uses, and does not subject larger employee housing facilities to any restrictions, conditional use permits requirements, zoning variance, fees, taxes, or other requirements not imposed on other agricultural uses in the same zone.

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 four weeks for a single-family remodel to up to approximately six months for a major multifamily project. The City of Pleasant Hill is committed to assisting developers with the permitting process, processing housing projects expeditiously, and preserving the quality of its neighborhoods.

To assist residents and developers with the process of completing permits for residential structural alterations, ADUs, or the construction of new buildings, the City has provided an online, interactive permit guide through Camino Technologies. This permit guide allows developers to move through the permitting process one step at a time to ensure they have all the materials and forms ready for all city permits. The guide also allows the creation of an account, which allows for easy reference and the saving of progress in the app. Additionally, the City has also provided two instructional videos to assist in the use of the online permit guide.



Figure 4-47 Pleasant Hill Interactive Permit Guide

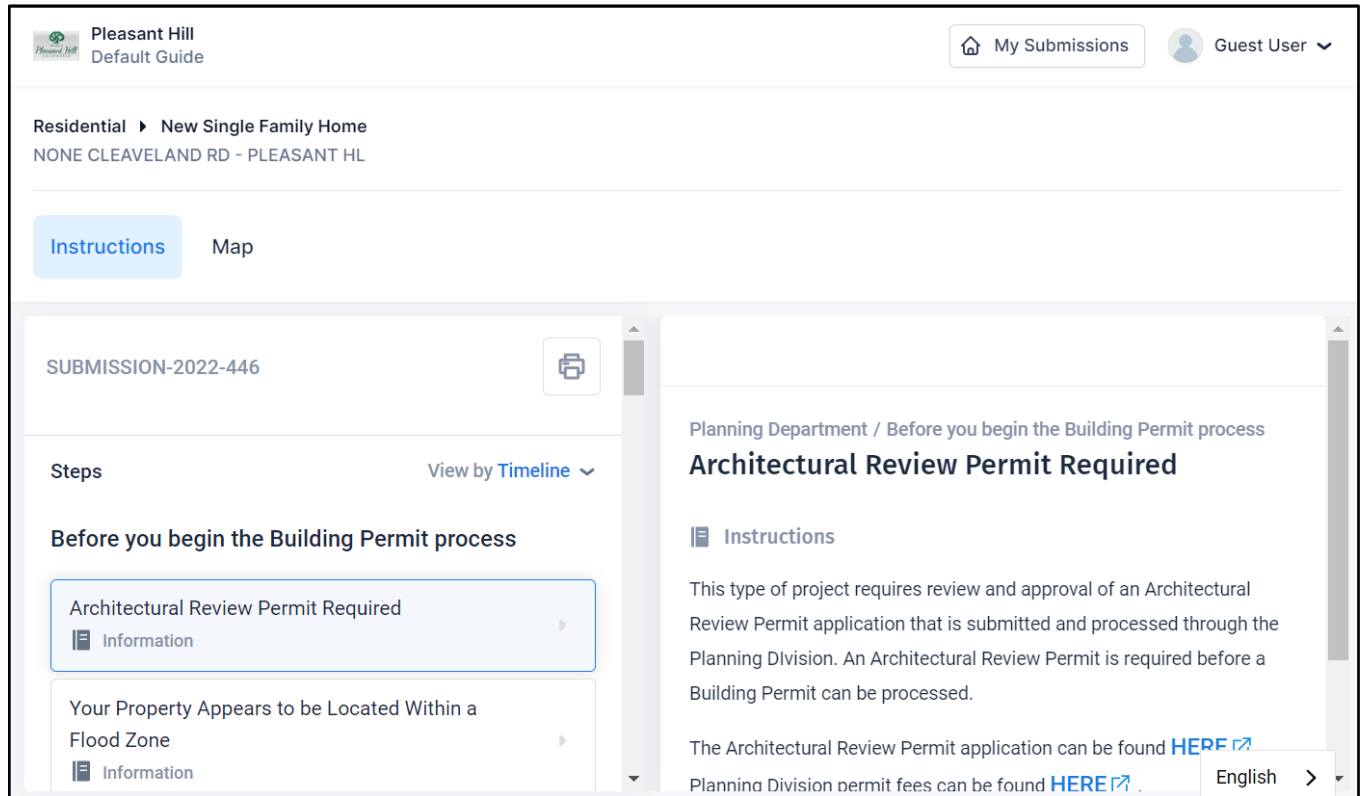


Table 4-18 describes—for single family residential, multifamily residential, and mixed-use projects—the types of permits issued, typical permit processing times, standard and discretionary approval procedures, and landscaping and design regulations. Since most Pleasant Hill sites are urban infill, categorical 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 Standards and Guidelines and/or any other applicable site-specific design standards (e.g., within a specific plan area).

Streamlined Review. The City adopted Objective Residential Design and Development Standards (ODDS) for single-family and multi-family residential development in March 2022 to comply with the Housing Accountability Act, SB 35, and SB 330. The ODDS establish objective design standards for residential development in the city. Any residential development that complies with the ODDS is approved ministerially by City staff and is not subject to design review and approval hearings. The ODDS are available for public review on the City’s website (pleasanthillca.org/138) and include illustrations to visually communicate required project design features.

Priority Processing. Projects offering more than the minimal number of affordable housing units (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.

Permit Timing: Recent Trends

An analysis of 12 recent residential projects, a mix of single family and multi-family projects, showed an average the time from Planning Approval to Building Permit application is approximately 83 days. This timeline does not hinder the construction of the City’s share of the regional housing need in the planning period.

Table 4-18 Single Family Development Review Procedures

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 ²	Exempt.	Concurrent with permit process.
4. Architectural Review Permit Processing ³	Evaluate compliance with Design Guidelines (Design Review), prepare staff report, Architectural Review Commission public hearing and decision.	4-6 weeks.

Table 4-19 Residential Subdivision Approval Procedures⁴

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.	3-4 weeks (concurrent with Subdivision Application review)
CEQA Determination	Dependent on number of parcels created and project impacts. ⁵	Concurrent with permit process and is not completed until subdivision permit is reviewed. It should be noted that if a Mitigated Negative Declaration or Environmental Impact Report is necessary the timeframe is extended to complete CEQA review.
City Review of Project	Includes review for project impacts and compliance with Design and Development Standards, Design Guidelines (architectural, site design and landscaping), preparation of staff report and conditions of approval.	8-16 weeks (can be concurrent with Subdivision Review)
Hearing and Action	If project is of a significant size, expanded noticing occurs. ⁶	10 days

² All single family residences are Categorically Exempt (Class 3).

³ Public hearing includes notices mailed to Owners and Residents within 300 feet of project site. Notices for projects may also be sent beyond a 300 feet distance from the project site.

⁴ Minor subdivisions are four (4) or fewer parcels. Major subdivisions are five (5) or more parcels.

⁵ 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.

⁶ 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 noticing, newspaper noticing, and a longer noticing period.



Subdivision Map	Process for Map Permit ⁷	Time Period
<i>The following processes for Map Permits run concurrent with each other.</i>		
Completeness & Preliminary Review	Review for submittal completeness.	3-4 weeks
CEQA Determination	Complete CEQA review	Concurrent with permit process. It should be noted that if a Mitigated Negative Declaration or Environmental Impact Report is necessary the timeframe is extended to complete CEQA review
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.	8-16 weeks
Public Hearing and Action	If project is of a significant size, expanded noticing occurs. ⁸	10 days
Final Map	Final map approved by City Council to ensure compliance with approved tentative map.	2-4 weeks, once final map submitted to the City, but occurs after entitlements, but before physical site work.
		<i>Overall Review Time 14-25 Weeks</i>
Optional Permits		
Development Plan (if required) ⁹	Necessary specific application forms including specific request information needed.	Concurrent with Map permit process.
Use Permit (if required) ¹⁰	Compliance with Zoning Ordinance and General Plan through public hearing.	Concurrent with Map permit process.
Minor Exception (if required) ¹¹	Necessary specific application forms including specific request information needed.	Concurrent with Map permit process.
Variance (if required) ¹²	Necessary specific application forms including specific request information needed.	Concurrent with Map permit process.
Planned Unit Development Rezone (if required) ¹³	Compliance with Zoning Ordinance and General Plan through public hearing.	Concurrent with Map permit process, and requires additional time for review by City Council review and approval (four weeks).

⁷ Minor subdivisions may be heard by the Zoning Administrator. Major subdivisions are heard by the Planning Commission.

⁸ 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.

⁹ Development plans are required for all new stores, motels, offices, restaurants, and similar structures designed for an occupancy load of 30 persons or more, property zoned PUD, or an addition of 7,000 square feet or more to an existing store, motel, office, restaurant, or similar structure. Construction or modification of single-family residences do not require development plans. (PHMC 18.90.010)

¹⁰ Use Permit required for any adjustments in required parking for multifamily.

¹¹ Minor exceptions are subject to approval by the zoning administrator with appropriate and reasonable findings. Minor exceptions may be requested for fence or wall height, floor area ratio, landscaping area, open space, minimum yards, and other development standards subject to PHMC 18.11.020.

¹² Variance required if requesting deviations from development standards and special circumstances exist.

¹³ 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.

General Plan Amendment ¹⁴	Necessary specific application forms including specific request information needed	Concurrent with Map permit process, and requires additional time for review by City Council review and approval (four weeks)
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¹⁴ A general plan amendment may be required for developments that do not match their underlying parcel's general plan land use designation. Developments that meet density bonus requirements and receive a density bonus are not required to submit a general plan amendment if they exceed the allowed residential density of their underlying parcel's general plan land use designation. (PHMC 18.20.150)



Table 4-20 Multifamily Development Review Procedures

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 ¹⁵	Exempt.	Concurrent with permit process.
4. Zoning Administrator review	Staff review for compliance with applicable development standards.	1 week
5. Architectural Review Permit Processing ¹⁶	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).

¹⁵ All single-family residences are Categorically Exempt (Class 3).

¹⁶ Public hearing includes notices mailed to Owners and Residents within 300 feet of project site.

Residential Development Standards

Table 4-21 summarizes Residential Development Standards. PUDs and projects with affordable housing may exceed the standards for building height, FAR, and coverage. While land use controls and standards for residential development do not adversely constrain the production of affordable housing under current zoning, the City is proposing changes to the General Plan and Zoning Code to facilitate residential housing development up to 40 dwelling units per acre (du/ac) and mixed use development up to 100 du/ac. Various current development standards constrain development at these densities. Program H in the Draft Housing Element commits the City to revising development standards through the upcoming Zoning Code Update, expected to be adopted in 2024.

As shown on the table below, under existing zoning, residential structures in the city may be 2.5 stories and 35 feet in height. These requirements constrain the development of housing at the densities proposed in the Draft Housing Element and General Plan Update.

Open space for multifamily projects is required at 200 square feet per unit and may be provided on private patios or balconies or in shared outdoor areas. These requirements do not constrain the development of multifamily housing.

Under existing zoning, maximum lot coverage is 40 percent. This requirement is a constraint to multifamily and mixed-use development at the densities proposed in the Draft Housing Element and General Plan Update.

Along scenic routes, front setbacks are required to be 50 feet. This requirement constrains the development of housing along scenic routes.

Table 4-22 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.

While parking requirements are generally low, studio units are required to provide 1.5 parking spaces and multifamily units must provide one guest space for every two units. These two requirements constrain the development of these two housing types.



Table 4-21 Residential Development Standards Summary

PHMC §18.20.030	R-20	R-15	R-10	R-10A	R-7	R-6	MRVL	MRL	MRM	MRH
Minimum Site Area per Dwelling Unit (sq. ft.) ¹⁷	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
Minimum Yards:										
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										
Maximum Building Height (feet) ¹	35	35	35	35	35	35	35	35	35	35
Maximum Number of Stories¹										
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 Coverage¹										
Maximum Lot Coverage ¹	25%	25%	30%	35%	35%	35%	40%	40%	40%	40%
Maximum Floor Area Ratio¹										
Maximum Floor Area Ratio ¹	40%	40%	40%	40%	40%	40%	-	-	-	-
Open Space										
Open Space	-	-	-	-	-	-	-	-	-	-
Scenic Route setback where applicable										
Scenic Route setback where applicable	50	50	50	50	50	50	50	50	50	50
Minimum Site Landscaping										
Minimum Site Landscaping	-	-	-	-	-	-	35%	35%	30%	25%
Fences and Walls										
Fences and Walls	-	-	-	-	-	-	-	-	-	-
Supplemental Regulations										
Supplemental Regulations	-	-	-	-	-	-	-	-	-	-
Nonconforming Structures										
Nonconforming Structures	-	-	-	-	-	-	-	-	-	-

Additional development regulations may apply. For guidance, see the official PHMC Schedule 18.20.030. For more information, see PHMC 18.20.040. For creek setback information, see PHMC 18.50.150. For supplemental regulations, see PHMC 18.20.050 through 18.20.140 and Part 4. For nonconforming structures, see PHMC Chapter 18.65.

¹⁷ PUDs and/or projects with affordable housing may exceed these standards upon approval by the Planning Commission and City Council.

Table 4-22 City Residential Parking Requirements

SCHEDULE 18.55.030A OFF-STREET PARKING AND LOADING SPACES REQUIRED	
Use Classification	Off-street Parking Spaces
Accessory dwelling unit	Generally, one off street parking space with several exceptions allowing for no need for dedicated parking. For more details, see PHMC § 18.20.095.
Bed and breakfast	1 per guest bedroom, plus 2 for the primary dwelling unit.
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.
Single family residential	For new construction, 2 spaces per dwelling unit both of which must be fully enclosed.
Single-room occupancy	Same as group residential.

Source: Pleasant Hill Municipal Code Schedule 18.55.030A and Section 18.20.095

Reduced parking for single uses (PHMC 18.55.050)

The zoning administrator may approve a use permit for up to a 10% reduction in the number of parking spaces and the planning commission may approve a use permit for more than a 10% reduction in the number of spaces to less than the number specified in Schedule 18.55.030A or 18.55.030B; provided, that the following findings are made:

- A. The parking demand will be less than the requirement in the schedules; 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 zoning administrator or 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

Several 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:

- The Choice in Aging Campus, a high-density low-income senior apartment complex built at 73 dwelling units per acre on an underutilized site with 82 units, of which 81 are lower-income and 1 is above-moderate, reserved for an on-site manager of the facility;
- 85 Cleaveland Road, a very high-density apartment complex built at 81 dwelling units per acre on an underutilized site with 189 units, of which nine are very-low income and nine are



moderate income. This project was granted its own General Plan land use designation, which allows for the highest ever density in the City's history;

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

As mentioned previously, the City is currently undertaking General Plan and zoning code updates and has included Program H in this Housing Element committing the City to evaluate development standards related to height, parking, lot coverage, and setbacks along scenic routes to remove constraints to housing development through the Zoning Code Update. Additionally, Program M commits the City to providing opportunities for the Zoning Administrator approval of variances or exclusions from standards to encourage feasibility of construction of affordable units, as well as those for seniors and others with special housing needs and the local workforce.

Housing for Persons with Disabilities

Definition of Family

Since the last Housing Element, the City has addressed concerns about the definition of "Family" in the PHMC constituting a constraint for group housing facilities. The City amended the definition of "Family" in PHMC § 18.140.010 and complies state law.

PHMC 18.140: "Family. One or more persons occupying premises and living as a single nonprofit housekeeping unit, as distinguished from a group occupying a boarding or lodging house, hotel, club, or similar dwelling for group use. A family shall not include a fraternal, religious, social, or business group. A family shall be deemed to include domestic employees.

The City's definition of "family" is not a constraint to housing for persons with a disability.

Reasonable Accommodation

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. The City's Reasonable Accommodation Ordinance (PHMC 18.112) provides individuals with disabilities reasonable accommodation in regulations and procedures to ensure equal access to housing, and to facilitate the development of housing.

Policies for requesting reasonable accommodation under PHMC 18.112.030 include:

A. Request. A disabled person may request a reasonable accommodation in the application of the city's land use and zoning regulations. Such a request may include a modification or exception to the requirements for the siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers. A reasonable accommodation cannot waive a requirement for a conditional use permit when otherwise required or result in approval of uses otherwise prohibited by the city's land use and zoning regulations.

B. Availability of information. Information regarding this reasonable accommodation procedure shall be prominently displayed at the public information counters in the planning division, advising the

public of the availability of the procedure for eligible applicants, and be made available in any other manner as determined by the director.

C. Assistance. If an applicant needs assistance in making the request, the planning division will endeavor to provide the assistance necessary to ensure that the process is available to the applicant.

D. Balancing rights and requirements. The city will attempt to balance (1) the privacy rights and reasonable request of an applicant for confidentiality, with (2) the land use requirements for notice and public hearing, factual findings and rights to appeal, in the city's requests for information, considering an application, preparing written findings and maintaining records for a request for reasonable accommodation.

Approval authority under PHMC 18.112.050 includes:

A. Approval authority.

1. Zoning administrator. The zoning administrator has the authority to review and decide upon requests for reasonable accommodation, including whether the applicant is a disabled person within the meaning of this chapter, except as noted in subsection A.2 of this section. The zoning administrator may refer the matter to the planning commission or architectural review commission, as appropriate.

2. Planning commission. The planning commission has the authority to review and decide upon requests for reasonable accommodation, including whether the applicant is a disabled person within the meaning of this chapter, when referred by the zoning administrator or when a reasonable accommodation request includes any encroachment into the front yard setback area, results in a building size increase above what is allowed in the applicable zoning district with respect to height, lot coverage and floor area ratio maximums, or whenever a reduction in required parking is requested.

3. Architectural review commission. The architectural review commission has the authority to review and decide upon requests for reasonable accommodation, including whether the applicant is a disabled person within the meaning of this chapter, when referred by the zoning administrator.

B. Notice. No advance notice or public hearing is required for consideration of reasonable accommodation requests by the zoning administrator. Requests for reasonable accommodation subject to review by the planning commission or architectural review commission shall require advance notice and a public hearing pursuant to the requirements of PHMC § 18.80.030.

C. Decision. The zoning administrator shall render a decision or refer the matter to the planning commission or architectural review commission within 30 days after the application is complete, and shall approve, approve with conditions or deny the application, based on the findings set forth in PHMC 18.112.060. The decision shall be in writing and mailed to the applicant and to all residents and property owners within 300 feet of the project site.

If the application for reasonable accommodation involves another discretionary decision, the reviewing body for that decision shall accept as final the determination regarding reasonable accommodation by the zoning administrator, unless the reasonable accommodation request has been referred by the zoning administrator to the planning commission or architectural review commission for consideration.



If the application for reasonable accommodation is referred to, or reviewed by, the planning commission or architectural review commission, a decision to approve, approve with conditions or deny the application shall be rendered within 20 working days after the close of the public hearing, based on the findings set forth in PHMC 18.112.060.

Findings for reasonable accommodation requests under PHMC 18.112.060 include:

A. Findings. The reviewing authority shall approve the application, with or without conditions, if it can make the following findings:

- 1. The housing will be used by a disabled person;*
- 2. The requested accommodation is necessary to make specific housing available to a disabled person;*
- 3. The requested accommodation would not impose an undue financial or administrative burden on the city; and*
- 4. The requested accommodation would not require a fundamental alteration in the nature of a city program or law, including land use and zoning.*

B. Other requirements.

- 1. An approved request for reasonable accommodation is subject to the applicant's compliance with all other applicable zoning regulations.*
- 2. A modification approved under this chapter is considered a personal accommodation for the individual applicant and does not run with the land.*
- 3. Where appropriate, the reviewing authority may condition its approval on any or all of the following:*
 - a. Inspection of the property periodically, as specified, to verify compliance with this section and any conditions of approval;*
 - b. Removal of the improvements, where removal would not constitute an unreasonable financial burden, when the need for which the accommodation was granted no longer exists;*
 - c. Time limits and/or expiration of the approval if the need for which the accommodation was granted no longer exists;*
 - d. Recordation of a deed restriction requiring removal of the accommodating feature once the need for it no longer exists;*
 - e. Measures to reduce the impact on surrounding uses;*
 - f. Measures in consideration of the physical attributes of the property and structures;*
 - g. Other reasonable accommodations that may provide an equivalent level of benefit and/or that will not result in an encroachment into required setbacks, exceedance of maximum height, lot coverage or floor area ratio requirements specified for the zone district; and*
 - h. Other conditions necessary to protect the public health, safety and welfare.*

Appeals related to reasonable accommodation requests under PHMC 18.112.070 include:

A decision by the zoning administrator may be appealed to the planning commission and a decision of the planning commission and/or architectural review commission may be appealed to the city council in accordance with the appeal procedures of PHMC Chapter 18.130.

Generally, PHMC 18.112, as outlined above, establishes administrative procedures for reviewing and approving such requests from persons with disabilities without imposing undue constraints on applicants ~~or~~. However, the ordinance allows the reviewing authority to condition the approval of a reasonable accommodation request based on “e. Measures to reduce the impact on surrounding uses” and “f. Measures in consideration of the physical attributes of the property and structures.” ~~subjecting~~ These findings subject requests to discretionary ~~findings-actions~~ related to community character or compatibility with surrounding uses, which are essentially conditional use permit (CUP) findings. A reasonable accommodation should be a unique exception process from a CUP, especially given its importance in addressing barriers to housing for persons with disabilities. Program O commits the City to amending the Municipal Code to remove constraints from the reasonable accommodation ordinance imposed by approval findings related to impacts on, or compatibility with, surrounding uses, including, but not limited to: 18.112.060(B)(3)(e) and (f). ~~The City’s reasonable accommodation process is not a constraint to housing for persons with disabilities.~~

Additional Relevant Standards

In addition to PHMC 18.112, 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:

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

Table 4-23 Separation Requirements for Group Homes or Care Facilities

Type of care facility	Minimum distance from another such facility
Large, licensed intermediate care facility (7 or more residents) 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.

The requirements outlined in table 4-23 are a constraint to the development of these housing residential care facilities. Program O commits the city to updating the Municipal Code to remove separation requirements for these uses.

Residential Care Facilities

California Government Code Section 65583 requires that housing elements provide a program to “address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities. The program shall remove constraints to and provide reasonable accommodations for housing designed for,



intended for occupancy by, or with supportive services for, persons with disabilities.” In line with encouraging the development of housing for those with disabilities, the State requires that small, licensed residential care facilities (defined as facilities with six or fewer residents) be allowed “by right” in all residential zones. Additionally, the State, through HCD, requires that cities consider constraints to reasonable accommodation for large, licensed residential care facilities (defined as facilities with seven or more residents).

Small, licensed care facilities (6 or fewer residents) are permitted by right in all residential zones and small unlicensed care facilities (6 or fewer residents) are conditionally permitted in all residential zones. Large care facilities (7+ residents), which must be permitted, are conditionally permitted in all multi-family residential zones. Requirements for small unlicensed facilities and large facilities are a constraint to the development these units. Program O commits the City to updating the municipal code to permit small residential care facilities (licensed and unlicensed), as well as large care facilities in all zones allowing residential uses with objectivity to facilitate approval certainty similar to other residential uses of the same form.

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 4-24. 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 12 percent of the total cost of a multifamily apartment.

Table 4-24 Development Fees by Type, Effective September 1, 2022¹⁸

FEE CATEGORY Planning and Application Fees	FEE AMOUNT	
	Single Family	Multifamily
Site Plan Review	N/C	N/C
Architectural Review (ARC)	\$1,319.31	\$185.11/hour
Planned Unit Development	\$185.11/hour	\$185.11/hour
Specific Plan	\$185.11/hour	\$185.11/hour
Development Plan	\$185.11/hour	\$185.11/hour
Building Permit (Building, Planning, Engineering)	See Table 4-25	See Table 4-25
SUBDIVISION		
Certificate of Compliance	\$185.11/hour	\$185.11/hour
Lot Line Adjustment	\$185.11/hour	\$185.11/hour

¹⁸ All fees include 7 percent Accela technology services fee.

Tentative Tract Map	\$185.11/hour	\$185.11/hour
Final Parcel Map	\$185.11/hour	\$185.11/hour
Vesting Tentative Map	\$185.11/hour	\$185.11/hour
ENVIRONMENTAL		
Environmental Impact Report	Actual Cost + 10%	Actual Cost + 10%
Negative Declaration	\$185.11/hour	\$185.11/hour
Mitigated Negative Declaration	Cost + 10%	Cost + 10%
IMPACT		
Police	N/C	N/C
Fire	\$158 + \$632 for sprinklers	\$790 (per model)
Parks	Based on Land Value	Based on Land Value
Water	\$32,340.00 (CCWD) \$34,760.00 (EBMUD) \$25,728.00 (MWD)	Site Specific
Sewer Hook-up	\$9,300.00 to \$10,800	\$6,752/unit
Solid Waste	N/C	N/C
Traffic Mitigation Fee	\$3,879.00/unit	\$3,110.00/unit
Drainage Fee	\$0.92/sq ft	\$0.92-\$1.22/sq ft
School	\$4.08/sf	\$4.08/sf
Proportion of Fee in Overall Development Cost for a Typical Residential Development		
Development Cost for a Typical Unit	Single Family	Multifamily
Typical estimated fees per unit	\$60,000	\$43,000
Typical estimated cost of development per unit*	\$500,000	\$360,000**
Estimated proportion of fee cost to overall development cost	12%	11.9%

* Single family home square footage estimate provided via personal communication in April 2022 with Sean Carroll of S&C Construction, Concord, CA., and Maria Campos of KLC Consulting Engineering, El Cerrito, CA. Multi-family home square footage estimate provided by the City of Pleasant Hill, with financing rates provided from Select Commercial Funding, LLC, and land costs calculated from Zillow data of a recent land sale at 170 Cleveland Road.

**Assumes 1,200sqft unit in a six-unit multifamily development, with total construction cost of \$300/sqft exclusive of profit, but including land, fees, material, labor and financing. Construction costs per square foot for single and multifamily developments are documented in the Non-governmental Constraints section below.



Table 4-25 Building Permit Fee Schedule – Pleasant Hill

Building Value	Scheduled Price
\$1-500	\$75
\$510-2,000	\$75 for the first \$500 plus \$4 for each additional \$100, or a fraction thereof, to and including \$2,000
\$2,001-\$25,000	\$115 for the first \$2,000 plus \$17 for each additional \$1,000, or a fraction thereof, to and including \$25,000
\$25,001-\$50,000	\$595 for the first \$25,000 plus \$12 for each additional \$1,000, or a fraction thereof, to and including \$50,000
\$50,001-\$100,000	\$992 for the first \$50,000 plus \$9 for each additional \$1,000, or a fraction thereof, to and including \$100,000
\$100,001-\$500,000	\$1,511 for the first \$100,000 plus \$4 for each additional \$1,000, or a fraction thereof, to and including \$500,000
\$500,001-\$1,000,000	\$4,905 for the first \$500,000 plus \$6.0 for each additional \$1,000, or a fraction thereof, to and Including \$1,000,000
\$1,000,001 and up	\$8,534 for the first\$1,000,000 plus \$5 for each additional\$1,000, or a fraction thereof
Building Permit Submittal Deposit	50% of Permit Fee

Source: City of Pleasant Hill, 2022.

As shown in the tables above, there are various development fees. These include citywide, planning division, building division, and engineering division fees. As many fees are subject to the Bureau of Labor Statistics Consumer Price Index (CPI) annual adjustment, please visit pleasanthillca.org/80 for the most up to date city fees. The fees listed in the Table 4-24 and Table 4-25 are according to fees enacted on August 31, 2021.

Pleasant Hill currently complies with all relevant state codes as noted regarding development procedures, standards, and fees. As such, there are no unnecessary governmental fee-based constraints to housing affordability or availability.

Permit Streamlining Act and CEQA Timing Requirements

While City practices comply with the Permit Streamlining Act (Government Code § 65920 et seq.) and the California Environmental Quality Act (CEQA) (Public Resources Code (PRC) § 21000 et seq.), the City has not adopted a policy to ensure compliance. Program DDD in this Housing Element commits the City to adopting a policy to ensure compliance with the Permit Streamlining Act and CEQA timing requirements. The policy shall specify:

- Who is responsible for making CEQA determinations of PRC 21080.1
- That the determination will be made within the timeframe permitted by PRC 21080.2, and
- That when the City determines a project is exempt from CEQA, the determination triggers the Permit Streamlining Act 60-day deadline under Gov. Code 65950(a)(5)

Building Codes

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.

Code Enforcement

Generally, the City responds to complaints as they received. Once received, the City works with residents to bring their properties into compliance within a reasonable amount of time. This can result in building permit submittals or quick fixes to bring the issues into compliance as directed by the City. However, in some instances, the City does issue administrative penalties to gain compliance. Non code compliance complaints that pose an imminent threat to public safety are immediately referred to and handled by the appropriate department; all other complaints are prioritized by severity of violation.

On- and Off-site Improvements

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, Martinez Water District, and East Bay MUD).
- Public facilities for fire, school, and recreation.
- Geological hazard repair and maintenance where appropriate.

Subdivision-level Improvement standards for curbs, gutters, sidewalks, and residential streets are listed below. These standards are minimum requirements to ensure public health and safety and are not a constraint to development.

- Curb: 6 inches wide
- Gutter: 18 inches wide
- Sidewalk: five feet wide
- 2-lane local streets (residential): 36 feet wide with parking, 20 feet without parking.



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, which are both costs that come with heavily built out communities such as Pleasant Hill. 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 \$14 to \$16 per square foot. According to Zillow, the most recently sold vacant single family zoned residential parcel within the city limits was sold in June 2020 at a cost of \$15.41 per square foot. Just outside the city limits, another vacant residential parcel was sold in July 2021 at approximately \$20.42 per square feet. Additionally, multifamily land, if available, is estimated to sell for an average of \$25 per square foot.

Another primary nongovernmental constraint is the high cost of housing construction. Feedback from local housing developers indicates that the cost to develop housing (exclusive of profit, but including land, fees, material, labor and financing) in the city averages \$500-550 per square foot for a single-family home and \$275-325 per square foot for multifamily projects.¹⁹ Additionally, if a landowner wishes to construct an Accessory Dwelling Unit, from start to finish, the cost of constructing and installing a small, manufactured ADU is approximately \$260 per square foot.²⁰

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, 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.

Requests to Develop Below Identified Densities

There have been no formal requests to develop a site lower than the required minimum density. Pleasant Hill's high cost of producing housing incentivizes denser development that accommodate a better return on investment.

¹⁹ Single family home square footage estimate provided via personal communication in April 2022 with Sean Carroll of S&C Construction, Concord, CA., and Maria Campos of KLC Consulting Engineering, El Cerrito, CA. Multi-family home square footage estimate provided by the City of Pleasant Hill, with financing rates provided from Select Commercial Funding, LLC, and land costs calculated from Zillow data of a recent land sale at 170 Cleaveland Road.

²⁰ According to communication with Perpetual Homes of Concord. Figure given was \$195,000 for a 750 square foot manufactured accessory dwelling unit (ADU).

6. Opportunities for Energy Conservation

Government Code Section 65583(a)(7) requires the “analysis of opportunities for energy conservation with respect to residential development.”²¹ This is important due to the key role played by energy efficiency in determining the relative affordability of housing. Lower rates of energy usage decrease utility costs for residents, making a housing unit more affordable. The discussion that follows outlines current State policies and development standards along with City policies that promote energy conservation for new and existing development in the City of Pleasant Hill.

Given the constant increase in the living costs of Bay Area residents, energy costs serve as another major factor in affecting the affordability of living in the region. With the increased frequency of droughts and wildfires compounded by an antiquated electrical grid, California cities are empowered to do their part in reducing energy costs where possible. Pleasant Hill is committed to pursuing energy conservation holistically to not only provide residents with energy cost savings to residents, but to also promote environmental sustainability.

Title 24 Energy Budget Standards

Opportunities to promote sustainability and energy conservation begin from the very start of housing construction before a foundation is even laid. Pleasant Hill promotes this proactive planning by complying with State law requiring 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 subdivision 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. By adopting building code requirements to consider and implement such designs, energy cost savings can be extended over time, increasing affordability for residents.

Green Building Standards (CalGREEN)

In addition to proactive planning, Pleasant Hill, through Municipal Code § 14.40, the City is in compliance with State law by implementing the California Green Building Standards Code (CalGREEN), which aims to reduce greenhouse gas emissions, promote healthier places to live and work, and reduce energy and water consumption.

CalGREEN was first effective on August 1, 2009 with five key divisions: planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental air quality. Since then, CalGREEN has undergone numerous revisions to meet environmental goals and ever evolving construction standards over the last decade.

Considering requirements brought about by CalGREEN and later the California Integrated Waste Management Act (AB 939), the City of Pleasant Hill has integrated standards within its Municipal

²¹ HCD Building Blocks for Effective Housing Elements, “Opportunities for Energy Conservation.” Accessed September 24, 2008. http://www.hcd.ca.gov/hpd/housing_element/index.html.



Code to promote responsible recycling of construction and demolition debris. According to the California Department of Resources Recovery and Recycling, construction and demolition debris (C&D) account for between 21.7 percent to 25.5 percent of California’s waste stream. Reusing and recycling C&D debris are essential to further the city’s efforts to reduce waste and comply with AB 939 goals. C&D debris waste reduction and recycling have been proven to reduce the amount of C&D debris placed in landfills, increase site and worker safety, and is cost effective.

The California Green Building Standards Code requires locally permitted new residential building construction, demolition, additions, and alterations to recycle and/or salvage for reuse at least 65 percent of the nonhazardous C&D debris generated during the project. To ensure compliance, the City requires performance security, which is returned after successful compliance with CalGREEN regulations.

Green Pleasant Hill

Energy conservation involves everyone in the city working together to achieve lower costs and sustainability. To promote this goal, the City runs *Green Pleasant Hill*, a program that acts as a “bridge between the community and all of the programs and services” that promote community sustainability. This program involves cooperation between all groups, including residents, the private sector, and the public sector.

Green Pleasant Hill incorporates simple ideas such as harvesting rainwater and investing in drip irrigation with larger efforts, such as businesses working towards being certified as a part of the California Green Business Network, to achieve greater community energy cost savings.

Water Resource Conservation

The scarcity of water resources has become an even more pertinent issue with the increasing frequency of droughts across the state. Pleasant Hill recognizes this challenge and is doing its part by using reclaimed (recycled) water for landscaped medians, City Hall, and many local parks. Such water savings can help decrease energy costs citywide and contribute to the health of the local environment, including the nearby fragile Sacramento River Delta.

Solid Waste Reduction & Recycling

In compliance with SB 341 (2011), Pleasant Hill requires that all commercial buildings and multifamily residential complexes provide recycling service. Such requirements help improve sustainability through the substantial reduction of waste being sent to landfills. This program, outlined by PHMC § 13.10.030, complies with state law.

General Plan Goals

Beyond these specific programs, the City prioritizes energy conservation and environmental sustainability across its entire General Plan.

The Environment Element is the heart of the city’s sustainability goals, emphasizing water resource conservation, biological conservation, air quality improvement, historical preservation, and sustainability. The Environment Element includes a program on tree planting and maintenance, which helps reduce local ambient air temperature and reducing energy use that comes with the creation of urban heat islands.

The Mobility Element encourages the development and use of diverse transportation modes to reduce vehicle trips to improve air quality, reduce congestion, and promote accessibility. The Mobility Element also encourages the maintenance and upgrade of the city's bikeway program.

The Public Facilities, Services, and Infrastructure Element emphasizes the responsible use of local resources to promote sustainability and cost savings. For example, the element includes programs to promote education of energy efficiency and green retrofitting, both of which can contribute to city conservation measures.

The Hazards and Safety Element includes provisions regarding the general reduction of toxic waste and the responsible household disposal of hazardous waste, such as batteries, oil, and paint. Such measures can help reduce or eliminate the need for costly environmental remediation for sites.



7. Housing Resources

Future Housing Need

State Housing Element law requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period, called the Regional Housing Needs Allocation (RHNA). Compliance with this requirement is measured by the City's ability to providing adequate land with adequate density and appropriate development standards to accommodate the RHNA. The Association of Bay Area Governments (ABAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the region.

For the sixth Housing Element cycle, the City of Pleasant Hill has been allocated a RHNA of 1,803 units, divided into four income levels as follows:

- Very Low Income: 566 units (31 percent)²²
- Low Income: 326 units (18 percent)
- Moderate Income: 254 units (14 percent)
- Above Moderate Income: 657 units (36 percent)

The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these units by income category.

Current & Projected Credits Towards RHNA

Projects with housing units approved or permitted that would not be occupied before the start of the planning period can be credited towards meeting the City's RHNA. These units can count towards the RHNA based on affordability and unit count provided it can be demonstrated that the units can be built within the planning period of February 2023 through February 2031. Affordability (income category) is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability of the units within the project. In addition, the City can project the number of Accessory Dwelling Units (ADUs) that may be built between 2023 and 2031, based on trends of ADU permitting during the last three years.

Entitled or Approved Projects

Pleasant Hill has a diverse variety of projects that provide housing opportunities for residents across all income ranges. Currently, there are 11 entitled or approved projects that are under construction or are pending construction that are expected to be completed during the sixth cycle RHNA period beginning July 2022. These projects may be under construction but haven't been given an occupancy permit as of July 2022. These 11 projects account for 1 very low-income, 97 low-income, 10 moderate-income, and 252 above moderate-income units. Notably, the pending projects include new single-family homes along McKissick Street near Boyd Road, 81 low-income

²² The City has a RHNA allocation of 566 very low-income units (inclusive of extremely low-income units). Pursuant to State law (AB 2634), the City must project the number of extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low-income units as extremely low. Therefore, the City generally estimates 283 extremely low and 283 very low-income units.

units for seniors and those with special needs at the new Choice in Aging Campus facility on Golf Club Road, and 189 units at 85 Cleaveland Road, the densest development in Pleasant Hill thus far.



Table 4-26 Entitled or Approved Residential Projects

Application	Address & Name	APN	Zoning	Net Units				Description	Last Motion	Status
				VL	L	M	AM			
17-0386	2060 Lisa Ln "Hendren"	148-061-034	R-7				1	Building a new single-family home on vacant land	Building permit issued	Pending
18-0359	85 Cleaveland Rd "Blake-Griggs"	150-210-059	PUD DSP		9	10	170	Demolish abandoned office building and build new 189-unit multi-family complex with 19 deed restricted units	Building permit issued	Under Construction
18-0367	McKissick	149-061-026 149-061-033	R-10				4	Build four new single-family homes on vacant land	Entitlements approved	Under Construction
18-0383	1750 Oak Park Blvd "Former Pleasant Hill Branch Library"	149-271-017 through 149-271-056 (except 149-271-051)	PUD 940				34	Demolish old Pleasant Hill Branch Library and build a 34-unit single family detached small unit subdivision	Building permit issued	Under Construction
19-0028	401 Taylor Blvd	153-050-057 153-050-058	PUD 947		6		31	Demolish existing office building and build a 31-unit residential subdivision with six deed restricted lower-income ADUs	Building permit issued	Under Construction
19-0104	195 Cortsen Rd "Eva"	166-070-054	R-10				1	Building a new single-family home on vacant land	Entitlements approved	Pending
19-0323	1667 Oak Park Bl "Manor Place"	170-082-009	R-10				2	Two new single-family homes on vacant land	Building permit issued	Under Construction
19-0345	Lot 27 (Janin Pl) "Nazmi"	154-140-027	PUD 165				1	Building a new single-family home on vacant land	Entitlements approved	Pending
19-0416	574 Creekside Rd "Schmitt"	152-091-031	R-7				1	Building a new single-family home on vacant land	Entitlements approved	Under Construction
21-0294	490 Golf Club Rd "SAHA"	153-030-004	PUD 942		81		1	Demolish existing 75+ year old non-residential use Mt. Diablo Center for Adult Day Care Center and build three story deed-restricted 81-unit low-income senior complex with 1 above moderate-unit reserved for on-site management	Entitlements approved	Pending

Application	Address & Name	APN	Zoning	Net Units				Description	Last Motion	Status
				VL	L	M	AM			
20-0144	6200 Alhambra Av "Sancerre Village"	154-680-008 through 154-648-014 (formerly 154-680-002)	PPD 451	1	1		6	New Single-family homes on vacant land	Entitlements approved	Pending
Total				1	97	10	252			

Pending Projects

Pleasant Hill's optimal location and community has made it a desired destination for many who are moving into the Bay Area. However, a lack of land has restricted much new residential development in the city despite high demand. The following projects are residential developments that haven't completed the planning review process and are still in the applications phase, under review by the Architectural Review Commission, or at any other stage whereas builders aren't able to start their construction. All these projects are projected to be completed during the next planning period.

Currently, there are four pending projects in Pleasant Hill that yield net positive housing growth. Notably, this list includes 85 Woodworth Lane and 250 Cleaveland Road, two properties the City inherited from the Redevelopment Agency that agreed to be sold to Habitat for Humanity.

Generally, once submitted, pipeline projects that do not need extensive CEQA review come for decision within two to four months, with single family projects usually completed within two months. Multifamily projects, depending on the level of CEQA review, will usually remain in the pipeline for approximately three to six months. If extensive CEQA review is necessary, projects can be in the entitlement process for up to eight months. The City is in regular contact with each applicant and works diligently to provide information necessary to assist in the application process. These projects are expected to receive entitlements in 2023.

Table 4-27 Pending Residential Projects

Application	Address & Name	APN	Zoning	Net Units				Description	Status
				VL	L	M	AM		
19-0002	230-240 Cleaveland Rd "Harb"	149-130-032	PUD 410	1	1		5	New three-story multi-family residential condominium complex with nine units, of which one is low-income and one very low-income housing	Incomplete permit application
21-0495	106 Lorenzo Dr "Harb"	127-063-001	R-7				1	New single-family home	Approved, pending building permit submittal
22-0063	85 Woodsworth Ln "Habitat for Humanity"	150-150-071	PUD 347		3		1	New four-unit multi-family residential complex on vacant land	Pending, comments provided
n/a	250 Cleaveland Rd "Habitat for Humanity"	149-130-016	PUD 410		3	4		New seven-unit multi-family residential complex on property with two SF units	Pending, awaiting application
Total				1	7	4	9		

When combined pending projects (Table 4-27) and entitled and entitle projects (Table 4-26) equal 379 units, including 2 very low- and 104 low-income units (total of 106 lower-income units), as shown below.

	Lower		Moderate	Above Moderate	Total
	Very Low	Low			
RHNA	566	326	254	657	1,803
Entitled or Approved Projects	1	97	10	252	360
Pending Projects	1	7	4	9	19
Total	2	104	14	259	379



Projected Accessory Dwelling Units

During the 5th cycle, Pleasant Hill found substantial housing growth from the construction of accessory dwelling units (ADUs) on residential lots across the City. Residents have found ADUs to be a cost-effective way to earn extra income, increase the City’s housing stock, and increase their property values. The City expects that this growth from ADUs will continue in the future to further meet housing needs.

Pursuant to Government Code Section 65583.1, the City can satisfy its regional housing need using ADU and junior accessory dwelling unit (JADU) trends and existing resources and incentives that promote their development. According to HCD’s records, the City approved nine ADUs in 2018, 14 in 2019, one in 2020, and 20 in 2021, and 25 in 2022. According to City records, as shown on Table 4-29 below, the City approved an average of 25 ADUs per year between 2019 and 2021. In a meeting with Paul McDougall, Senior Program Manager with HCD, on April 4, 2023, City staff indicated that they believe that HCD’s records for 2020 APR are inaccurate. Mr. McDougall suggested that the City use 2019, 2021, and 2022 to establish ADU trends and stated that 20 ADUs/year would be acceptable. City staff expressed an interest in setting a goal of 25 ADUs/year, based on upward trends. Mr. McDougall indicated that an assumption of 25 ADU’s per year (200 total ADUs) is acceptable if the City includes program actions committed to monitoring development trends and providing additional incentives to encourage development. To support this assumption, the City has included a Program P to encourage and incentivize ADU production, as well as to commit the City to monitoring development trends and establishing additional incentives and outreach measures if trends are not meeting the metrics and milestones outlined in the program.

According to an ABAG report on the affordability of accessory dwelling units, ADUs should be considered a housing type that is available mostly to moderate- and lower-income households. The calculations used, in comparison to ABAG recommendations are provided in Table 4-28.

Table 4-28 ADU Affordability Assumptions for the Sixth Cycle

RHNA Income Group	ABAG Recommended ADU Affordability Assumption	Pleasant Hill ADU Projection
Very Low	30%	60
Low	30%	60
Moderate	30%	60
Above Moderate	10%	20

Source: Association of Bay Area Governments. “Final Affordability of Accessory Dwelling Units.” 14 June 2022.

Table 4-29 List of Approved Accessory Dwelling Units (ADUs), 2016-2022

Application	Address	Permit Approval Date
16-0723	840 Grayson Road	7/7/16
16-0759	1955 Elinora Drive	7/19/16
17-0438	106 Beverly Drive	7/28/16
16-0911	256 Douglas Lane	8/25/16
17-0807	112 Mazie Drive	7/7/17

Application	Address	Permit Approval Date
17-1470	961 Irvin Court	11/22/17
17-1598	16 Capri Lane	12/18/17
14-0371	539 Tananger Heights Lane	2/6/18
14-0371	507 Tananger Heights Court	2/6/18
14-0371	532 Tananger Heights Lane	2/6/18
14-0371	511 Tananger Heights Lane	2/6/18
18-0464	181 Devon Avenue	12/6/18
18-0496	1730 Mary Drive	4/23/19
19-0495	4 Kulani Lane	5/10/19
19-0539	2130 Orin Lane	5/20/19
19-0195	331 Boyd Road	5/31/19
19-0761	455 Fensalir Avenue	7/2/19
19-0791	218a Ashton Way	7/9/19
19-0025	10 Barocio Court	8/5/19
19-0334	168 Belle Avenue	9/10/19
19-0312	316 Third Avenue South	9/29/19
19-0404	2033 Hoover Avenue	10/28/19
20-0009	779 Hamilton Drive	1/3/20
19-0569	541 Freya Way	2/13/20
19-0505	247 Douglas Lane	2/21/20
20-0083	1749 Ruth Drive	2/27/20
20-0099	224 Oak Park Lane	4/7/20
18-0383	1750 Oak Park Boulevard	5/11/20
19-1287	206a Ashton Way	5/19/20
19-1289	220a Ashton Way	5/27/20
20-0576	226 Oak Park Lane	6/5/20
20-0076	119a Ashton Way	8/18/20
20-0083	125a Ashton Way	8/25/20
20-0369	1566 Ruth Drive	10/1/20
20-0959	119 Hubbard Avenue	10/5/20
20-0262	1700 Lucille Lane	10/8/20
20-0372	203 Hazel Drive	10/14/20
20-0378	237 Rainbow Lane	11/4/20
20-0431	111 Buxton Circle	11/19/20
20-0395	103a Ashton Way	11/19/20
20-0430	242 Elaine Drive	11/24/20
20-0089	909 Santa Lucia Drive	12/1/20
21-0016	1850 Lucille Lane	1/15/21
21-1219	909 Santa Lucia Drive	2/19/21

4. Housing Element



Application	Address	Permit Approval Date
21-0017	113 Vivian Drive	2/24/21
21-0176	1686 Pleasant Hill Road	3/18/21
21-0068	1661 Mary Drive	4/19/21
20-1245	100 Mercury Way	4/19/21
21-0139	176 Western Hills Drive	4/22/21
21-0038	201 Elderwood Drive	4/27/21
21-0519	20 El Rancho Drive	5/6/21
21-0196	267 Betty Lane	5/6/21
21-0659	174 Agnes Way	5/14/21
21-0756	34 Phyllis Drive	5/26/21
21-0209	261 Rainbow Lane	6/4/21
21-0154	1943 Peggy Drive	6/4/21
21-0166	1661 Mary Drive	6/17/21
21-0561	267 Betty Lane	6/18/21
21-0250	34 Phylis Drive	6/24/21
21-0228	754 Cumberland Court	6/24/21
21-0672	261 Rainbow Lane	6/25/21
21-0224	1655 Merian Drive	7/9/21
21-0975	295 Oakvue Lane	7/16/21
21-1007	754 Cumberland Court	7/21/21
20-0294	204 Poshard Street	7/27/21
20-0399	553 Golf Club Road	8/4/21
21-0834	700 Cumberland Court	8/4/21
21-0108	2988 Dorothy Drive	8/12/21
21-0221	2988 Dorothy Drive	8/12/21
21-1125	1531 Wendy Drive	8/17/21
21-0378	205 Astrid Drive	9/9/21
21-0028	401 Taylor Blvd	9/13/21
21-0251	242 Elaine Drive	9/15/21
21-0265	142 Sylvia Drive	9/30/21
21-0388	49 Pillon Real	10/7/21
21-0357	218 Steven Circle	10/13/21
21-1189	49 Pillon Real	10/18/21
21-0940	1767 Shirley Drive	10/18/21
21-1054	167 Cleopatra Drive	10/18/21
21-1129	218 Steven Circle	10/18/21
21-0469	51 El Rancho Drive	11/8/21
21-0423	2130 Geary Road	11/18/21

Application	Address	Permit Approval Date
21-0334	38 Alan Drive	11/18/21
21-0297	1767 Shelley Drive	12/8/21
21-1277	105 Oakvue Road	12/8/21
21-0463	30 Paradise Lane	12/30/21
21-1711	20 El Rancho Drive	12/31/21



Based on these calculations, the City is able to meet approximately 21 percent of the RHNA through pending and approved projects and 11 percent through ADUs. The City must accommodate another 1,224 units on the sites detailed in the sites inventory. See the table below for a summary:

	Lower		Moderate	Above Moderate	Total
	Very Low	Low			
RHNA	566	326	254	657	1,803
Pending and Approved	2	104	14	259	379
ADUs	60	60	60	20	200
Remaining RHNA	504	162	180	378	1,224

Residential Sites Inventory

Following the analysis of RHNA credits, specific sites throughout the city were considered for potential for housing development. Site selection for the residential site inventory started with City owned sites where residential development is in line with short-term City goals, then vacant and nonvacant sites zoned for residential use, and lastly sites that could be rezoned to accommodate residential development or residential development at a higher density. Several constraints were considered for each site, including environmental concerns, utility or infrastructure access, feasibility of redevelopment during the next planning period, and realistic capacity assumptions. Sites identified for lower income housing must meet certain density and site requirements, including a minimum density of 30 units per acre, parcel size between 0.5 and 10 acres, and access to high performing schools, jobs, amenities, health care facilities, and grocery stores.

The figures on the following pages depict the sites inventory by type of site, sites identified as lower-income capacity, and sites identified as moderate- or above moderate-income capacity. Each figure shows the TCAC opportunity areas, as discussed in Appendix A: Affirmatively Furthering Fair Housing.

City-Owned Surplus Sites

When the Pleasant Hill Redevelopment Agency was dissolved in January 2012, the City of Pleasant Hill as Redevelopment Successor Agency inherited three vacant parcels in 2011 and 2012. Two parcels were viable for residential development, located at 250 Cleaveland Road and 85 Woodsworth Lane. The City entered into agreements in 2019 and 2021 to sell both sites to Habitat to Humanity for \$10 each in order to develop 11 units of low and moderate income ownership housing (3 low and 4 moderate income at 250 Cleaveland Road and 3 low and 1 moderate at 85 Woodsworth Lane). Habitat is currently pursuing entitlements on both properties. Affordable units will count toward the 2023-2031 Regional Housing Needs Allocation cycle. It is possible that the final number of units will change if restricted by site constraints.

The third parcel, located at the corner of West Hookston Road and Contra Costa Boulevard (APN 149-110-087), is currently still owned by the City and is unsuitable for residential development due to its small size and triangular shape.

The City no longer owns any surplus vacant properties or underutilized properties fit for residential development.



Figure 4-48 Identified Sites by Type

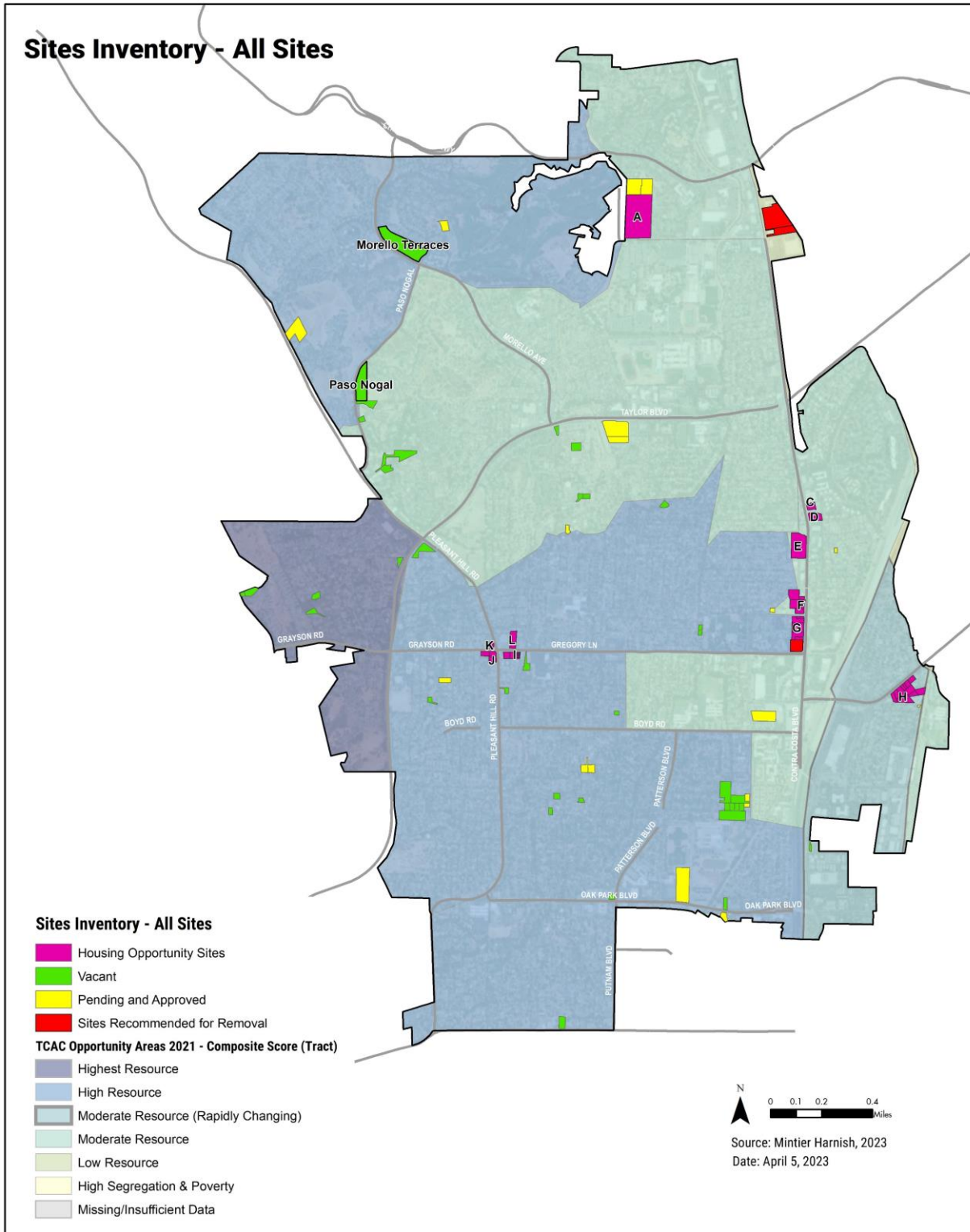


Figure 4-49 Sites Identified as Lower-Income Capacity

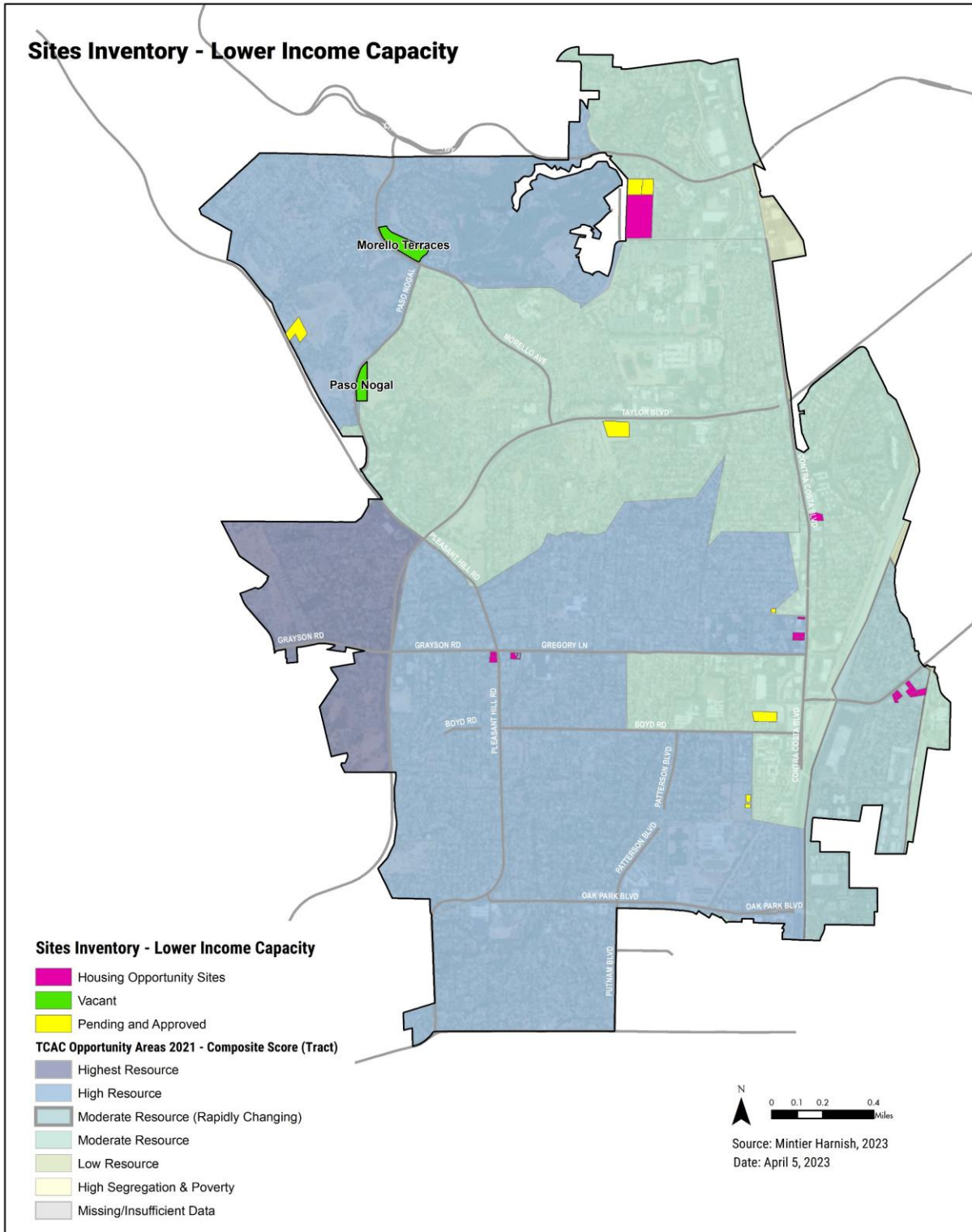
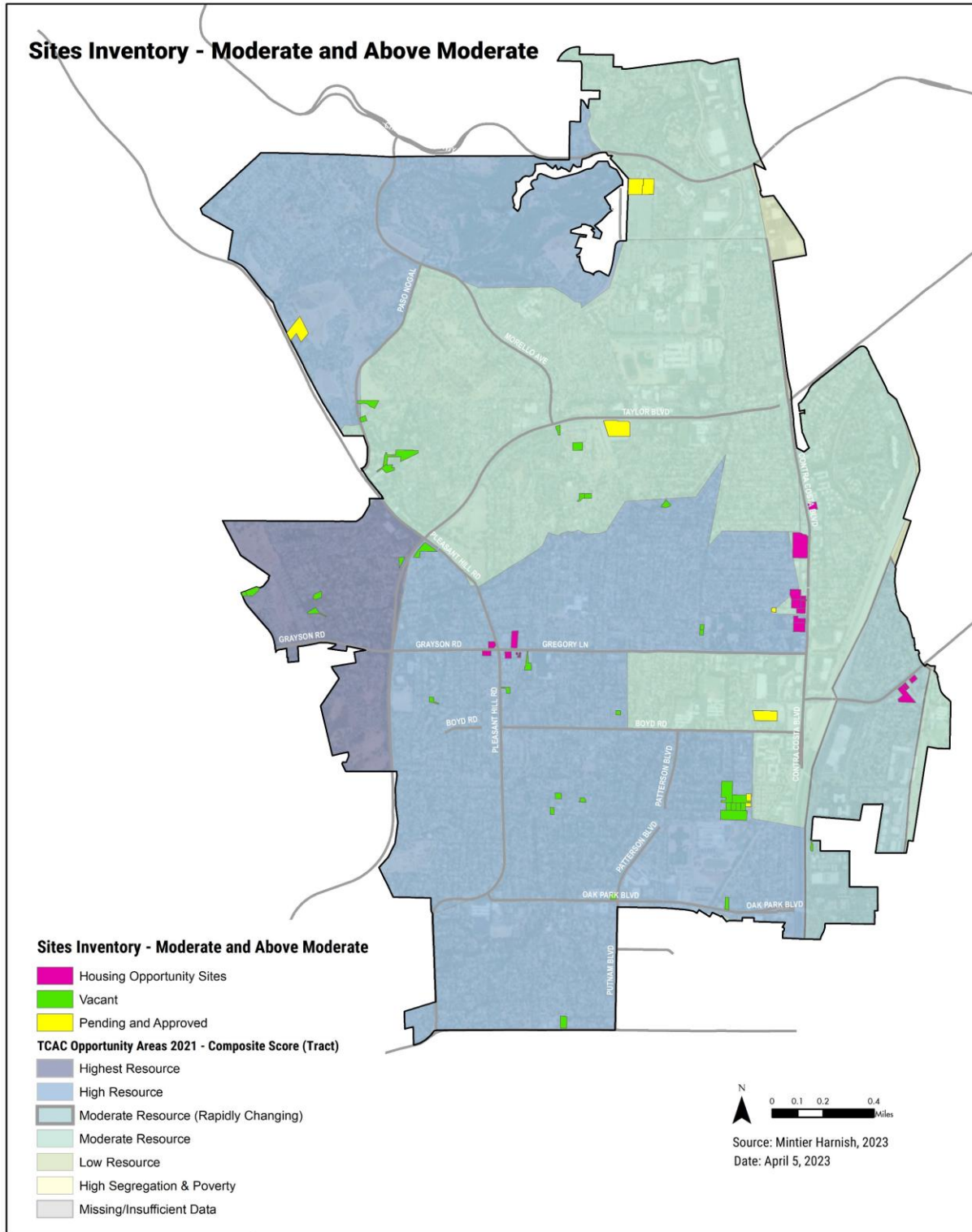




Figure 4-50 Sites Identified as Moderate- of Above Moderate-Income Capacity



Vacant Sites

Pleasant Hill is almost entirely built out and contains little room for new development. Within the City limits, there are scattered vacant parcels that have potential for residential development that can provide capacity to meet and exceed the income-based allocation goals established by the RHNA.

In total, there are 37 identified vacant parcels that have a high likelihood of being developed during the planning period (Table 4-30). These 37 parcels are spread out across a large portion of the city and can accommodate a variety of housing types. In total, these sites can accommodate 508 new housing units.

While the majority of these sites are assumed for above moderate-income capacity due to small lot sizes or access issues, two are proposed for rezoning to provide capacity for lower income housing. To provide capacity for lower income housing sites must allow a minimum of 30 dwelling units per acre. As such, these parcels have been proposed for rezone to Multi-family Residential High Density, which allows 30 to 40 dwelling units per acre. These parcels are summarized in detail below, followed by Table 4-30, which summarized all vacant sites.

Morello Terraces

APN(s): 154-140-015 (outlined in blue)



The Morello Terraces site is a vacant 6.55-acre site located at the northwest corner of Paso Nogal Road / Netherby Drive and Morello Avenue. The site is currently zoned as single-family low density and has a General Plan land use designation of Single Family with 20,000 square foot lots. The site is located near the top of a hill along Morello Avenue. The site has been identified as suitable for upzoning due to its close proximity to both single-family and multifamily -uses, its location in a high resource area, and its large size. The large size of the parcel allows for well planned, cohesive developments that are able to incorporate additional density.

The site is the largest vacant site in Pleasant Hill. At the proposed zoning of Multi-family High Density (30-40 du/ac) the site is assumed to have a capacity of 196 lower-income units. The use of the site, which is located in a very high resource area, for low-income housing, ensures the City's commitment to Affirmatively Furthering Fair Housing and place-based strategies to overcome fair housing issues.

Morello Terraces Vacant Site Summary

Site Description	
Site Size	6.55 ac
Existing General Plan Land Use	Single Family, 20,000 sq. ft. Lots
Existing Zoning	Single-Family Low Density
Proposed Land Use and Zoning	Multi-Family High Density
Current Allowed Density	3 du/ac
Proposed Density	30-40 du/ac
Maximum Capacity	262 units
Realistic Capacity	196 units
Realistic Capacity by Income Category	196 lower-income
Current Use	Vacant

Infrastructure Constraints

The Morello Terraces site lies adjacent to existing residential uses, with water and wastewater infrastructure in place.

Water service is provided by Contra Costa Water District (CCWD). The District’s water supply is sufficient to meet the needs of future residents on the site. The 2020 Urban Water Management Plan (UWMP) includes an analysis of water supply reliability for average, single-dry, and multiple dry water year types over the 25-year planning horizon. As outlined in the UWMP, in 2045 the District projects demand to equal 184,400 acre-feet and a total planned supply of 243,010 acre-feet (assuming average conditions), illustrating sufficient supply to meet projected population increases through the horizon year.

The District’s water supply reliability goal is to meet 100 percent of demand in normal years and a minimum of 85 percent of demand during dry conditions. The District’s ability to meet this goal is primarily due to the success of the District’s past water use efficiency measures, the reliability of the District’s existing contract for CVP water, and long-term water sales agreement with East Contra Costa Irrigation District (ECCID) as well as the investment in storage in Los Vaqueros Reservoir. In future years, multiple-dry year conditions may result in supply shortfalls of up to approximately 26,400 AF (15 percent of demand). Any potential supply shortfalls experienced during dry year conditions will be met through a combination of a short-term conservation program and/or short-term water purchases, consistent with the District’s FWSS. It is anticipated a planned purchase of up to 1,930 AF of additional water supply by 2045 in the 5th year of a multiple dry year is necessary to meet the water supply reliability goal.

The Central Contra Costa Sanitary District provides water treatment service for the entire city. The District has sufficient capacity to meet the needs of future residents on the site under the proposed zoning. Wastewater treatment is provided at one centrally located plant, which is three miles north of Pleasant Hill at the junction of Interstate 680 and Highway 4 in unincorporated county land. The district is currently processing 34 million gallons of wastewater per day and has a total capacity of 54 million gallons per day.

Environmental Constraints

This site is located on a hilly location that will require grading. [Elevation profiles provided by Google Earth indicate a moderate 10 percent slope from the southernmost point of the parcel to the northern edge and a steep 20 percent slope between Morello Avenue and Douglas Terrace.](#) [Additionally based on County GIS data, the average slope is estimated to be 25.7 percent. Although these slopes do not prohibit development \(as evidenced by the existing residential uses surrounding the parcel\), due to the costs involved with grading sloped sites, the City has included additional development incentives under Program EEE to work to overcome financial constraints related to grading sloped sites. This program commits the City to providing incentives related to development standards, including additional density bonus beyond State law, additional height, FAR, or lot coverage allowances, and reduced setback requirements, as well as direct financial assistance to offset the costs of grading. The program also commits the City to seek out partnerships with local non-profit housing agencies in the pursuit of State and Federal grant funding to support affordable development on the site, with a goal of obtaining \\$200,000 in funding to support affordable development on the site.](#)

Site-Specific Conditions and Constraints

[Beyond the environmental constraints listed above, there are no site-specific constraints prohibiting development. Public comments indicated the potential presence of a sinkhole on the site, however, no such feature has been identified on the site. Additionally, public comments identified the site as an open space asset to the community, however, the parcel is a privately-owned residentially-zoned site and is not a protected open space area or park. As shown in the image below, the site is a vacant hilly parcel with little vegetation.](#)



[Development standards for hillside parcels can potentially constrain housing development. Regarding sloped sites, Municipal Code Section 18.20.120 states,](#)

“An applicant for development of a parcel with an average slope of 15% or greater shall apply for rezoning to HPUD in accordance with PHMC Chapter 18.35, unless already subdivided to its maximum density, and any development on the parcel must comply with PHMC §§ 18.35.040.B, D and E and 18.35.050.”

Based on this requirement, rezoning the site under current zoning requirements triggers PHMC 18.35.040 B, D, and E, which limit the grading to no more than 30 percent of the gross site area, height to no more than 35 feet, and density to no more than 2.9 du/ac. These requirements, however, are a constraint to housing development, and particularly lower-income housing development on this site. Through Program EEE, the City is committed to removing constraints to higher density residential multifamily residential uses imposed by Municipal Code Sections 18.20.120, 18.35.040, and 18.35.050.

Additionally, the City’s Residential Design Guidelines include guidelines for hillside areas that constrain development of larger structures, such as higher density multifamily uses. The Hillside Design Guidelines, however, only apply to single-family residential uses. Design for multifamily uses, regardless of slope, is guided by the City’s Multifamily Residential Design Guidelines or Objective Design Standards, depending on project affordability. Because affordable multifamily uses qualifying for streamlined ministerial review under SB 35 or SB 330 that comply with the City’s Objective Design Standards are not subject to discretionary design review, and Hillside Design Guidelines are not applicable to multifamily uses, the City’s Design Guidelines and Objective Standards are not a constraint to housing development on this site.

Outreach to Property Owner

Through Program EEE, the City has committed to engaging the property owner to discuss potential development of the site, as well as to provide information on the various programs incentivizing housing production on the site (see information under the heading “Programs to Encourage Development” below) annually throughout the planning period.

Realistic Capacity Calculation Methodology:

Realistic capacity for vacant residential sites is based on the minimum allowed density. As required by HCD, the City has included a commitment through Program **F-C** to require a minimum of 196 units on this site when rezoning the site to Multi-family High Density. For more information, please see the [HCD’s Sites Inventory Guidebook, page 19](#).

Programs to Encourage Development:

Program **F-C** outlines requirements for sites rezoned to provide lower-income capacity [to meet the RHNA shortfall](#). These sites shall be rezoned, in compliance with Govt. Code Section 65583.2(h) and (i), to:

- permit owner-occupied and rental multifamily uses by-right (without discretionary approval) for developments in which 20 percent or more of the units are affordable to lower income households.
- accommodate a minimum of ~~20~~16 units per site; and
- require a minimum density of ~~16~~20 units per acre.

Program L commits the City to providing flexible parking standards for affordable housing.



Program M commits the City to providing streamlined ministerial review to affordable housing developments.

Program S commits the City to allowing additional density bonuses to 100 percent affordable developments.

Program EE commits the City to adopting incentives to encourage development on housing opportunity sites and vacant lower-income sites, potentially including, assistance with entitlement processing, flexible development standards, streamlined processing for affordable housing projects, and financial support when available. Incentives will be applied to projects incorporating a minimum of 20 percent of units affordable to lower-income households.

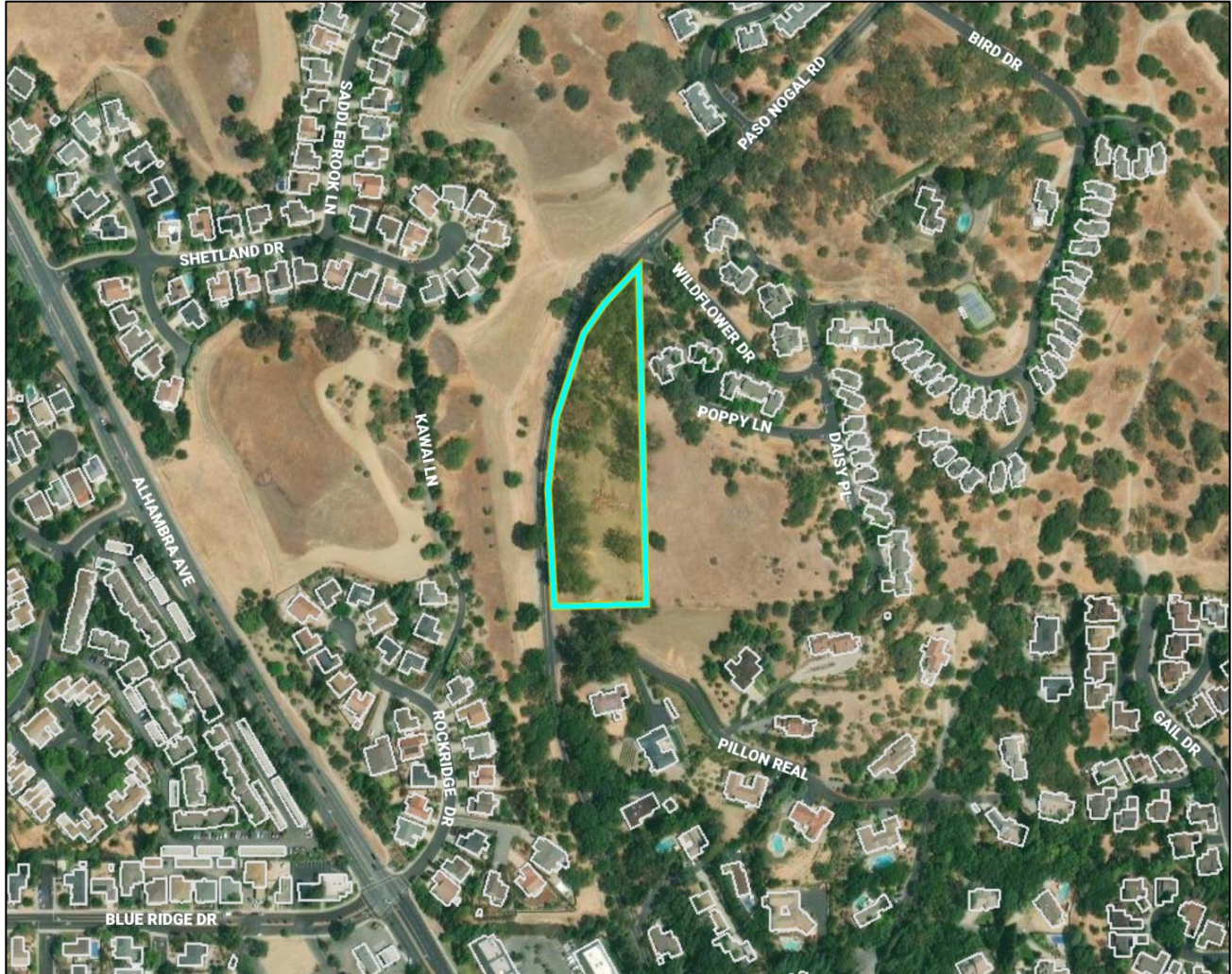
Program FF commits the City to adopt additional incentives to encourage affordable multi-unit projects in highest opportunity areas, high opportunity areas, and low-density moderate opportunity areas where fair housing issues are less concentrated. This site, Morello Terraces, is in a high opportunity area and would qualify for all incentives under this program.

Program JJ commits the City to providing financial incentives to developments in which five percent of units are affordable to ELI households. These incentives would apply to this site, if the affordability criteria is met.

Program EEE commits the City to incentivizing affordable housing development on sloped sites, including Morello Terraces.

Paso Nogal

APN(s): 152-010-004 (outlined in blue)



The Paso Nogal site is a vacant 3.40-acre site located north of Paso Nogal Road's junction with Pilon Real. The site is currently zoned as Single Family Low Density with a General Plan land use designation of Single Family with 15,000 square foot lots. The site is located on a hillside with a elevation gain of approximately 59 feet over a 286 feet distance, indicating an average of a 11.7 degree grade. The site has been identified as suitable for upzoning due to its proximity to existing single-family and multifamily uses.

The site is the next largest vacant site in Pleasant Hill. At the proposed zoning of Multi-family High Density (30-40 du/ac) the site is assumed to have a capacity of 102 lower-income units. The site is located in a moderate opportunity area on the western half of the city where fair housing issues are less concentrated and is directly adjacent to a high opportunity area. As such, the use of this site to accommodate low-income housing ensures the City's commitment to Affirmatively Furthering Fair Housing and place-based strategies to overcome fair housing issues.

The City has discussed the proposed rezone with the property owner. [Following the release of the Draft Housing Element for GPAC, Planning Commission, City Council review, the owner has twice](#)



[contacted the City to discuss the proposed changes and show support for increased zoning density on the site.](#) The owner supports the proposed rezone to allow 30 to 40 du/ac on the site.

Paso Nogal Vacant Site Summary

Site Description	
Site Size	3.40 acres
Existing General Plan Land Use	Single Family, 15,000 sq. ft. Lots
Existing Zoning	Single-Family Low Density
Proposed Land Use and Zoning	Multi-Family Very Low Density
Current Allowed Density	3 du/ac
Proposed Density	30-40 du/ac
Maximum Capacity	136
Realistic Capacity	102
Realistic Capacity by Income Category	102 lower
Current Use	Vacant

Infrastructure Constraints

[The Paso Nogal site lies adjacent to existing residential uses, with water and wastewater infrastructure in place.](#)

[Water service is provided by Contra Costa Water District \(CCWD\). The District’s water supply is sufficient to meet the needs of future residents on the site. The 2020 Urban Water Management Plan \(UWMP\) includes an analysis of water supply reliability for average, single-dry, and multiple dry water year types over the 25-year planning horizon. As outlined in the UWMP, in 2045 the District projects demand to equal 184,400 acre-feet and a total planned supply of 243,010 acre-feet \(assuming average conditions\), illustrating sufficient supply to meet projected population increases through the horizon year.](#)

[The District’s water supply reliability goal is to meet 100 percent of demand in normal years and a minimum of 85 percent of demand during dry conditions. The District’s ability to meet this goal is primarily due to the success of the District’s past water use efficiency measures, the reliability of the District’s existing contract for CVP water, and long-term water sales agreement with East Contra Costa Irrigation District \(ECCID\) as well as the investment in storage in Los Vaqueros Reservoir. In future years, multiple-dry year conditions may result in supply shortfalls of up to approximately 26,400 AF \(15 percent of demand\). Any potential supply shortfalls experienced during dry year conditions will be met through a combination of a short-term conservation program and/or short-term water purchases, consistent with the District’s FWSS. It is anticipated a planned purchase of up to 1,930 AF of additional water supply by 2045 in the 5th year of a multiple dry year is necessary to meet the water supply reliability goal.](#)

[The Central Contra Costa Sanitary District provides water treatment service for the entire city. The District has sufficient capacity to meet the needs of future residents on the site under the proposed zoning. Wastewater treatment is provided at one centrally located plant, which is three miles north of Pleasant Hill at the junction of Interstate 680 and Highway 4 in unincorporated county land. The district is currently processing 34 million gallons of wastewater per day and has a total capacity of 54 million gallons per day.](#)

Environmental Constraints

This site is located on a steep, hilly location that will require grading. [Elevation profiles provided by Google Earth indicate a moderate 10 percent slope from the southernmost point of the parcel \(at the intersection of Paso Nogal Road and Pillon Real\) to the northern edge \(at the intersection of Paso Nogal Road and Wildflower Drive\), and a steep 26.0 percent slope at the center of the parcel measuring east to west. Additional information from a past preliminary development proposal from 2011, noted as much as a 33.74 percent average slope from east to west on the site. Although these slopes do not prohibit development, slopes greater than 20 percent require more extensive earth moving, retaining walls, and soil stabilization to create workable grades and prevent erosion.](#)

Due to the costs involved with grading, the City has included additional development incentives under Program EEE to work to overcome financial constraints related to [grading sloped sites](#). [This program commits the City to providing incentives related to development standards, including additional density bonus beyond State law, additional height, FAR, or lot coverage allowances, and reduced setback requirements, as well as direct financial assistance to offset the costs of grading. The program also commits the City to seek out partnerships with local non-profit housing agencies in the pursuit of State and Federal grant funding to support affordable development on the site, with a goal of obtaining \\$200,000 in funding to support affordable development on the site.](#)

Site-Specific Conditions and Constraints

[Beyond the environmental constraints listed above, there are no site-specific constraints prohibiting development. Public comments mentioned the site as an open space asset to the community, however, the parcel is a privately-owned residentially-zoned parcel and is not a protected open space area or park. As shown in the image](#)





[above, the site is a vacant sloped hillside with little vegetation and no informal walking paths or trails.](#)

[Development standards for hillside parcels can potentially constrain housing development. Regarding sloped sites, Municipal Code Section 18.20.120 states,](#)

[*"An applicant for development of a parcel with an average slope of 15% or greater shall apply for rezoning to HPUD in accordance with PHMC Chapter 18.35, unless already subdivided to its maximum density, and any development on the parcel must comply with PHMC §§ 18.35.040.B, D and E and 18.35.050. "*](#)

[Based on this requirement, rezoning the site under current zoning requirements triggers PHMC 18.35.040 B, D, and E, which limit the grading to no more than 30 percent of the gross site area, height to no more than 35 feet, and density to no more than 2.9 du/ac. These requirements, however, are a constraint to housing development, and particularly lower-income housing development on this site. Through Program EEE, the City is committed to removing constraints to higher density residential multifamily residential uses imposed by Municipal Code Sections 18.20.120, 18.35.040, and 18.35.050.](#)

[Additionally, the City's Residential Design Guidelines include guidelines for hillside areas that constrain development of larger structures, such as higher density multifamily uses. The Hillside Design Guidelines, however, only apply to single-family residential uses. Design for multifamily uses, regardless of slope, is guided by the City's Multifamily Residential Design Guidelines or Objective Design Standards, depending on project affordability. Because affordable multifamily uses qualifying for streamlined ministerial review under SB 35 or SB 330 that comply with the City's Objective Design Standards are not subject to discretionary design review, and Hillside Design Guidelines are not applicable to multifamily uses, the City's Design Guidelines and Objective Standards are not a constraint to housing development on this site.](#)

[Outreach to Property Owner](#)

[As discussed above, the property owner has contacted the City on two occasions to discuss the proposed rezone. The owner supports the proposed rezoned to allow 30 to 40 du/ac on the site. Through Program EEE, the City has committed to engaging the property owner to discuss potential development of the site, as well as to provide information on the various programs incentivizing housing production on the site \(see information under the heading "Programs to Encourage Development" below\) annually throughout the planning period.](#)

[Realistic Capacity Calculation Methodology](#)

[Realistic capacity for vacant residential sites is based on the minimum allowed density. As required by HCD, the City has included a commitment through Program F-C to require a minimum of 102 units on this site when rezoning the site to Multi-family High Density. For more information, please see the \[HCD's Sites Inventory Guidebook, page 19\]\(#\).](#)

[Programs to Encourage Development:](#)

[Program F-C outlines requirements for sites rezoned to provide lower-income capacity. These sites shall be rezoned, in compliance with Govt. Code Section 65583.2\(h\) and \(i\), to:](#)

- permit owner-occupied and rental multifamily uses by-right (without discretionary approval) for developments in which 20 percent or more of the units are affordable to lower income households.
- accommodate a minimum of ~~20~~16 units per site; and
- require a minimum density of ~~16~~20 units per acre.

Program L commits the City to providing flexible parking standards for affordable housing.

Program M commits the City to providing streamlined ministerial review to affordable housing developments.

Program S commits the City to allowing additional density bonuses to 100 percent affordable developments.

Program EE commits the City to adopting incentives to encourage development on housing opportunity sites and vacant lower-income sites, potentially including, assistance with entitlement processing, flexible development standards, streamlined processing for affordable housing projects, and financial support when available. Incentives will be applied to projects incorporating a minimum of 20 percent of units affordable to lower-income households.

Program FF commits the City to adopt additional incentives to encourage affordable multi-unit projects in highest opportunity areas, high opportunity areas, and low-density moderate opportunity areas where fair housing issues are less concentrated. This site, Paso Nogal, is in a moderate opportunity area on the western portion of the city and would qualify for all incentives under this program.

Program JJ commits the City to providing financial incentives to developments in which five percent of units are affordable to ELI households. These incentives would apply to this site, if the affordability criteria is met.

Program EEE commits the City to incentivizing affordable housing development on sloped sites, including Paso Nogal.

Summary of Vacant Sites

Table 4-30 shows vacant sites included in the inventory. With the exception of the Morello Terraces and Paso Nogal sites, all vacant sites are assumed for above-moderate capacity.

Environmental Constraints Associated with Above Moderate-Income Vacant Sites

The Beatrice / Cleaveland vacant sites (PUD 410) are in a FEMA designated 100-year floodplain and are bounded by a creek. However, flood risk can be mitigated when the site is developed.

Some other sites above moderate sites identified in Table 4-30 have environmental constraints, such as being adjacent to creeks, adjacent to floodplains, and being on steep hills. However, each of the sites with these constraints are reserved for above income units which can reasonably mitigate risks and challenges when the site is developed.

Environmental constraints related to lower-income vacant sites are shown on the site summary pages above. As discussed above, these sites have constraints due to hillsides and slopes. To



support the lower-income assumptions on the sites, the City has included Program EEE to work to help overcome constraints due to grading for affordable projects on these sites.

Table 4-30 Vacant Sites

Address	APN	Size (acres)	Existing Zoning	Proposed Land Use	Realistic Capacity	RHNA Income Categories	Notes	Environmental Constraints
Morello Terraces Morello Ave and Paso Nogal Rd / Netherby Pl	154-140-015	6.55	Single Family Low Density	Multiple-family - High Density (30-40 du/ac)	196	196 lower	Vacant site	Site is sloped and will require grading.
Paso Nogal Paso Nogal Rd and Pillon Real north of 5 Pillon Real	152-010-004	3.44	Single Family Low Density	Multiple-family - High Density (30-40 du/ac)	102	102 lower	Vacant site	Site is located on a steep, hilly location that will require grading.
Beatrice / Cleaveland Parcels Interior parcel Cleaveland Rd west of 270 Cleaveland; 576, 590, 564, 570 Beatrice Road; Northeast corner Cleaveland Rd / Beatrice Rd west of 240 Cleaveland Rd	149-130-020, 024, 021, 022, 023, 029, 030	5.13 (by parcel: 2.47, 0.38, 0.36, 0.37, 0.36, 1.19, 2.19)	Planned Unit District	Multi-Family Medium Density	149 (by parcel: 51, 8, 7, 7, 7, 24, 45)	149 Above Moderate	Sites do not need to undergo lot consolidation for development	In a FEMA designated 100-year flood plain; creek runs through sites and may require setbacks according to PHMC
Mayhew Way and Buskirk Ave	148-090-008	0.21	Professional & Administrative Offices	Office ²³	5	5 Above Moderate	Consider lot consolidation with 148-090-028	None
1900 Oak Park Blvd	149-284-007	0.32	Neighborhood Business	Mixed Use Neighborhood	4	4 Above Moderate	Vacant commercial site on the corner of two arterials	None

²³ This site will require a conditional use permit (CUP) for use as a residential site.

4. Housing Element



Address	APN	Size (acres)	Existing Zoning	Proposed Land Use	Realistic Capacity	RHNA Income Categories	Notes	Environmental Constraints
1680 Oak Park Blvd	149-260-020	0.45	Single Family-- 7000 sq ft Lots	Mixed Use Neighborhood	6	6 Above Moderate	Vacant residential site in an established neighborhood on a major arterial	None
Interior Parcel Topaz Ln abutted by: 216 Devonshire, 100/150 Topaz	152-021-016	2.12	Single Family-- 15,000 sq ft Lots	Single-Family Low Density	4	4 Above Moderate	Vacant residential site in an established neighborhood	On a steep hill
Paso Nogal Road southwest of 10 Pillon Real	152-010-028	0.29	Single Family-- 15,000 sq ft Lots	Single-Family Low Density	1	1 Above Moderate	Vacant residential site in an established neighborhood	On a steep hill
5 Pillon Real	152-010-016	0.93	Single Family-- 15,000 sq ft Lots	Single-Family Low Density	1	1 Above Moderate	Vacant residential site in an established neighborhood	None
Flag parcel between 2048 and 2060 Buttner Road	164-052-029	0.50	Single Family-- 20,000 sq ft Lots	Single-Family Low Density	1	1 Above Moderate	Vacant residential site in an established neighborhood	None
20 Donkey Flats Court	164-052-026	0.46	Single Family-- 20,000 sq ft Lots	Single-Family Low Density	1	1 Above Moderate	Vacant residential site in an established neighborhood	None
Slater Avenue and Taylor Boulevard	164-060-017	0.32	Single Family-- 20,000 sq ft Lots	Single-Family Low Density	1	1 Above Moderate	Vacant residential site in an established neighborhood	None
1986 Geary Road	170-242-073	0.35	Single Family-- 10,000 sq ft Lots	Single-Family Medium Density	1	1 Above Moderate	170-242-072 was split between 170-242-073 and 170-232-035	Next to creek, may require appropriate setbacks according to PHMC
2272 Pleasant Hill Road	149-010-095	0.29	Single Family-- 10,000 sq ft Lots	Single-Family Medium Density	1	1 Above Moderate	Vacant residential site in an established neighborhood	None

Address	APN	Size (acres)	Existing Zoning	Proposed Land Use	Realistic Capacity	RHNA Income Categories	Notes	Environmental Constraints
24 Waterberry Court	166-070-044	0.29	Single Family--10,000 sq ft Lots	Single-Family Medium Density	1	1 Above Moderate	Vacant residential site in an established neighborhood	None
30 Oakvue Lane	149-172-038	0.26	Single Family--10,000 sq ft Lots	Single-Family Medium Density	1	1 Above Moderate	Vacant residential site in an established neighborhood	None
83 Roberta Avenue	149-171-026	0.23	Single Family--10,000 sq ft Lots	Single-Family Medium Density	1	1 Above Moderate	Vacant residential site in an established neighborhood	None
Oakvue Lane north of 295 Oakvue Lane	149-172-023	0.36	Single Family--10,000 sq ft Lots	Single-Family Medium Density	1	1 Above Moderate	Vacant residential site in an established neighborhood	None
Approximately 600 Block Gregory Lane	149-010-036	0.62	Single Family--10,000 sq ft Lots	Single-Family Medium Density	1	1 Above Moderate	Vacant residential site in an established neighborhood on a major arterial	None
South corner Taylor Blvd and Pleasant Hill Rd	164-030-008	1.17	Single Family--10,000 sq ft Lots	Semi-Public and Institutional	3	3 Above Moderate	Vacant site adjacent to Oasis Christian Fellowship	None
389 Camino Las Juntas	152-092-027	0.33	Single Family--10,000 sq ft Lots	Single-Family Medium Density	1	1 Above Moderate	Vacant residential site in an established neighborhood	On a steep hill
387 Camino Las Juntas	152-092-026	0.33	Single Family--10,000 sq ft Lots	Single-Family Medium Density	1	1 Above Moderate	Vacant residential site in an established neighborhood	On a steep hill
North of westward curve on Iron Hill Street	164-560-049	0.73	Hillside Planned Unit District	Single-Family High Density	3	3 Above Moderate	Vacant residential site in an established neighborhood	Portion of site is on a very steep hill with a flatter section adjacent to Reliez Valley Rd

4. Housing Element



Address	APN	Size (acres)	Existing Zoning	Proposed Land Use	Realistic Capacity	RHNA Income Categories	Notes	Environmental Constraints
Reliez Valley Road at city limits	164-560-048	0.19	Hillside Planned Unit District	Single-Family High Density	1	1 Above Moderate	Vacant residential site in an established neighborhood	None
Adjacent to 406 Kahrs Avenue (City is currently (April 2023) working to issue a Conditional Certificate of Compliance)	149-032-038	0.19	Single Family--7000 sq ft Lots	Single-Family High Density	1	1 Above Moderate	Vacant residential site in an established neighborhood	None
Approximately 1755 Roche Drive	153-060-011	0.41	Single Family--7000 sq ft Lots	Single-Family High Density	2	2 Above Moderate	Vacant residential site in an established neighborhood	Next to Grayson Creek, may require appropriate setbacks according to PHMC
245 Gregory Lane	150-141-002	0.19	Single Family--7000 sq ft Lots	Single-Family High Density	1	1 Above Moderate	Vacant residential site in an established neighborhood	None
243 Gregory Lane	150-141-003	0.19	Single Family--7000 sq ft Lots	Single-Family High Density	1	1 Above Moderate	Vacant residential site in an established neighborhood	None
Interior parcel bounded by Camino Las Juntas and Tanager Heights Ln	152-070-053	0.76	Single Family--10,000 sq ft Lots	Multi-Family Very Low Density	6	6 Above Moderate	Vacant residential site in an established neighborhood	On a steep hill
Flag parcel on Topaz Lane east of 685 Paso Nogal Road	152-030-053	0.73	Single Family--10,000 sq ft Lots	Single-Family Medium Density	6	6 Above Moderate	Vacant residential site in an established neighborhood	None
Southeast corner Taylor Blvd / Morello Ave	152-352-027	0.30	Planned Unit District	Multi-Family Low Density	4	4 Above Moderate	Vacant residential site at the corner of two arterials	None

Progress Toward the RHNA

The table below calculates capacity to meet the RHNA through pending and approved projects, ADUs, and Vacant Sites.

	Lower		Moderate	Above Moderate	Total
	Very Low	Low			
RHNA	566	326	254	657	1,803
Pending and Approved	2	104	14	259	379
ADUs	60	60	60	20	200
Vacant Sites	149	149	0	210	508
Remaining RHNA	355	13	180	168	716

The City’s combined lower-income RHNA is 892 units. If the City cannot provide capacity for 50 percent of this total (446 units) through pipeline projects, ADU projections, and vacant sites, HCD will automatically presume that the existing uses on nonvacant sites impede residential development.

The table below calculates the City’s progress toward the RHNA through Pending and Approved Projects, ADUs, and vacant sites. As shown, the City has met the goal of providing at least 50 percent of the lower-income RHNA through pending projects, ADUs, and vacant sites.

Lower-Income Capacity Summary, Pending, ADUs, and Vacant Lower-income Sites

Type	Combined Lower-Income Capacity in Units
Pending and Approved Projects	106
ADUs	120
Vacant Sites	298
Total	524
50% of Lower Income RHNA (goal)	446
Capacity beyond Goal	+78 ✓

Underutilized Sites and Redevelopment Trends

Vacant sites are becoming less common in Pleasant Hill, which means that in response to high demand for new residential housing, underutilized sites across the city are set to redevelop into new, more dense uses that accommodate a larger amount of housing. [This section identifies the City's methodology for evaluating the potential impediments imposed by existing uses on underutilized sites and illustrates market demand for high density redevelopment through an analysis of local and regional development trends. Table 4-31 provides a list of recently completed or in-progress housing developments that have occurred on underutilized sites in the city. These sites are those which meet at least one of the following criteria:](#)

- ~~Commercial/office/nonresidential/PUD-zoned sites that have been redeveloped for residential uses (dedicated, or mixed-use)~~
- ~~Residential projects that resulted in increased density/upzoning of the existing zone~~
- ~~Redeveloped residentially-zoned sites (excluding individual single-family homes)~~
- ~~Subdivision of residentially-zoned sites for further housing development~~
- **Redevelopment performed towards a mixed-use concept**

Existing Uses and Potential Impediments

[To quantify and evaluate the potential impediment of existing uses, the City calculated the ratio of current assessed improvement value to current assessed land value. Generally, lower ratios suggest that existing uses are less likely to constitute an impediment to redevelopment. Recent multifamily and mixed-use residential developments have ratios between 0 and 2.7 \(Choice in Aging\), but are generally less than 1.0. Based on this, in combination with the growing scarcity of developable land and increased interest in redevelopment projects regionally, the City considers ratios under 2.0 as evidence that existing uses do not constitute an impediment to moderate and above moderate income residential and mixed use redevelopment. Further, although Choice in Aging is an affordable redevelopment project \(81 of 82 units affordable to lower income seniors\) with a higher ILV \(2.7\), the City considers ratios below 1.0 as evidence that existing uses do not constitute an impediment to lower income residential and mixed use redevelopment. As such, the City did not assume lower income capacity on any parcels within an underutilized site with an improvement to land value ratio \(ILV\) greater than 1.0.](#)

[In addition to ILV, the City also considered building age in the identification of sites with potential for redevelopment or intensification. Buildings that are more than 30 years old \(built prior to 1993\) often require costly repairs and maintenance, while buildings more than 50 years old \(built prior to 1973\) typically require replacement or substantial remodeling to be leasable at market rates, particularly non-residential and multifamily developments. Sites C, D, E, G, F, G, H, I, and J include structures built prior to 1970. For sites with multiple structures, the City did not assume lower-income capacity on any parcels with structures constructed after 1990. Further the structure at site K was constructed in 1987 and is more than 30 years old.](#)

Local Development Trends

Table 4-31 [provides a list of recently completed or in progress housing developments that have occurred on underutilized sites in the city and region. These sites are those which meet at least one of the following criteria:](#)

- [Commercial/office/nonresidential/PUD zoned sites that have been redeveloped for residential uses \(dedicated, or mixed-use\)](#)
- [Residential projects that resulted in increased density/upzoning of the existing zone](#)
- [Redeveloped residentially zoned sites \(excluding individual single-family homes\)](#)
- [Subdivision of residentially zoned sites for further housing development](#)
- [Redevelopment performed towards a mixed-use concept](#)

The two most recently approved large multi-family housing developments, the Choice in Aging Campus and 85 Cleaveland, are both built on previously underutilized sites. [Both sites included the redevelopment of aging structures with underutilized or vacant uses.](#) These sites, [in combination with the regional development trends summarized in](#) Table 4-32, provide the basis for typical density assumptions for redevelopment sites by income level.

Choice in Aging, a 100 percent affordable senior development, will provide 81 units of low-income senior housing and one manager's unit on 1.12 acres of land, creating a density of 73.2 dwelling units per acre. The Choice in Aging property is currently a four-acre site with an existing commercial structure zoned Planned Unit Development [and improvement to land value ratio of 2.7.](#) The site is being subdivided into two lots with the residential parcel totaling 1.12 net acres. The residential parcel will be designated as Multi-Family Very High Density, which allows for 40 to 73 dwelling units per acre. The development will build out to 100 percent of its maximum density under its zoning designation.

85 Cleaveland, Pleasant Hill's largest multi-family housing development, will provide 189 units of mostly market-rate housing on 2.33 acres of land [with an improvement to land value ratio of 1.2 prior to redevelopment,](#) creating a density of 81 dwelling units per acre. 85 Cleaveland was zoned as a part of Planned Unit District No. 943, which is a part of the Downtown Specific Plan. 85 Cleaveland's rezoning required an amendment to the 1991 Downtown Specific Plan to remove the parcel from the plan area. Additionally, the City, in preparation for this historic multi-family development, has created a special General Plan land use designation, Multi-Family Cleaveland Very High Density, just for the 85 Cleaveland parcel. This new designation allows for 40 to 93 dwelling units per acre, a new high for the City.

Given the continuing trends towards higher density redevelopment in Pleasant Hill as evidenced by these two projects, it is assumed that, after adjusting for land use controls, the typical density of projects in Pleasant Hill will be at 95 percent of their maximum allowed density under its zoning designation. With the stable high value of land in Pleasant Hill, affordable projects are assumed to have higher density to make up for land expenses and initial capital costs.

Regional Development Trends

Table 4-32 [identifies recent development projects in the region and identifies the characteristics shared with nonvacant housing opportunity sites included in the sites inventory to support](#)

assumptions related to market demand and the feasibility of redevelopment. Characteristics evaluated include improvement to land value ratio, site size, existing uses, density of redevelopment, and mix of affordable units.

The findings of this analysis provide evidence of the following:

- Residential and mixed-use developments built on commercial properties are feasible in the region;
- Residential developments that are 100% affordable to a majority of lower-income households are feasible in the region;
- High densities for 100% affordable housing built on commercial parcels are feasible in the region; and
- High densities for mixed use redevelopment projects built with a mix of incomes are feasible in the region.

Conclusion

Table 4-31 and Table 4-32 provides a comprehensive review of redeveloping or developed sites that provide evidence of both the market demand and sufficient incentive towards the future growth of redevelopment on underutilized sites in the city and region, and support feasibility assumptions related to underutilized sites included in the sites inventory.

In summary, sites that are significantly undervalued (improvement-to-land-value ratio less than 1.0 for lower income, and less than 2.0 for moderate income), have aging non-residential uses (buildings greater than 50 years old for lower income, 30 years old for moderate income and market rate), and those where a large portion of the site is used for parking are anticipated to have a higher likelihood of development in the planning period. These factors were informed by GIS data, County assessor data, multiple General Plan Advisory Committee meetings, a multi-day community design charette, two community workshops, information provided by the Planning Commission and City Council, and knowledge of past and current development projects.

In conclusion, redevelopment trends, both locally and regionally, related to redevelopment of commercial, retail, or office uses into residential uses suggest that existing commercial uses are not an impediment.

Table 4-31 Recent Underutilized Sites Redeveloped for Residential uses, 2017-2022

Application	Address	APN	Net Units	Existing/Previous Use	Project Description	Result
PLN 21-0294	490 Golf Club Rd "SAHA" (Choice in Aging)	153-030-004	82 (81 Low, 1 Above Moderate)	75+ year old office building currently in use by Mt. Diablo Center for Adult Day Care	Demolish existing 75+ year old non-residential use Mt. Diablo Center for Adult Day Care Center and build three story deed-restricted 81-unit low-income senior complex with 1 above moderate-unit reserved for on-site management	Approved, site improvements underway
PLN 18-0359	85 Cleaveland Rd "Blake-Griggs"	150-210-059	189 (9 Low, 10 Moderate, 170 Above Moderate)	Abandoned Wells Fargo Bank office building and parking lot	Demolish abandoned office building and build new 189-unit multi-family complex with 19 deed restricted units	Under Construction
PLN 17-0013	2150, 2198 Pleasant Hill Rd "Reliez Terraces"	149-051-021 thru 149-051-037	16 (Above Moderate)	Molino's Ravioli commercial building/ restaurant (2150) and single-family home (2198)	Demolished commercial building and single-family home and built a 17 unit planned unit development.	Under Construction
PLN 19-0028	401 Taylor Blvd	153-050-057 153-050-058	37 (31 above moderate and 6 ADU's (deed restricted to low income)	Office building	Demolish existing office building and build a 31 small lot single family with six deed restricted lower-income ADUs.	Under Construction
MS 08-002 and ARC 10-007	297 Cortsen Road	166-050-007 166-060-045 166-070-048	3 (1 existing) Above Moderate	Single family residence	Four lot subdivision	Map approved; construction not started.
PLN 19-0416	574 Creekside Rd	152-091-031	1 Above Moderate	Vacant	Single Family Residence	Completed
PLN 19-0323	Corner of Oak Park and Manor Road	170-082-009	Two Above Moderate Units	Vacant	Two lot subdivision	Under construction
PLN 17-0063	2187 & 2189 Pleasant Hill Road	166-090-068 166-090-069	Two Above Moderate Units	Single Family Residence	Three lot subdivision	Completed
PLN 22-0015	255 Rainbow Lane	170-020-020	1 (1 existing) Above Moderate	Single family residence	Two lot subdivision	Under Planning Review
PLN 20-0123	425 Roberta Avenue	149-143-013	1 (1 existing) Above Moderate	Single family residence	Two lot subdivision	Approved
PLN 19-0345	Lot 27 (Janin Place)	154-140-027	1 (1 existing) Above Moderate	Vacant	New single-family residence	Approved



Application	Address	APN	Net Units	Existing/Previous Use	Project Description	Result
PLN 19-0002	230-240 Cleaveland Rd	149-130-032	7 (two existing residences) 1 low income, 1 very low income and 5 above moderate	Two single family residences	Demolish two SF residential units, and build nine-unit multi-family residential	Under Planning Review
PLN 15-0339	100 Mayhew Way	148-070-004	44 Above Moderate & 15 ADU's	PGE Office Building	Demolish existing building and build 44 small lot single family residential units and 15 ADU's	Completed
PLN 14-0371	Taylor Blvd and Mercury Wy	152-070-003 152-070-010 152-070-012 152-070-014 152-070-016	18 Above Moderate Units (6 ADU's Low Income)	Vacant	Develop 18 single family residential units and 6 ADU's	Completed
PLN 21-0192	Sancerre Village	148-490-049	8 (6 Above Moderate and 1 low and 1 very low ADU)	Vacant	Eight unit single family residential subdivision	Modification to previously approved plan
PLN 19-0216	590 Creekside Rd	152-091-004	2 (1 existing unit) Above Moderate	Single family residence	Three lot subdivision	Final Map approved
PLN 18-0383	1750 Oak Park Blvd	149-271-014	34 Above Moderate units & 7 ADU's	Library	Demolish and relocated library and build 34 small lot single family residences with 7 ADU's	Under construction
PLN 18-0367	0 McKissick Street	149-061-026 & 149-061-033	4 Above Moderate	Vacant	Four lot subdivision	Under construction

Table 4-32 Regional Development Trends

Project	Units	Existing Use	Project Description, including Improvement to Land Value Ratio (ILV), if known	Similar Housing Opportunity Sites
Heritage Point, 1550-1540 Fred Jackson Way, North Richmond	42 (41 affordable)	Single-family, vacant commercial, and vacant underutilized parcels	Completed in 2019 Density: 60 du/ac (117 percent of max) ILV: unknown	Small site (0.5-1.5 acres) similar to sites: C, D, I, J, L Affordable development similar to sites: A, C, D, J, K Redeveloped commercial/retail uses similar to sites: C, D, E, G, I, J High density development (greater than 40 du/ac) similar to sites: C, D, E, G, H, I, J, K, L
The Argent/Concord	181 (179 lower income, 2 moderate/above moderate income)	Underutilized/vacant commercial site	Under Construction Density: 110 du/ac (110 percent of max) ILV: 0.0	Large site (greater than 150 units) similar to sites: A, H Affordable development similar to sites: A, C, D, J, K Redeveloped commercial/retail uses similar to sites: C, D, E, G, I, J Very high-density development (greater than 70 du/ac) similar to site A. Extremely Low ILV similar to sites: A, D, E, H, K

Project	Units	Existing Use	Project Description, including Improvement to Land Value Ratio (ILV), if known	Similar Housing Opportunity Sites
RMG Affordable Housing, Concord	75 (30 lower income, 45 moderate/above moderate income)	Underutilized commercial and retail	Under Construction Density: 136 du/ac (136 percent of max) ILV: 0.28	Small site (0.5-1.5 acres) similar to sites: C, D, I, J, L Mixed Income development similar to sites: G, H, I Redeveloped commercial/retail uses similar to sites: C, D, E, G, I, J Very high density development (greater than 70 du/ac) similar to sites: Extremely Low ILV similar to sites:
25 Harbour Way, Richmond	62 (54 low-, 7 very low-, and 1 market rate)	Underutilized industrial warehouse	Completed in 2016 Density: 67 du/ac ILV: unknown	Small site (0.5-1.5 acres) similar to sites: C, D, I, J, L Affordable development similar to sites: A, C, D, J, K High density development (greater than 40 du/ac) similar to sites: C, D, E, G, H, I, J, K, L
901 Los Medanos Street, Pittsburg	30 (29 very low-, one market rate)	Underutilized industrial warehouse	Completed in 2022 Density: 61 du/ac (211% of max) ILV: unknown	Small site (0.5-1.5 acres) similar to sites: C, D, I, J, L Affordable development similar to sites: A, C, D, J, K High density development (greater than 40 du/ac) similar to sites: C, D, E, G, H, I, J, K, L
2100-2200 Nevin Avenue, Richmond	271 (187 low-, 81 very low-, 3 market rate)	Underutilized office building	Completed in 2021 Density: 67 du/ac ILV: unknown	Large site (greater than 150 units) similar to sites: A, H Affordable development similar to sites: A, C, D, J, K Redeveloped commercial/retail uses similar to sites: C, D, E, G, I, J High density development (greater than 40 du/ac) similar to sites: C, D, E, G, H, I, J, K, L
28901-28987 Mission Boulevard, Hayward	151 very low	Underutilized auto repair building	Completed in 2016 Density: 105 du/ac ILV: unknown	Large site (greater than 150 units) similar to sites: A, H Affordable development similar to sites: A, C, D, J, K Redevelopment auto repair use similar to sites: Very high-density development (greater than 70 du/ac) similar to site A.
1665 Chestnut Street, Livermore	158 (112 lower-, 46 market rate)	Underutilized large retail buildings	Completed in 2021 Density: 158 du/ac (130% of max.) ILV: unknown	Small site (0.5-1.5 acres) similar to sites: C, D, I, J, L Mixed Income development similar to sites: G, H, I Redeveloped commercial/retail uses similar to sites: C, D, E, G, I, J Very high-density development (greater than 70 du/ac) similar to site A.
Galindo Terrace, Concord	62 (61 lower, 1 market rate)	Redevelopment of gas station	Under Construction Density: 116 du/ac (116 percent of max) ILV: 0.57	Small site (0.5-1.5 acres) similar to sites: C, D, I, J, L Affordable development similar to sites: A, C, D, J, K Redeveloped gas station uses similar to site K. Very high-density development (greater than 70 du/ac) similar to site A. Extremely Low ILV similar to sites: A, D, E, H, K
1910 North Main, Walnut Creek	135 residential units and 7,000 square feet of commercial space	Redevelopment of a one-story restaurant and parking lot, the project includes 11 very low-income units for a density bonus	Under Construction Density: 139 du/ac (136% of max.) ILV: 1.56	Small site (0.5-1.5 acres) similar to sites: C, D, I, J, L Market rate development similar to site L. Redeveloped commercial/retail uses similar to sites: C, D, E, G, I, J Mixed use development, similar to sites: all Very high-density development (greater than 70 du/ac) similar to site A. Moderate ILV similar to sites: C, F, G, I, J
699 Ygnacio, Walnut Creek	96 (95 low- and 1 moderate)	Redevelopment of a gas station and related structures	Under Construction Density: 110 du/ac (222% of max.) ILV: 0.0	Small site (0.5-1.5 acres) similar to sites: C, D, I, J, L Affordable development similar to sites: A, C, D, J, K Redeveloped commercial/uses similar to sites: Very high-density development (greater than 70 du/ac) similar to site A. Extremely Low ILV similar to sites:



Project	Units	Existing Use	Project Description, including Improvement to Land Value Ratio (ILV), if known	Similar Housing Opportunity Sites
1380 N. California Boulevard, Walnut Creek	95 units (including 20 "hotel" units designed to be convertible to full residential dwelling units) and 15,000 square feet of commercial space	Redevelopment of a one-story McDonalds restaurant and parking lot	Proposed Development Density: 141 du/ac (285% of max) ILV: 0.77 Year: unknown	Small site (0.5-1.5 acres) similar to sites: C, D, I, J, L Mixed Income development similar to sites: G, H, I Mixed use development, similar to sites: all Redeveloped commercial/retail uses similar to sites: C, D, E, G, I, J Very high-density development (greater than 70 du/ac) similar to site A. Extremely Low ILV similar to sites: A, D, E, H, K

Underutilized Housing Opportunity Sites

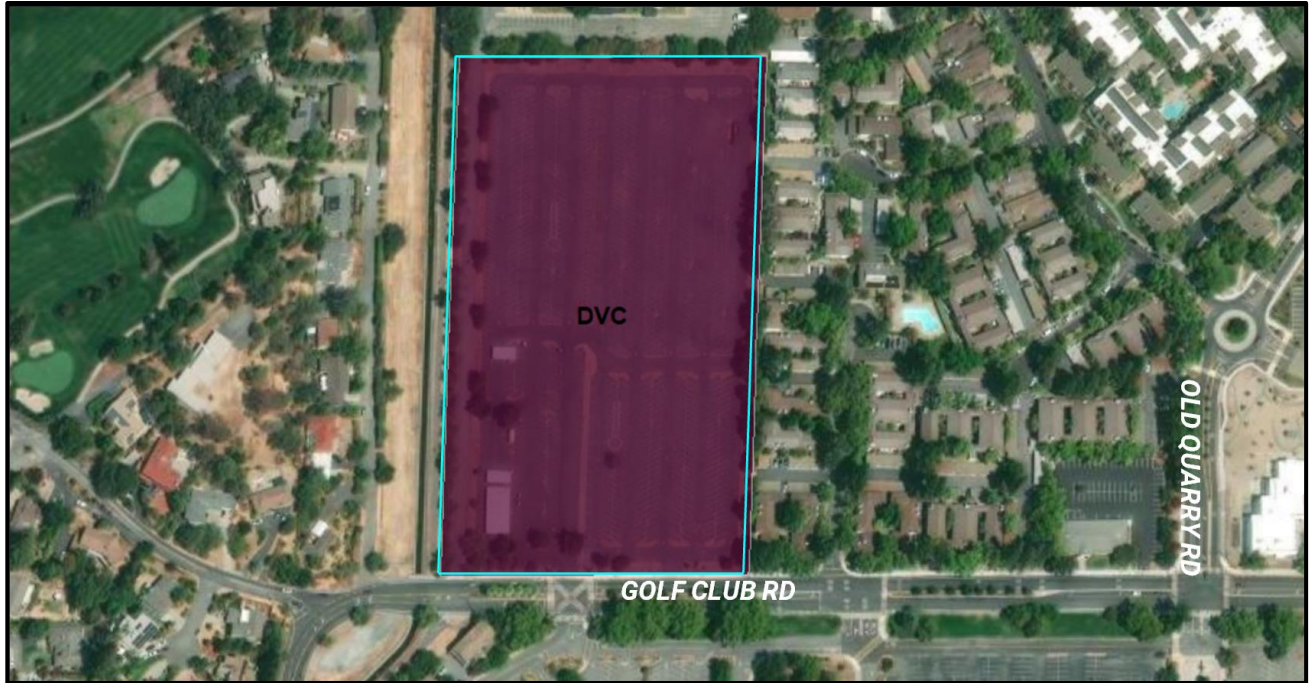
Demand for non-vacant site redevelopment in Pleasant Hill is still high, as evidenced in Table 4-31, and is expected to continue moving into the sixth cycle. The following housing opportunity sites have been identified as feasible sites for redevelopment within the sixth cycle. These sites are underutilized with low-density uses, large parking lots, old structures, and low improvement values compared to land values.

The City has notified all property owners of housing opportunity sites regarding their property's inclusion within the sites inventory. Property owners that have felt that redevelopment at the proposed zoning designation was not feasible in the planning period were removed from consideration at this time.

In calculating unit capacity by income category, the sites inventory uses conservative estimates for mixed use housing opportunity sites. Although many of the mixed use sites allow 100 percent residential use, the sites inventory assumes a typical use mix of 75 percent residential and 25 percent nonresidential to ensure that the City provides enough available capacity to realistically meet the RHNA. Housing Opportunity Sites not positioned along Contra Costa Boulevard (sites A, H, I, J, K, and L) allow up to 100 percent residential uses. No mixed-use housing opportunity sites allow for less than 50 percent residential uses.

Site A: Diablo Valley College Overflow Parking Lot

APN(s): 153-030-054 (outlined in blue)



Site A is composed of a large, singular parcel located at 440 Golf Club Road located in a moderate resource area near high-quality transit opportunities, amenities, and educational opportunities. The property is underutilized as an overflow surface parking lot for Diablo Valley College, which is located immediately south of the parcel. The parcel is owned by the Contra Costa Community College District (4CD). The parking lot, even during school days, often does not reach half its capacity. The current land use designation is School and the zoning is Single-family Residential. The proposed land use and zoning is Mixed Use Very High Density, 70-100 dwelling units per acre.

The site is considered underutilized based on extremely low improvement to land value ratio, as well as the additional density, FAR, height, and lot coverage available under the proposed zoning to Mixed Use Very High Density (70-100 du/ac). Uses on the site (parking) do not impede additional development. From a fiscal perspective, the property has an extremely low improvement ratio of 0.16 with the improvement value of the parking lot being \$692,298 and the land value assessed at \$4,156,736. The site's proximity to the Choice in Aging site, which is a high-density senior facility currently under construction, makes Site A a prime location for high density housing.

If fully built-out the site can accommodate more than 700 units under definitions of the Mixed Use Very High-Density designation (70-100 du/ac), however, a more realistic capacity assumes development on seven acres of the site, which equates to 350 units. Given the density above the lower-income default density threshold (70-100 du/ac) and public ownership of the property, the site is appropriate for lower-income capacity. The City has allocated the realistic capacity of 350 units at the site toward lower-income capacity to meet the RHNA.

The City met with the representatives of Diablo Valley College to discuss plans for rezoning, who expressed interest in the City's plans for rezoning the site. Additionally, recent projects, including both Choice in Aging (redevelopment of aging office building) and 85 Cleveland (redevelopment of

vacant office/commercial use and parking lot) provide examples that support feasibility of redevelopment on this site, [as they are examples of high density multifamily redevelopment on underutilized sites with low ILV. Additionally, Choice in Aging illustrates the feasibility of developing fully affordable projects on underutilized sites in Pleasant Hill, as is assumed at Site A. For a comparison to regional development trends, please see Table 4-32.](#)

Table 4-32 **Table 4-33** **Site A Summary**

Site Description	
Site Size	10 acres (seven acres used to calculate lower-income realistic capacity)
Existing General Plan Land Use	School
Existing Zoning	Single Family – 7,000 Sq. Ft. Lots (R-7), 4.6-7.3 du/ac
Proposed Land Use and Zoning	Mixed Use Very High Density, 70-100 du/ac
Current Allowed Density	7 du/ac
Proposed Density	70-100 du/ac
Maximum Capacity	700
Realistic Capacity	350
Realistic Capacity by Income Category	350 Lower
Current Use	Institutional – Parking lot
Improvement Ratio (Improvement Value/Land Value)	0.17 (Extremely low)
Year of Construction	N/A

Adjustment Factors		
<i>Realistic capacity</i>	70%	Based on development standards contained in the 2003 General Plan, past development trends, and programs to incentivize development
<i>Land use mix</i>	75%	Based on assumed mix of residential and nonresidential uses
<i>Typical densities</i>	95%	Recent trends show that affordable projects are likely to build to maximum density or beyond (due to density bonus)
<i>Environmental constraints</i>	No adjustment	No known site constraint
<i>Infrastructure availability</i>	No adjustment	Not applicable, not a constraint

Site C: TAP Plastics (TAP 1)

APN(s): 127-050-052 (outlined in blue)



Site C is composed of a single 0.58-acre parcel located at 1476 and 1478 Contra Costa Boulevard in a moderate resource area with access to high-quality transportation opportunities and services along Contra Costa Boulevard. The site is underutilized with one existing single-story structure and a large parking lot. The 7,897 square foot building built in 1960 is occupied by two tenants: TAP Plastics and Sherwin William’s Paints. The proposed land use and zoning is Mixed Use High Density, 40-70 dwelling units per acre.

The site is considered underutilized based on age of the existing structure, low improvement to land value ratio, as well as the additional density, FAR, height, and lot coverage available under the proposed rezoning to Mixed Use High Density (40-70 du/ac). The existing commercial use on the site does not impede additional development. Given the 60-year age of the structure, its prime location along Contra Costa Boulevard, and its proximity to other high density residential development, the site is poised to be a site of high interest for residential development. The site is very underdeveloped compared to existing surrounding structures east of the site. Although the density meets the default density threshold for lower income housing, due slightly higher improvement to land value ratio (1.29) the site is not assumed toward lower-income capacity goals. The City has allocated the realistic capacity of 20 units at the site toward moderate-income capacity to meet the RHNA.

Table 4-33 [Table 4-34](#) **Site C Summary**

Site Description	
Site Size	0.58 acres
Existing General Plan Land Use	Mixed Use, 12-40 du/ac
Existing Zoning	Retail Business
Proposed Land Use and Zoning	Mixed Use High Density, 40-70 du/ac
Current Allowed Density	12-40 du/ac
Proposed Density	40-70 du/ac
Maximum Capacity	40
Realistic Capacity	20
Realistic Capacity by Income Category	20 Moderate
Current Use	Commercial – Community
Improvement Ratio (Improvement Value/Land Value)	1.29
Year of Construction	1960

Adjustment Factors		
<i>Realistic capacity</i>	70%	Based on development standards contained in the 2003 General Plan, past development trends, and programs to incentivize development
<i>Land use mix</i>	75%	Based on assumed mix of residential and nonresidential uses
<i>Typical densities</i>	95%	Recent trends show that affordable projects are likely to build to maximum density or beyond (due to density bonus)
<i>Environmental constraints</i>	No adjustment	No known site constraint
<i>Infrastructure availability</i>	No adjustment	Not applicable, not a constraint

Site D: Estates Consignment (Consignment or TAP2)

APN(s): 127-061-030 (outlined in blue)



Site D is composed of a single 0.95-acre parcel located at 1500 Contra Costa Boulevard in a moderate resource area with access to high-quality transportation opportunities and services along Contra Costa Boulevard. The site is underutilized with one existing single-story structure and a large parking lot. The 11,460 square foot building was built in 1959 and is occupied by Estate Consignments. The proposed land use and zoning is Mixed Use High Density, 40-70 dwelling units per acre.

The site is considered underutilized based on age of the existing structure, extremely low improvement to land value ratio, as well as the additional density, FAR, height, and lot coverage available under the proposed rezoning to Mixed Use High Density (40-70 du/ac). The existing commercial use on the site does not impede additional development. Site D has a structure that has just reached 60 years old and has a large parking lot that makes it a much less dense use compared to surrounding properties. Additionally, according to assessor parcel data, the site has a higher land value than improvement value. The land is assessed at \$2,192,600 and the improvement value is \$1,130,040. This would make an improvement value ratio of 0.52, an extremely low ratio indicating a high demand for higher value uses. Given the density above the lower-income default density threshold (40-70 du/ac) and underutilization, the site is appropriate for lower-income capacity. The City has allocated the realistic capacity of 33 units at the site toward lower-income capacity to meet the RHNA.

Recent projects, including both Choice in Aging (redevelopment of aging office building) and 85 Cleaveland (redevelopment of vacant office/commercial use and parking lot) provide examples that support feasibility of redevelopment on this site, [due to low ILV and extended age of existing](#)

[improvements on site. Additionally, Choice in Aging illustrates the feasibility of developing fully affordable projects in Pleasant Hill, as is assumed at Site D. For a comparison to regional development trends, please see Table 4-32.](#)

Table 4-34 **Table 4-35** Site D Summary

Site Description	
Site Size	0.95 acres
Existing General Plan Land Use	Mixed Use, 12-40 du/ac
Existing Zoning	Retail Business
Proposed Land Use and Zoning	Mixed Use High Density, 40-70 du/ac
Current Allowed Density	12-40 du/ac
Proposed Density	40-70 du/ac
Maximum Capacity	66
Realistic Capacity	33
Realistic Capacity by Income Category	33 Lower
Current Use	Commercial – Community
Improvement Ratio (Improvement Value/Land Value)	0.52
Year of Construction	1959

Adjustment Factors		
<i>Realistic capacity</i>	70%	Based on development standards contained in the 2003 General Plan, past development trends, and programs to incentivize development
<i>Land use mix</i>	75%	Based on assumed mix of residential and nonresidential uses
<i>Typical densities</i>	95%	Recent trends show that affordable projects are likely to build to maximum density or beyond (due to density bonus)
<i>Environmental constraints</i>	No adjustment	No known site constraint
<i>Infrastructure availability</i>	No adjustment	Not applicable, not a constraint

Site E: Gregory Gardens Shopping Center

APN(s): 150-052-009



Located at 1601 to 1699 Contra Costa Boulevard, Site E is a singular 3.59-acre parcel composed of a 43,902 square foot single-story structure that makes up the Gregory Gardens Shopping Center in a moderate resource area with access to high-quality transportation opportunities and services along Contra Costa Boulevard. The structure was built in 1950 and has fifteen tenants: California Dining and Barstools furniture store (1601), Donut King dessert shop (1607), Pho Saigon City #2 Vietnamese sit-down restaurant (1617), Pleasant Day Family Spa (1625), Cybercopy print shop (1631), MVP Sportscards specialty store (1637), Park Avenue Cleaners (1643), New York Pizza & Pasta (1649), Escape from Fisherman’s Wharf seafood restaurant (1661), Bay Area Properties real estate office (1663), Grocery Outlet (1671), National Liquors (1683), Perfect Haircuts & Nails (1687), Blue Cave Smoke Shop (1691), and Goodwill of the Greater East Bay, Pleasant Hill thrift store (1699). The proposed land use and zoning is Mixed Use High Density, 40-70 dwelling units per acre.

The site is heavily underutilized, as evidenced by its large parcel size, 72-year-old vintage, expansive parking lot, and extremely low improvement to land value ratio (0.32), as well as the additional density, FAR, height, and lot coverage available under the proposed rezoning to Mixed Use High Density (40-70 du/ac). The existing commercial uses on the site do not impede additional development. With access to Contra Costa Boulevard, and a long history of commercial tenants, the site is tailored towards mixed use development. The site’s land value also vastly exceeds its improvement value. The site’s assessed land value is \$5,236,880, while its improvement value is \$1,696,444. This would create an improvement value ratio of 0.32, indicating a high degree of underutilization and an extremely high demand for higher value uses. Although the proposed density meets the default density threshold for lower income housing, the site is not assumed toward lower-income capacity goals. The City has allocated the realistic capacity of 126 units at the site toward moderate-income capacity to meet the RHNA.

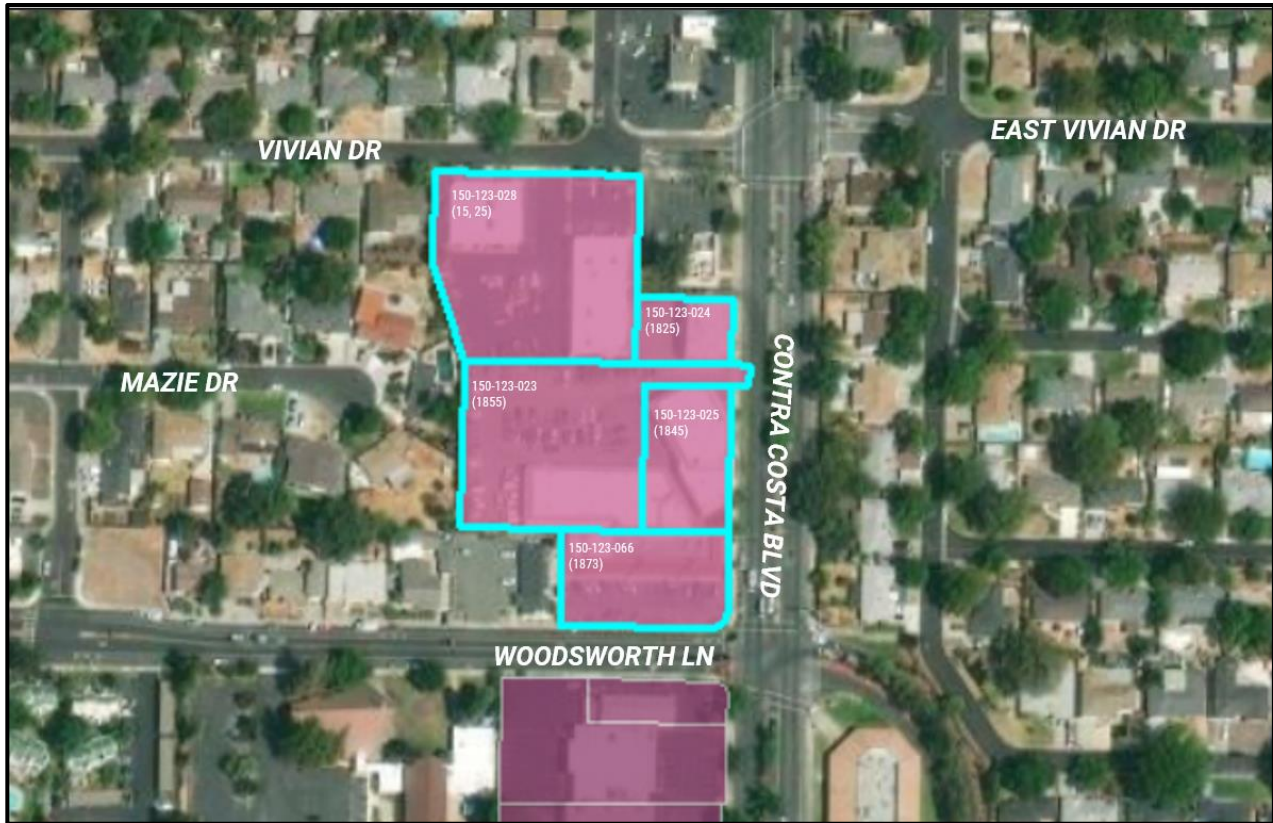
Table 4-35 [Table 4-36](#) **Site E Summary**

Site Description	
Site Size	3.59 acres
Existing General Plan Land Use	Commercial and Retail
Existing Zoning	Retail Business
Proposed Land Use and Zoning	Mixed Use High Density, 40-70 du/ac
Current Allowed Density	0 du/ac
Proposed Density	40-70 du/ac
Maximum Capacity	251
Realistic Capacity	126
Realistic Capacity by Income Category	126 Moderate
Current Use	Commercial – Shopping Center / Supermarket
Improvement Ratio (Improvement Value/Land Value)	0.32
Year of Construction	1950

Adjustment Factors		
<i>Realistic capacity</i>	70%	Based on development standards contained in the 2003 General Plan, past development trends, and programs to incentivize development
<i>Land use mix</i>	75%	Based on assumed mix of residential and nonresidential uses
<i>Typical densities</i>	95%	Recent trends show that affordable projects are likely to build to maximum density or beyond (due to density bonus)
<i>Environmental constraints</i>	No adjustment	No known site constraint
<i>Infrastructure availability</i>	No adjustment	Not applicable, not a constraint

Site F: Contra Costa Boulevard – Gregory Lane North (CCB-GREG North)

APN(s): 150-123-028, 150-123-025, 150-150-066, 150-123-023, 150-023-024 (outlined in blue)



Site F is composed of five continuous parcels totaling 2.89 acres located between Vivian Drive and Woodsworth Lane, in a moderate resource area with access to high-quality transportation opportunities, amenities, and services along Contra Costa Boulevard. Street addresses include 1825, 1845, 1855, 1873, 1881, and 1885 Contra Costa Boulevard; 33 and 41 Woodsworth Lane; and 15 and 25 Vivian Drive. The site is underutilized with seven buildings and a large amount of parking. The existing land use is Mixed Use, 20-40 dwelling units per acre.

The site is considered underutilized based on age of the existing structures, large parking areas, and low improvement to land value ratio (1.48), as well as the additional density, FAR, height, and lot coverage available under the existing land use designation of Mixed Use (20-40 du/ac). The existing commercial uses on the site do not impede additional development.

41 Woodsworth Lane is a small parcel at the southern end of the site that consists of one single story structure and a parking lot with approximately 15 spaces. The 2,780 square foot structure built in 1954 on the site, is occupied by Sichuan Fortune House sit-down restaurant, which opened at the location in January 2014.

To the east of 41 Woodsworth is a small shopping strip that consists of one single story structure and a parking lot that approximately takes up half of the parcel. The 5,832 square foot shopping strip built in 1963 ~~composes~~consists of addresses 1873 thru 1893 Contra Costa Boulevard and 33 Woodsworth Lane. The shopping strip has four tenants: Cigarettes! Outlet (1873), Sue’s Hair Salon (1881), Pleasant Day Spa (1885), and Launderland (33 Woodsworth Lane).

The central portion of Site F is composed of two parcels which contain two single story structures and a large parking lot. These sites comprise the Pleasant Hill Service Center at 1845 and 1855 Contra Costa Boulevard. All tenants at the shopping center are catered towards car repair and service. 1845 Contra Costa Boulevard is a 6,624 square foot building built in 1985 with one tenant: Big O Tires. 1855 Contra Costa Boulevard is a 9,965 square foot building built in 1985 with four tenants: Walnut Creek Automotive, Mike’s Automotive Service, and JT Motors.

The northeastern-most parcel of Site F has a singular one-story structure with rear parking that comprise 1825 and 1827 Contra Costa Boulevard. The structure is 5,192 square feet and was built in 1964. There is currently one tenant: Custom Car Alarms.

The northern parcel of Site F has two single-story structures with a large parking lot that comprise 15 and 25 Vivian Drive. The two structures, both built in 1988, total up to 12,168 square feet. There are currently four tenants on the parcel: Leslie’s Pool Supplies (25), I heart art studio (15A), Youth Homes Thrift Shop (15B), and Kunio’s Automotive Repair (15E).

Site F contains many structures are all of an advanced age, with most buildings built in the late 1950s and early 1960s. The site is also fragmented with a large portion dedicated to parking lots, which suggests heavy underutilization. Given the site’s direct access to traffic existing from Interstate 680 South, the site provides ample opportunities for high traffic commercial and highly serviced residential uses. The site also provides walkable access to Pleasant Hill Library, Crescent Plaza, and Safeway, making it an excellent location for sustainable low-income housing. Although the site currently allows 20-40 dwelling units per acre, which meets the default density standard for existing zoning for lower-income capacity, due to slightly higher improvement to land value ratio (1.48), the site is not assumed toward lower-income capacity goals. The City has allocated the realistic capacity of 57 units at the site toward moderate-income capacity to meet the RHNA.

Table 4-36 **Table 4-37** Site F Summary

Site Description	
Site Size	2.89 acres
Existing General Plan Land Use	Mixed Use, 20-40 du/ac
Existing Zoning	Planned Unit District No. 548
Proposed Land Use and Zoning	Mixed Use, 12-40 du/ac
Current Allowed Density	20-40 du/ac
Proposed Density	12-40 du/ac
Maximum Capacity	115
Realistic Capacity	57
Realistic Capacity by Income Category	57 Moderate
Current Use	Commercial – General Commercial – Community (1873) Commercial – Office/Medical (1825)
Improvement Ratio (Improvement Value/Land Value)	1.48
Year of Construction	1954 (41), 1963 (1873-1893, 33), 1964 (1825, 1827), 1985 (1845, 1855), 1988 (15, 25)

4. Housing Element

Adjustment Factors		
Realistic capacity	70%	Based on development standards contained in the 2003 General Plan, past development trends, and programs to incentivize development
Land use mix	75%	Based on assumed mix of residential and nonresidential uses
Typical densities	95%	Recent trends show that affordable projects are likely to build to maximum density or beyond (due to density bonus)
Environmental constraints	No adjustment	No known site constraint
Infrastructure availability	No adjustment	Not applicable, not a constraint

Site G: Contra Costa Boulevard – Gregory Lane South (CCB-GREG South)

APN(s): 150-150-019, 150-150-055, 150-150-058, 150-150-040, 150-150-079, 150-150-080 (outlined in blue)



Site G is composed of five continuous parcels totaling 2.73 acres located between Woodsworth Lane and Gregory Lane with street addresses 1907, 1945, 2001, 2045, 2049, and 2051 Contra Costa Boulevard, in a high resource area with access to high-quality transportation opportunities, amenities, and services along Contra Costa Boulevard. The site is underutilized with nine buildings and a very large amount of parking. The opportunity site can be split into five distinct sections which have their own parking lots. The proposed land use and zoning is Mixed Use High Density, 40-70 dwelling units per acre.

The site is considered underutilized based on age of the existing structures, large parking areas, and improvement to land value ratio, as well as the additional density, FAR, height, and lot coverage available under the proposed rezoning to Mixed Use High Density (40-70 du/ac). The existing commercial uses on the site does not impede additional development.

The first section, composed of a singular parcel at 2049 Contra Costa Boulevard, consists of a singular two-story structure built in 1973. The building is currently being leased by two tenants: VIP Smog, Diablo Ink Tattoo, and Pleasant Hill Psychic. The building also contains a small parking lot behind the building that is entirely filled with cars for VIP Smog's services.

The second section, composed of a singular parcel at 2045 Contra Costa Boulevard, consists of three single story structures built in 1955 that make up the 26-room Sun Valley Inn Motel. The motel has a large portion of its property dedicated to parking for guests.

The third section, composed of two contiguous parcels at 1945 and 2001 Contra Costa Boulevard, consists of three single-story structures. 2001 Contra Costa Boulevard, the Pleasant Hill Square shopping center, is composed of two buildings built in 1989 totaling 16,119 square feet. The center has six current tenants: Three Brothers from China sit-down restaurant, INNOVATION. Hair salon, Fast & Easy Mart convenience store, Calico Corners furniture store, Dream Luxury Hair salon, and Pleasant Hill Bargain Cleaners dry cleaners. Given the high improvement value of the section, these parcels are assumed to be of above moderate capacity. This site is still suitable for redevelopment given the thirty-year-old age of the structures on the parcels.

1945 Contra Costa Boulevard, immediately north of Pleasant Hill Square, is composed of a singular 6,320 square foot building built in 1966. There are currently two tenants: The Pleasant Hill 94523 United States Post Office and Noni's Pet Boutique and Grooming pet care. The parcel has significant amounts of parking in the back of the lot only accessible from Woodsworth Lane.

The fourth section, composed of a small parcel at 1907 Contra Costa Boulevard, consists of a singular single-story structure built in 1954. The building is currently being leased by two tenants: Deb's Flower Market and Minuteman Press signage printing. The lot has six parking spots.

The site contains aging structures (all over 30 years old) contrast drastically to the manicured appearance and high traffic of Crescent Plaza across Gregory Lane. Additionally, the site's extremely divided nature with various parking lots makes it a highly underutilized site with high potential for a larger, more unified development with less acreage used for parking. This site is an example of a potential site that can take advantage of Program DD, which commits the City to facilitating affordable housing through lot consolidation. Although the density (40-70 du/ac) meets the default density threshold for lower income capacity, due to the higher improvement ratio for the total site, the City has distributed site capacity income assumptions as a mix of lower and above moderate-income levels. Parcels assumed for lower-income capacity have a very low combined improvement to land value ratio of just 0.78, while parcels with a higher ratio have been assumed toward above moderate-income capacity. At Mixed Use High Density (40-70 du/ac), realistic capacity for the site is 96 units; 37 lower-income, and 59 for above moderate-income.

Recent projects, including both Choice in Aging (redevelopment of aging office building) and 85 Cleaveland (redevelopment of vacant office/commercial use and parking lot) provide examples that support feasibility of redevelopment on this site [due to low ILV and extended age of existing improvements on site. Additionally, 85 Cleaveland illustrates the feasibility of developing a high-density mixed income project in Pleasant Hill, as is assumed at Site G. For a comparison to regional development trends, please see](#) Table 4-32.

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Table 4-37 Table 4-38 Site G Summary

Site Description	
Site Size	2.73 acres
Existing General Plan Land Use	Mixed Use, 12-40 du/ac
Existing Zoning	Planned Unit District No. 347
Proposed Land Use and Zoning	Mixed Use High Density, 40-70 du/ac
Current Allowed Density	12-40 du/ac
Proposed Density	40-70 du/ac
Maximum Capacity	191
Realistic Capacity	96
Realistic Capacity by Income Category	37 Lower 59 Above Moderate
Current Use	Commercial – Community (1945, 2001, 2049) Commercial – General (1905) Commercial – Motels (2045) Commercial – Office/Medical (81)
Improvement Ratio (Improvement Value/Land Value)	Total Site: 1.48 Parcels assumed for Lower-Income Capacity: 0.78
Year of Construction	1954 (1907), 1954 (1907), 1966 (1945), 1970 (2051), 1973 (2049), 1989 (2059, 2001), 1990 (81)

Adjustment Factors		
<i>Realistic capacity</i>	70%	Based on development standards contained in the 2003 General Plan, past development trends, and programs to incentivize development
<i>Land use mix</i>	75%	Based on assumed mix of residential and nonresidential uses
<i>Typical densities</i>	95%	Recent trends show that affordable projects are likely to build to maximum density or beyond (due to density bonus)
<i>Environmental constraints</i>	No adjustment	No known site constraint
<i>Infrastructure availability</i>	No adjustment	Not applicable, not a constraint

Site H: Monument Triangle

APN(s): 148-010-012, 148-010-013, 148-010-019, 148-010-020, 148-010-021, 148-010-022, 148-010-023, 148-010-024, 148-010-026, 148-010-028



Site H is a site composed of ten parcels totaling 4.55 acres roughly aligned to a triangle bounded by Monument Boulevard, Lisa Lane, and Iron Horse Trail, located at 2060 thru 2290 Monument Boulevard in a moderate resource area with access to high-quality transit opportunities but within proximity to . The site is underutilized with fifteen structures across commercial, residential, and vacant land uses. A vast majority of the site is composed of parking lots, making it an extremely underutilized site. The proposed land use and zoning is Mixed Use High Density, 40-70 dwelling units per acre.

The site is considered underutilized based on age of the existing structures and extremely low improvement to land value ratio (0.50), as well as the additional density, FAR, height, and lot coverage available under the proposed rezoning to Mixed Use High Density (40-70 du/ac). The existing uses on the site does not impede additional development.

At the far northwestern point of the site is a parcel currently occupied by Caliada Motors located at 2060 Monument Boulevard. On site, there are two structures, one which is a small attendant booth and the other, which is a small office, which is less than 500 square feet. The site is almost entirely occupied by parking for the dealership. The lot was formerly a gas station built in 1982.

Directly south of Caliada Motors is a series of three small parcels totaling 0.59 acres. These three parcels make up the majority of the parking lot and contain the main 1,920 square foot single story structure for the Pleasant Hill Xpress branch of Cresco Equipment Rentals. The building was built in 1960.

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Behind Cresco Equipment Rentals are three successive parcels shaped in an “L,” which contain nonconforming uses. 2082 Monument Boulevard is a 1,669 square foot single family home built in 1949 with half of its property being used as a parking lot for Cresco Equipment Rentals. 2084 Monument Boulevard is a vacant parcel being used entirely as further storage for Cresco Equipment Rentals. 2086 Monument Boulevard is a 1,065 square foot single family home built in 1949 with most of its property vacant and undeveloped. There are also three storage sheds on the property. All three of these parcels do not have direct access to Monument Boulevard and are instead serviced by an alley shared by Park Royale Mobile Home Park that is on the property of 2080 and 2082 Monument Boulevard. Neither of the single-family homes contained within Site H are affordable by deed restriction, however these units may be occupied by lower income households. To ensure that any units affordable to lower income households are replaced when the site is redeveloped, the City has included Program BBB committing the City to adopting a policy to require the replacement of housing units, in compliance with State law.

South of Cresco Equipment Rentals is the Pleasant Hill Medical Center, which is composed of two parcels with five separate buildings, all built between 1958 and 1960. The center encompasses all even addresses between 2100 thru 2258. Pleasant Hill Medical Center is composed of four buildings totaling 15,624 square feet and 2250 Monument Boulevard is composed of one single story 4,198 square foot building. The center contains more than twenty businesses centered around medical and veterinary care.

The southwestern most parcel of the site is a single-story strip mall totaling 4,198 square feet located at 2290, 2294, and 2298 Monument Boulevard. The strip mall was built in 1958 and currently has two tenants: Tacos El Patron Mexican restaurant (2290) and Lingerie Etc, a branch of Secrets Boutiques, adult merchandise store (2298). The strip mall has an alley with thru access to Lisa Lane.

Similar to Site G, Site H is a site of highly fragmented uses that could benefit greatly from lot consolidation. The site also contains a large number of buildings built in the 1950s, making them between 60 and 70 years old. The site also has a low improvement ratio of 0.5, signaling significant demand for a higher value use of the land. Combined, the sites total to an improvement value of \$1.5 million with a land value of \$3.08 million. Additionally, the site has uses that do not match surrounding land uses. The site is surrounded by high density and low-density residential development, which juxtaposes the industrial nature of much of the site. The site is near Fair Oaks Elementary School and many services in The Crossroads shopping center. For these reasons, Site H is prime for residential development. Although the density (40-70 du/ac) meets the default density threshold for lower income capacity, the City has distributed site capacity as a mix of lower and above moderate-income capacity, based on improvement to land value ratio. Parcels assumed for lower-income capacity have an extremely low combined improvement to land value ratio of just 0.14, while parcels with a higher ratio have been assumed toward above moderate-income capacity. At Mixed Use High Density (40-70 du/ac), realistic capacity for the site is 159 units; 85 lower-income, and 74 for above moderate-income.

Recent projects, including both Choice in Aging (redevelopment of aging office building) and 85 Cleaveland (redevelopment of vacant office/commercial use and parking lot) provide examples that support feasibility of redevelopment on this site, [due to low ILV and extended age of existing improvements on site. Additionally, 85 Cleaveland illustrates the feasibility of developing a high-density mixed income project in Pleasant Hill, as is assumed at Site H. For a comparison to regional development trends, please see](#) Table 4-32.

Table 4-38 [Table 4-39](#) Site H Summary

Site Description	
Site Size	4.55 acres
Existing General Plan Land Use	Commercial and Retail
Existing Zoning	General Commercial Retail Business (2100, 2250, 2290)
Proposed Land Use and Zoning	Mixed Use High Density, 40-70 du/ac
Current Allowed Density	0 du/ac
Proposed Density	40-70 du/ac
Maximum Capacity	318
Realistic Capacity	159
Realistic Capacity by Income Category	85 Lower 74 Above Moderate
Current Use	Commercial – Community (2060, 2098, 2290) Commercial – Office/Medical (2100, 2250) Commercial – General (2096) Single Family (2082, 2086) Vacant (2084) Miscellaneous (2080)
Improvement Ratio (Improvement Value/Land Value)	Total Site: 0.50 Parcels assumed for Lower-income Capacity: 0.14
Year of Construction	1949 (2082, 2086), 1958-1960 (2290, 2294, 2298, 2100-2258) (2098), 1982 (2060)

Adjustment Factors		
<i>Realistic capacity</i>	70%	Based on development standards contained in the 2003 General Plan, past development trends, and programs to incentivize development
<i>Land use mix</i>	75%	Based on assumed mix of residential and nonresidential uses
<i>Typical densities</i>	95%	Recent trends show that affordable projects are likely to build to maximum density or beyond (due to density bonus)
<i>Environmental constraints</i>	No adjustment	No known site constraint
<i>Infrastructure availability</i>	No adjustment	Not applicable, not a constraint

Site I: Gregory Lane Southeast (PH Greg SE)

APN(s): 149-380-007 (with commercial condominiums 149-380-001, 149-380-002, 149-380-003, 149-380-004, 149-380-005, 149-380-006), 149-380-090 (outlined in blue)



Site I is composed of two large parcels, and six commercial condominiums, totaling 1.13 acres in a high resource area with access to high-quality transportation options along both Gregory Lane and Pleasant Hill Road. The Site is located at 670 and 690 Gregory Lane. With two structures over 30 years old and a large amount of parking (approximately half the surface area), the site is considered underutilized. The proposed land use and zoning is Mixed Use High Density, 40-70 dwelling units per acre.

The site is considered underutilized based on age of the existing structures, expansive parking area, lower improvement to land value ratio (1.54), as well as the additional density, FAR, height, and lot coverage available under the proposed rezoning to Mixed Use High Density (40-70 du/ac). The existing commercial uses on the site do not impede additional development.

The western parcel, 690 Gregory Lane, has one 4,309 square foot structure built in 1969. The building currently has four tenants: Grace Cleaners (690 #1), State Farm Offices of JP Reed (690 #2), Pleasant Hill Florist (690 #3), and Little Red Bistro (690 #4).

The eastern parcel, 670 Gregory Lane, has two single-story structures totaling to 7,042 square feet built in 1981. 670-A and 670-B are in the one structure and are one, combined condominium. 670-C thru 670-G are in the second structure and each is an individual, separate condominium. Seven businesses are operating out of the shopping strip: Teamwork Nail Spa (670-A), Myrna Casco Insurance Agency (670-B), Higher Ground Chiropractic (670-C), Diablo Stereo and Video (670-D), Diablo Boxing (670-E), Thai Village Restaurant (670-F), M.J. Studios Art and Music (670-G). The commercial condominium on site isn't an additional constraint on the redevelopment of the property since all of the condominiums are owned by a singular owner.

The site is underutilized with the large amount of parking on site and the advanced age of the two structures on site. Site I is also located adjacent to high density residential uses, which makes the site prime for more high-density residential housing. The site south of the parcel, Grayson Terrace Condominiums, has approximately 26 units of housing. Although the density (40-70 du/ac) meets the default density threshold for lower income capacity, the City has distributed site capacity as a mix of lower and above moderate-income capacity, with only the parking area acreage (0.5 acres) assumed toward lower income capacity. At Mixed Use High Density (40-70 du/ac), realistic capacity for the site is 36 units; 16 lower-income and 20 above moderate-income.

Recent projects, including both Choice in Aging (redevelopment of aging office building) and 85 Cleaveland (redevelopment of vacant office/commercial use and parking lot) provide examples that support feasibility of redevelopment on this site [due to low ILV and age of existing improvements on site. Additionally, 85 Cleaveland illustrates the feasibility of developing a high-density mixed income project in Pleasant Hill, as is assumed at Site I. For a comparison to regional development trends, please see](#) Table 4-32.

Table 4-39 [Table 4-40](#) Site I Summary

Site Description	
Site Size	1.03 acres
Existing General Plan Land Use	Neighborhood Business
Existing Zoning	Precise Plan District #460
Proposed Land Use and Zoning	Mixed Use High Density, 40-70 du/ac
Current Allowed Density	0 du/ac
Proposed Density	40-70 du/ac
Maximum Capacity	72
Realistic Capacity	36
Realistic Capacity by Income Category	16 Lower 20 Above Moderate
Current Use	Commercial – Condominium (670) ²⁴ Commercial – Community (690) Miscellaneous
Improvement Ratio (Improvement Value/Land Value)	1.54
Year of Construction	1969 (690), 1981 (670)

Adjustment Factors		
Realistic capacity	70%	Based on development standards contained in the 2003 General Plan, past development trends, and programs to incentivize development
Land use mix	75%	Based on assumed mix of residential and nonresidential uses
Typical densities	95%	Recent trends show that affordable projects are likely to build to maximum density or beyond (due to density bonus)
Environmental constraints	No adjustment	No known site constraint
Infrastructure availability	No adjustment	Not applicable, not a constraint

²⁴ Incorrectly noted in city data as Multifamily – Condominium. 670 Gregory is a Commercial Condominium.

Site J: Gregory Lane Southwest (PH Greg SW)

APN(s): 166-081-031, 166-081-051, 166-081-052 (outlined in blue)



Site J is composed of three contiguous parcels totaling 1.03 acres located at 2367 Pleasant Hill Road, 2397 Pleasant Hill Road, and 710 Grayson Road in a high resource area with access to high-quality transportation options along both Gregory Lane and Pleasant Hill Road. The site is underutilized with three structures and lots of parking. The proposed land use and zoning is Mixed Use High Density, 40-70 dwelling units per acre.

The site is considered underutilized based on age of the existing structure, low improvement to land value ratio, as well as the additional density, FAR, height, and lot coverage available under the proposed rezoning to Mixed Use High Density (40-70 du/ac). The existing commercial uses on the site do not impede additional development.

The southernmost parcel, 2367 Pleasant Hill Road, has one 776 square foot single story structure built in 1999 currently occupied by American Family Hot Tub and Therapeutic Massage. This business shares a parking lot with 2397 and has a large, fenced yard full of wares.

The largest parcel of the three, 2397 Pleasant Hill Road, which is directly on the southwest corner of Gregory Road and Pleasant Hill Road, has one 5,570 square foot two story structure built in 1951 with a large parking lot and wide setbacks. The anchor of this small shopping strip is Pleasant Hill

Market, a small local produce-focused grocery store. Along with the market is junior tenants Siren's Deli and Juice Bar and The Hot Spot Pizza and Sandwich.

The westernmost parcel, 710 Grayson Road, has one 4,234 square foot single story structure built in 1984 with a small parking lot. The structure is currently being used for the dental offices of Michael E. Huget, D.D.S. and Associates.

Site J is underutilized as evidenced by the large amount of parking and the 70-year-old age of 2397 Pleasant Hill Road. This shopping center is located at a major intersection and sticks out in a lush, green residential area due to its large parking lot with undivided access from the road. This lack of a barrier, green or not, also inhibits safety through its lack of a protected sidewalk on both Grayson Road and Pleasant Hill Road. The site could be redeveloped more intensely with a mix of housing and commercial uses in a manner that would better reflect the aesthetics of the surrounding neighborhood while working to meet local housing needs. Although the density (40-70 du/ac) meets the default density threshold for lower income capacity, the City has distributed site capacity as a mix of lower and moderate-income capacity, based on improvement to land value ratio. Parcels assumed for lower-income capacity have a very low combined improvement to land value ratio of just 0.62 while parcels with a higher ratio have been assumed toward moderate-income capacity. At Mixed Use High Density (40-70 du/ac), realistic capacity for the site is 39 units; 25 lower-income, and 14 moderate-income.

Recent projects, including both Choice in Aging (redevelopment of aging office building) and 85 Cleaveland (redevelopment of vacant office/commercial use and parking lot) provide examples that support feasibility of redevelopment on this site [due to their low ILV and age of existing improvements on site. Additionally, 85 Cleaveland illustrates the feasibility of developing a high density mixed income project in Pleasant Hill, as is assumed at Site J. For a comparison to regional development trends, please see Table 4-32.](#)

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Table 4-40 **Table 4-41** **Site J Summary**

Site Description	
Site Size	1.13 acres
Existing General Plan Land Use	Neighborhood Business (2637, 2397) Office (710)
Existing Zoning	Neighborhood Business (2367, 2397) Planned Unit District #519 (710)
Proposed Land Use and Zoning	Mixed Use High Density, 40-70 du/ac
Current Allowed Density	0 du/ac
Proposed Density	40-70 du/ac
Maximum Capacity	79
Realistic Capacity	39
Realistic Capacity by Income Category	25 Lower 14 Moderate
Current Use	Commercial – Community (2367, 2397) Commercial – Office/Medical (710)
Improvement Ratio (Improvement Value/Land Value)	Total Site: 1.12 Parcels assumed for Lower-Income Capacity: 0.62
Year of Construction	1951 (2397), 1984 (710), 1999 (2367)

Adjustment Factors		
<i>Realistic capacity</i>	70%	Based on development standards contained in the 2003 General Plan, past development trends, and programs to incentivize development
<i>Land use mix</i>	75%	Based on assumed mix of residential and nonresidential uses
<i>Typical densities</i>	95%	Recent trends show that affordable projects are likely to build to maximum density or beyond (due to density bonus)
<i>Environmental constraints</i>	No adjustment	No known site constraint
<i>Infrastructure availability</i>	No adjustment	Not applicable, not a constraint

Site K: Gregory Lane Northwest (PH Greg NW)

APN(s): 164-131-027 (outlined in blue)



Site K is composed of a singular parcel totaling 0.42 acres located at 2401 Pleasant Hill Road in a high resource area with access to high-quality transportation options along both Gregory Lane and Pleasant Hill Road. The site is underutilized with one gas station and accompanying convenience store on site. The Shell Gas Station was built in 1987 with the approximately 900 square feet Shell Food Mart convenience store. As with Site J, most of Site K is pavement. Site K’s pavement is used for cars queuing for gas and parking for the convenience store, sticking out from the green, residential nature of the surrounding community. The proposed land use and zoning is Mixed Use High Density, 40-70 dwelling units per acre.

The site is considered underutilized based on age of the existing structure, low improvement to land value ratio, as well as the additional density, FAR, height, and lot coverage available under the proposed rezoning to Mixed Use High Density (40-70 du/ac). The existing commercial use on the site does not impede additional development.

Site K is a highly underutilized parcel with its current use. The gas station’s improvement value ratio is 0.5, with the improvement value assessed at \$323,435 and the land value assessed at \$646,875. The low improvement value ratio indicates demand for a higher land use at the location. The site’s location at a major intersection makes it an excellent choice for mixed use development. Realistically, the site can hold 14 units of housing at Mixed Use High-Density zoning. Although the proposed density (40-70 du/ac) meets the default density threshold for lower income housing, due to the small parcel size, the site is not assumed toward lower-income capacity goals. The City has allocated the realistic capacity of 14 units at the site toward moderate-income capacity to meet the RHNA.

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Table 4-41 ~~Table 4-41~~ **Table 4-42** Site K Summary

Site Description	
Site Size	0.42 acres
Existing General Plan Land Use	Neighborhood Business
Existing Zoning	Neighborhood Business
Proposed Land Use and Zoning	Mixed Use High Density, 40-70 du/ac
Current Allowed Density	0 du/ac
Proposed Density	40-70 du/ac
Maximum Capacity	29
Realistic Capacity	14
Realistic Capacity by Income Category	14 Moderate
Current Use	Commercial – General
Improvement Ratio (Improvement Value/Land Value)	0.5 (Low)
Year of Construction	1987

Adjustment Factors		
<i>Realistic capacity</i>	70%	Based on development standards contained in the 2003 General Plan, past development trends, and programs to incentivize development
<i>Land use mix</i>	75%	Based on assumed mix of residential and nonresidential uses
<i>Typical densities</i>	95%	Recent trends show that affordable projects are likely to build to maximum density or beyond (due to density bonus)
<i>Environmental constraints</i>	No adjustment	No known site constraint
<i>Infrastructure availability</i>	No adjustment	Not applicable, not a constraint

Site L: Gregory Lane Northeast (PH Greg NE)

APN(s): 152-132-047 (outlined in blue)



Site L is composed of a singular 1.06-acre parcel located at 611 Gregory Lane in a high resource area with access to high-quality transportation options along both Gregory Lane and Pleasant Hill Road. The site is underutilized with one commercial building and two parking lots taking up much of the parcel’s acreage. The only building on site is the 8,680 square foot Zio Fraedo’s Italian sit-down restaurant built in 2003. Zio Fraedo’s has operated in Pleasant Hill since the 1970s and relocated to its location from its previous location (701 Gregory) in 2003 after a fire. The proposed land use and zoning is Mixed Use High Density, 40-70 dwelling units per acre.

The site is considered underutilized based on large parking area, low improvement to land value ratio, as well as the additional density, FAR, height, and lot coverage available under the proposed rezoning to Mixed Use High Density (40-70 du/ac). The existing commercial uses on the site does not impede additional development.

The site’s underutilization is attributed to the large amount of parking that is present on the parcel. Parking accounts for approximately 60 percent of the site, making it prime for high value or higher density uses. Similarly, to Site I, Site L is adjacent to high density residential uses, which makes it an optimal site for further high-density residential growth. The parcel north of Site L contains Creekside Park, a condominium community that has approximately 36 units of housing. In the same acreage of Site L, Creekside Park has 18 units spread across three buildings. With a slightly

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higher density, buildings on Site L can easily meet the 37 assumed capacity. At Mixed Use High Density, the site has ~~the~~ capacity for 37 units. Due to the age of the existing structure (2003) and higher improvement value, site capacity has been assumed as above moderate.

Table 4-42 **Table 4-43** **Site L Summary**

Site Description	
Site Size	1.06 acres
Existing General Plan Land Use	Neighborhood Business
Existing Zoning	Neighborhood Business
Proposed Land Use and Zoning	Mixed Use High Density, 40-70 du/ac
Current Allowed Density	0 du/ac
Proposed Density	40-70 du/ac
Maximum Capacity	74
Realistic Capacity	37
Realistic Capacity by Income Category	37 Above Moderate
Current Use	Commercial – General
Improvement Ratio (Improvement Value/Land Value)	4.68
Year of Construction	2003

Adjustment Factors		
<i>Realistic capacity</i>	70%	Based on development standards contained in the 2003 General Plan, past development trends, and programs to incentivize development
<i>Land use mix</i>	75%	Based on assumed mix of residential and nonresidential uses
<i>Typical densities</i>	95%	Recent trends show that affordable projects are likely to build to maximum density or beyond (due to density bonus)
<i>Environmental constraints</i>	No adjustment	No known site constraint
<i>Infrastructure availability</i>	No adjustment	Not applicable, not a constraint

Summary of Underutilized Housing Opportunity Sites

Table 4-43 summarizes Housing Opportunity sites and RHNA capacity.

Table 4-43 ~~Table 4-43~~ **Table 4-44** Summary of Housing Opportunity Sites

Site	Total Size (Acres)	Existing Zoning	Proposed Zoning	Improvement Ratio	Minimum Density	Maximum Density	Realistic Capacity	Lower-Income	Moderate-Income	Above Moderate-Income
A	10.00	Single-Family – 7,000 sq. ft. Lots	Mixed Use Very High Density	0.17	70 du/ac	100 du/ac	350	350		
C	0.58	Retail Business	Mixed Use High Density	1.29	40 du/ac	70 du/ac	20		20	
D	0.95	Retail Business	Mixed Use High Density	0.52	40 du/ac	70 du/ac	33	33		
E	3.59	Retail Business	Mixed Use High Density	0.32	40 du/ac	70 du/ac	126		126	
F	2.89	Planned Unit District No. 548	Mixed Use	1.48	12 du/ac	40 du/ac	57		57	
G	4.18	Planned Unit District No. 347	Mixed Use High Density	1.51	40 du/ac	70 du/ac	96	37		59
H	4.55	General Commercial (7 parcels); Retail Business (3 parcels)	Mixed Use High Density	0.5	40 du/ac	70 du/ac	159	85		74
I	1.03	Precise Plan District No. 460	Mixed Use High Density	1.54	40 du/ac	70 du/ac	36	16		20
J	1.13	Neighborhood Business (2 parcels); Planned Unit District No. 519 (1 parcel)	Mixed Use High Density	1.12	40 du/ac	70 du/ac	39	25	14	
K	0.42	Neighborhood Business	Mixed Use High Density	0.5	40 du/ac	70 du/ac	14		14	
L	1.06	Neighborhood Business	Mixed Use High Density	4.68	40 du/ac	70 du/ac	37			37
Total	36.19						967	546	231	190



Sites Identified in Previous Housing Elements

The Beatrice / Cleaveland vacant sites are the only identified sites from the 5th cycle Housing Element. All of the sites are identified as above moderate-income sites given the extra development cost of addressing flooding constraints based on the FEMA designated 100-year floodplain.

Moderate- and Above Moderate-income Capacity Allowing Multifamily Uses

In metropolitan jurisdictions, including Pleasant Hill, the State of California requires that at least 25 percent of the capacity identified toward moderate- and above moderate-income goals be provided on parcels allowing multifamily uses. The City has provided capacity for 231 moderate- and 190 above-moderate income units on underutilized parcels proposed for rezone to Mixed Use (12-40 du/ac) and Mixed Use Very High (40-70 du/ac). These sites provide realistic capacity for 421 total units. Additionally, the Beatrice / Cleaveland vacant parcels are designated Multi-family Medium Density, providing an additional realistic capacity for 149 above moderate units. The combination of underutilized moderate and above moderate mixed-use sites and vacant above moderate multifamily sites totals 570 units, which equates to 62 percent of the combined moderate- and above-moderate RHNA of 921 units. The City has met this requirement.

Summary of RHNA Credits and Sites Inventory

In combination with the City’s pending projects and ADU development trends, the site inventory provides adequate sites to meet the City’s RHNA allocation and buffer requirements. Between these three methods, the city can accommodate a total of 2,124 housing units, including 1,157 lower-income, 308 moderate-income, and 659 above moderate-income units. Table 4-45 shows a summary of the number of housing units accommodated by pending projects, vacant sites, mixed use redevelopment, and ADU trends.

Table 4-44 Table 4-45 Summary of 6th Cycle RHNA Capacity

		Lower	Moderate	Above Moderate	Total
Sixth Cycle RHNA		892	254	657	1,803
CREDITS	Assumed Accessory Dwelling Units	120	60	20	200
	Pending and Approved Projects	106	14	259	379
SITES INVENTORY	Vacant Sites	298	0	210	508
	Underutilized Housing Opportunity Sites	546	231	190	967
Total Planned Sixth Cycle Units		1,070	305	679	2,054
RHNA with 20 percent buffer		1,070	305	657²⁵	2,032
Surplus (beyond RHNA with buffer)		0	0	22	22
Percentage of RHNA Planned		120%	120%	103%	114%

²⁵ The additional 20 percent buffer is only required for lower- and moderate-income categories.

Availability of Infrastructure

Water, sewer, and storm drainage capacity will be sufficient for any housing development within the City of Pleasant Hill during this planning period.

Engagement with Local Providers

Water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7.) Local governments are required to immediately deliver the housing element to water and sewer service providers. The City encourages inter-agency cooperation between the City and local providers and engages these agencies as issues and opportunities arise. Additionally, the City has included Program CCC that commits the City to providing local service providers with a copy of the Final Housing Element within 10-days of certification. The program also commits the City to engage local providers within 30-days of receipt of an application for development of housing units affordable to lower-income housing.

Water Supply

Three different Agencies supply potable water to the residents of Pleasant Hill. Contra Costa Water District (CCWD) provides service to most of the City, while the East Bay Municipal Utilities District (EBMUD) provides service to southwestern Pleasant Hill (mainly bounded on the east by Pleasant Hill Road), and Martinez Water District provides service to a small northwestern portion of the city close to Paso Noyal Park.

CCWD, according to its 2015 Urban Water Management Plan, is expected to increase its usable capacity with greater use of recycled water systems and importation of water from the Central Valley Project. These changes are expected to help CCWD meet projected population growth in the region. EBMUD, according to its 2015 Urban Water Management Plan, is expected to meet all its projected customer demand projected until 2040 with affordances made for two years of drought conditions. There are approximately ten housing units projected in the Martinez Water District's service area in this housing element. These additional units are not expected to make a significant impact on water demand for the utility.

All three districts have the capacity to serve development through the build-out of this Housing Element. 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 Interstate 680 and Highway 4 in unincorporated county land. The district is currently processing 34 million gallons of wastewater per day and has a total capacity of 54 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. Recent improvements have been approved for storm drains



across the city as a part of funding from Measure K, passed in 2016. 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.

Electricity

MCE, which offers sufficient additional capacity and connections for any new development in Pleasant Hill, provides electric service to the entire city. Residents may also choose to opt for service through PG&E instead of MCE.

Gas

Pacific Gas and Electric (PG&E) provides gas services, electric delivery, billing, and power line maintenance in Pleasant Hill.

Telephone

The city is served by all four major cellular telephone providers: Verizon Wireless, American Telephone & Telegraph (AT&T), T-Mobile, and Sprint. The City is also served by a variety of Mobile Virtual Network Operators (MVNOs), such as Cricket Wireless, MetroPCS, and Boost Mobile, which offer service to lower income households.

Landline telephone service is provided through internet service providers, such as Xfinity and AT&T.

Internet

The city is served by a variety of internet service providers that provide access to internet for households of all income levels. Pleasant Hill is served by Xfinity and AT&T Internet. Xfinity offers Internet Essentials for low-income households that are a part of certain public assistance programs.

Financial Resources

The City of Pleasant Hill does not have significant financial resources to expend directly towards housing development, however, it is continually looking for new ways to increase funding to help create and maintain affordable housing.

Housing Trust Fund

The Affordable Housing Trust Fund is a fund that receives in-lieu fees from developers who do not include prescribed affordable units in their development. The Trust Fund is the City’s primary source for funding affordable housing. The City primarily uses these funds to loan developers funding for new construction in exchange for enforcing deed restrictions when their property is ready for tenants. The City also has the option of using Trust Fund monies in other ways as the City sees fit to proactively support demand for affordable housing.

As of the beginning of the sixth cycle, the housing trust fund currently has low reserves. however, Program T commits the City to amend the Inclusionary Housing Ordinance, which sets in-lieu fees.

The City hopes to update the ordinance to better reflect the true price of developing affordable housing in this hot housing market.

Housing Successor Agency

The Pleasant Hill Housing Successor Agency, which was established in 2012 as redevelopment agencies were abolished under state law, has the responsibility of winding down the commitments of its predecessor. The Housing Successor Agency no longer owns any property; however, it still honors previously established loans issued to multi-family developments in Pleasant Hill. The Housing Successor Agency also receives housing rehabilitation loans. Table 4-46 shows the breakdown of the 224 affordable units the Housing Successor’s subsidizes as of the beginning of the sixth cycle. Table 4-47 shows inventory of 27 upcoming units the Housing Successor has committed to subsidizing.

Table 4-45 [Table 4-46](#) **Housing Successor Subsidized Units**

Development	Total Units	Affordable Units	Deed Restrictions
Grayson Creek Apartments	71	71	2070
Hookston Manor Senior Apartments	100	99	2075
Garden Park Apartments	29	27	2072
Villa Montanaro Apartments	157	12	2036
IMT Pleasant Hill (formerly Lincoln Green Apartments)	252	4	Yes, Date Unknown
Gallery Walk	133	11	Yes, 45 years
Total Redevelopment Agency Subsidized Units		224	

Source: City of Pleasant Hill, 2022; Pleasant Hill Redevelopment Agency Successor Annual Report, 2019-2020.

Table 4-46 [Table 4-47](#) **Upcoming Successor Subsidized Units**

Development	Total Units	Affordable Units	Successor Agency Subsidized Units
Choice in Aging Campus	82	81	27

Source: Pleasant Hill Redevelopment Agency Successor Annual Report, 2019-2020.

Community Resources

Several organizations are operating across Contra Costa County to provide holistic resources to people experiencing housing insecurity. Public organizations help administer government-funded programs, such as Section 8, that aim to address homelessness. Many non-profit affordable housing organizations help not only help people have access to housing, but also provide a system of support through community, case workers, and employment.



Public Affordable Housing Resources

Important resources, including housing and healthcare, available to people experiencing homelessness through public agencies in Contra Costa County. A majority of programs are operated through the Housing Authority of the County of Contra Costa.

Housing Authority of the County of Contra Costa

The Housing Authority of the County of Contra Costa, shortened as Contra Costa Housing Authority, is a public agency that provides rental subsidies, manages, and develops affordable housing for low-income families, seniors, and persons with disabilities in the county. The Housing Authority operates much like a special district, operating separately from county government organizations, however still under the purview of the state government. The Housing Authority offers a variety of vouchers and programs which aim to help provide housing to people in need.

Housing Choice Voucher

The Housing Choice Voucher, better known as Section 8, is a federally funded program for assisting very-low-income families, the elderly, and the disabled with access to housing. The Housing Authority is the local administrator of Housing Choice Voucher program. The program allows qualified applicants to use their voucher at low-income housing properties that allow for a subsidized rate of rent. Housing Choice Vouchers have the additional property of being portable, which means that if a family chooses to move to another property, their voucher can be transferred to their next home.

Project Based Voucher

A major component of the larger Housing Choice Voucher program, the Project Based Voucher Program is a federally funded program that encourages property owners to construct new or upgrade substandard rental housing for low-income families. The Housing Authority is the administrator of this program and issues Request for Proposals to notify property owners of housing funding opportunities. Property owners who participate in the program are subject to a Housing Assistance Payments (HAP) Contract that lasts for up to a term of up to 20 years of rental subsidy. 726 units have been assisted by the voucher, including Hookston Senior Homes in Pleasant Hill, which provides 44 units of senior housing.

Shelter Plus Care

Shelter Plus Care, federally created under the McKinney Homeless Assistance Act, is a program that aims to promote permanent housing with supportive services to persons with disabilities coming that are experiencing homelessness. The program distinguishes itself from the Housing Choice Voucher program by requiring supportive services that match equal to, or greater than the rental assistance award. Shelter Plus Care is administered by the Contra Costa Housing Authority with funding directly from the Department of Housing and Urban Development. Shelter Plus Care is a program eligible to homeless people with mental illness, a substance abuse problem, HIV/AIDS, or a dual diagnosis, and have inadequate nighttime residence.

Veterans Affairs Supporting Housing Voucher Program

The Veterans Affairs Supportive Housing Voucher Program (VASH) is a federally administered housing program aimed to provide chronically homeless veterans with housing and access to case management. VASH vouchers are distributed to public housing agencies, such as the Contra Costa Housing Authority, based on geographic need and administrative performance. The Contra Costa Housing Authority currently holds 93 VASH vouchers earned from three awards. The recipients will

need to be deemed eligible by the Veterans Affairs Medical Center in Martinez in addition to being deemed eligible by the Contra Costa Housing Authority under Housing Choice Voucher guidelines.

Mainstream Voucher Program

The Mainstream Voucher Program provides rental assistance to non-elderly persons with a disability. There are currently 55 Vouchers active, all administered by the Contra Costa Housing Authority, which are available through the Housing Choice Voucher waiting list.

State of California Homekey Program

Homekey is a state-administered program that aims to develop a variety of housing types for those experiencing homelessness, including hotels, motels, hostels, single-family homes, and multifamily apartments. The program also includes funding to convert commercial properties to permanent or interim housing. Homekey is available to public agencies, such as the Contra Costa Housing Authority, to fund needed projects.

Contra Costa Health Services (CCHS)

Contra Costa Health Services (CCHS) is a department of Contra Costa County which provides public healthcare to all people in Contra Costa County with special attention to those who are most vulnerable to health problems. CCHS operates the Contra Costa Regional Medical Center in Martinez, which is the County's only public hospital. CCHS is funded almost entirely by state and federal programs. CCHS also administers the Continuum of Care (CoC) program of Contra Costa County, which helps coordinate resources for those who are experiencing homelessness. As a part of this program, CCHS operates the annual Point in Time (PIT) count, which counts the number of homeless people across Contra Costa County. Such data is important for cities across the County to make informed decisions for policies that generate affordable housing.

Non-Profit Affordable Housing Resources

In addition to public agencies and resources, Pleasant Hill is served by many non-profits which aim to help provide and support affordable housing across the city. Many of these agencies have been operating for decades in collaboration with civic leaders and local stakeholders.

Pleasant Hill Redevelopment Successor Agency

The Pleasant Hill Redevelopment Successor Agency is, as its name implies, the successor to the Pleasant Hill Redevelopment Agency that was abolished by state law in 2012. The successor agency aims to wind down the affairs of the former Redevelopment Agency and pay off any debt obligations incurred by the Redevelopment Agency. The Redevelopment Agency has a significant role in helping fund many local low-income housing developments.

Choice in Aging

Choice in Aging is a non-profit organization focused on fighting against ageism and providing high-quality, essential services to seniors across Contra Costa, Napa, Sacramento, and Solano counties. Choice in Aging offers Home-based services, Alzheimer's care, day programs, and caregiver support to create a more holistic senior care system. The organization also hosts Intergenerational programs which aim to help educate preschoolers with interaction and friendship with elder members of their communities. Choice in Aging has been an active member of Pleasant Hill's community for years and is a major provider in affordable, senior housing for the sixth cycle RHNA through their Choice in Aging Campus project.



Hope Solutions

Hope Solutions, formerly known as Contra Costa Interfaith Housing, is a non-profit aiming to combat poverty and homelessness by providing housing solutions and support services. Hope Solutions has a long history of high impact projects that help the estimated 15,000 people who experience homelessness each year in the county. Hope Solutions also hosts their annual Gala which helps raise funds for homeless families and individuals. Hope Solutions provides housing directly through Garden Park Apartments, which houses 27 formerly homeless families in Pleasant Hill. Hope Solutions also oversees HUD-funded multi-site housing programs, which includes two units within Pleasant Hill.

Shelter, Inc.

Shelter, Inc. is a non-profit that provides “wrap-around services” that allow for long-term impact to not only provide housing but allow for success in regaining and maintaining a home. Shelter, Inc. also actively provides services that help prevent homelessness from the start with case managers ensuring the safety and security of people at risk of homelessness. The organization also helps individuals find employment to truly create a solid foundation for self-sufficiency. With 35 years of service, Shelter, Inc. has been an important partner in helping end homelessness in Contra Costa County.

Eden Housing, Inc.

Operating for more than 50 years, Eden Housing is a local non-profit aiming to provide safe and affordable housing for families with a focus on long-term development and justice. Eden Housing helps provide not just housing, but stability to those in need of their services. Eden operates a large inventory of affordable housing located across California, with a large concentration in the Bay Area. Eden is continually focused on helping provide housing access and has two affordable housing projects adjacent to Pleasant Hill: Belle Terre in Lafayette and Virginia Lane in Concord.

Mercy Housing California

Mercy Housing California is a division of Mercy Housing, the largest nonprofit affordable housing developer in the country. Mercy Housing develops and operates affordable, service enriched housing for families, seniors, and people who have been homeless. Mercy Housing operates Garden Park Apartments on Lisa Lane in Pleasant Hill, which provides 29 units of affordable low-income housing.

BRIDGE Housing Corporation

BRIDGE Housing is a corporation that helps provide affordable homes that display the same quality of design and construction as market-rate housing. BRIDGE housing helps develop a variety of projects, such as family and senior affordable housing, transit-oriented developments, mixed-use developments, and supportive housing facilities. BRIDGE operates the 70-unit Grayson Creek Apartments, one of Pleasant Hill’s largest affordable housing developments. BRIDGE also operates multiple properties near Pleasant Hill, including Coggins Square in Walnut Creek and Sycamore Place in Danville.

Brilliant Corners

Brilliant Corners is a non-profit agency that develops affordable housing, manages over 200 affordable housing properties, provides individual case management, and is a part of the highly successful Los Angeles County Flexible Subsidy Pool (FHSP). Brilliant Corners helps develop and operate residential care homes, multi-family developments, and other housing solutions across the state.

Christian Church Homes of Northern California

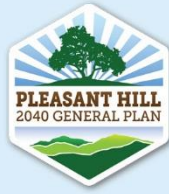
Christian Church Homes of Northern California (CCHNA) is a non-profit branch of Christian Church Homes (CCH) that develops and operates affordable senior housing across several western states. CCH has served more than 100,000 residents since its establishment in 1961 and currently operates over 5,000 affordable apartment homes across 59 communities. CCHNC aims to provide senior residents with housing and resources that allow for aging-in-place with dignity and a feeling of being of more than a home.



Appendices

- Appendix A: Affirmatively Further Fair Housing (AFFH)
- Appendix B: Evaluation of the Previous Housing Element
- Appendix C: Public Comments
- Appendix D: Public Response to the Revised HCD Draft

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City of Pleasant Hill
2023-2031 Housing Element Update



Appendix A: Affirmatively Furthering Fair Housing

Adopted
May 18, 2023

Revised
September 2023



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1.1 Introduction And Overview of AB 686

In January 2017, Assembly Bill (AB) 686 introduced an obligation to affirmatively further fair housing into California state law. AB 686 redefined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The bill added an assessment of fair housing to Housing Element requirements, which includes the following components: a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities; an assessment of contributing factors; and an identification of fair housing goals and actions.

1.2 Analysis of Impediments Findings

Recipients of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development must prepare an analysis of impediments to fair housing choice every five years. This analysis is an assessment of the regional laws, ordinances, statutes, and administrative policies, as well as local conditions that affect the location, availability, and accessibility of housing. It also analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person’s access to housing and provides solutions and measures that will be pursued to mitigate or remove identified impediments.

The 2020-2025 Contra Costa Regional Analysis of Impediments to Fair Housing Choice (AI) provides in-depth looks at a number of areas relevant to fair housing, including: demographic trends and characteristics; patterns of segregation and integration; identification of racially and ethnically concentrated areas of poverty (R/ECAPs); disproportionate housing needs (including cost burden and the adequacy and safety of housing); disparities in access to opportunity (education, employment, low poverty exposure, and environmental health); disabilities and access; publicly-supported housing; and fair housing enforcement, outreach, and capacity. In addition to data, maps, and policy analysis, it examines barriers to fair housing and their underlying causes (“contributing factors”). Most importantly, its data and analyses (including community input) provide the foundation for meaningful fair housing goals that address specific local issues.

The AI identifies the following impediments to fair housing in Contra Costa County (region):

- Segregation in the county, the Bay Area, and the cities of Antioch, Concord, Pittsburg, and Walnut Creek is primarily an inter-jurisdictional rather than an intra-jurisdictional phenomenon (that is, it is more apparent when comparing various jurisdictions rather than within the jurisdictions).
- Using an expanded definition of Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs) based on local knowledge that includes all census tracts that meet the racial/ethnic composition threshold and have a poverty rate of 25 percent or more, the AI identifies R/ECAPs in Richmond, North Richmond, San Pablo, Bay Point, Pittsburg, Antioch, and Concord.
- Hispanic and Black residents face particularly severe housing problems. These housing burdens are greatest in portions of Richmond, North Richmond, San Pablo, Hercules, Concord, Martinez, Pittsburg, Antioch, and Oakley.
- There are significant disparities in the rates of renter and owner-occupied housing by race/ethnicity in Contra Costa County, although Antioch and Pittsburg have significantly higher homeownership rates by Hispanic and Black residents than in the county as a whole.

- Access to opportunity is highest for non-Hispanic whites in Contra Costa County. The various report measurements show that county neighborhoods with the most whites have the most access to opportunity. Access to opportunity is lowest for non-Hispanic Blacks and Hispanics. The various report measurements show that census tracts with the highest numbers of Blacks and Hispanics have the lowest scores in the categories that measure access to opportunity.
- Access to opportunity is lowest in western and north-eastern sections of the County, specifically in the cities of Richmond, Pittsburg, and in Antioch. Access is highest in central Contra Costa County, including Walnut Creek, Danville, Alamo, San Ramon, Lafayette, Orinda, and Moraga.
- The amount of affordable, accessible housing across the region, the county, and cities within Contra Costa County is insufficient to meet the total need among low-income persons with disabilities who need accessibility features.
- Private discrimination is a significant contributing factor in Contra Costa County.

1.3 Analysis of Fair Housing

The California Government Code Section 65583 (10)(A)(ii) requires the City of Pleasant Hill to analyze areas of segregation, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. These areas of impediment are analyzed below.

Resources

To conduct this analysis, the City utilized data from a variety of sources, including the California Department of Housing and Community Development's (HCD) AFFH Viewer, Urban Displacement Project (UDP), CalEnviroscreen, and the California Tax Credit Allocation Committee (TCAC).

Housing and Community Development's AFFH Data Viewer

The AFFH Data Viewer is a tool developed by HCD that features census block group- and tract-level data from an expansive collection of sources including American Community Surveys (ACS), U.S. Department of Housing and Urban Development (HUD), California Tax Credit Allocation Committee (TCAC), Urban Displacement Project (UDP), and Comprehensive Housing Affordability Strategy (CHAS). The Data Viewer serves as a resource for local and regional governments and provides the ability to explore spatial data patterns concerning fair housing enforcement, segregation and integration, racially and ethnically concentrated areas of poverty, and disparities in access to opportunities and housing. The Data Viewer is intended to assist in the creation of policies that alleviate disparities, combat discrimination and increase access to safe and affordable homes.

Urban Displacement Project (UDP)

The UDP was developed as a research initiative by the University of California, Berkeley in partnership with the University of California, Los Angeles. The UDP developed a mapping tool to track neighborhood change and identify areas that are vulnerable to gentrification and displacement in California. Indicators of gentrification and displacement are measured at the census tract level based on data from the 2015 ACS. UDP indicators examine census tracts to identify areas that qualify as disadvantaged neighborhoods. Additionally, census tracts qualifying as disadvantaged neighborhoods per UDP's criteria are further analyzed to explore changes in the percentage of college-educated residents, non-Hispanic white population, median household income, and median gross rents over time to determine levels of gentrification and displacement risk.



CalEnviroScreen 4.0

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution. This tool is called the California Communities Environmental Health Screening Tool (CalEnviroScreen). CalEnviroScreen utilizes existing environmental, health, and socioeconomic data to rank census tracts based on 20 distinct indicators. In general, the higher the score, the more impacted a community is by pollution burdens and population vulnerabilities. Designated disadvantaged communities under Senate Bill (SB) 535 (2012) are those communities that scored within the highest 25 percent of census tracts across California (CalEnviroScreen percentile scores of 75 or higher).

California Tax Credit Allocation Committee (TCAC)

To assist in the analysis of integration and segregation in the context of race and income status, HCD and TCAC convened the California Fair Housing Task Force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task Force created Opportunity Maps to identify resources levels across the state to accompany new policies aimed at increasing access to high opportunity areas. These opportunity maps are made from composite scores of three different domains (economic, environmental and education) with each including a set of indicators. Table A-1 shows the full list of indicators. The opportunity maps include a measure or “filter” to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- Poverty: Tracts with at least 30 percent of population under federal poverty line
- Racial Segregation: Tracts with a higher percentage of for Black, Hispanic, Asian, or all people of color in comparison to the County

Table A-1 TCAC Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty, Adult Education, Employment, Job Proximity, Median Home Value
Environmental	CalEnviroScreen 3.0 Pollution Indicators and Values
Education	Math Proficiency, Reading Proficiency, High School Graduation Rates, Student Poverty Rates

2020 Contra Costa County Regional Analysis of Impediments to Fair Housing Choice

As described above, the Contra Costa County Regional AI is a countywide effort to increase fair housing choices for residents across the county, developed by a regional collaborative with the County of Contra Costa as lead agency. The City of Pleasant Hill is a participating agency in this regional collaborative. The AI addresses fair housing issues on a countywide level and in each jurisdiction. The AI provides an assessment of the regional laws, ordinances, statutes, and administrative policies, as well as local conditions that affect the location, availability, and accessibility of housing. It also analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person’s access to housing and provides solutions and measures to mitigate or remove identified impediments.

AllTransit

AllTransit is an online database that explores data related to transit opportunity. The AllTransit performance score evaluates the social and economic impact of transit on a community, using metrics such as connectivity, access to jobs, and frequency of service.

Community Engagement and Outreach

The following section summarizes the various methods of community engagement the City used as part of the Housing Element Update. The engagement program included branding, a project website, newsletters and e-blasts, announcements on the City website and social media, a workshop and a town hall meeting, General Plan Advisory Committee (GPAC) meetings, and Planning Commission and City Council study sessions and hearings. For more information see Chapter 1: Introduction, and Appendix C.

The City created and maintained a website for the 2040 General Plan Update with a webpage dedicated to the 2023-2031 Housing Element Update. Project documents were posted to the website, comments were encouraged through the provided "Comments" button on each page, and visitors were given a link to sign up to receive email updates. The City sent multiple email notifications (e-blasts) to announce upcoming events and the release of project-related documents.

The City held five public meetings, a public workshop, and a town hall meeting to discuss the Housing Element Update. The City received numerous comments as a result of these meeting which informed the housing element process including the selection of housing opportunity sites. A full list of these comments is available in Appendix C.

1.4 Fair Housing Enforcement and Outreach Capacity

This analysis of fair housing enforcement and outreach capacity evaluates the ability of a local jurisdiction and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are informed of fair housing laws and tenants' rights. In addition, enforcement and outreach capacity includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.

Regional Trends

California's Fair Employment and Housing Act prohibits all housing providers, including local governments, from discriminating in housing development and all actions related to the provision of housing based on a wide variety of characteristics including sex, gender identity, gender expression, sexual orientation, marital status, ancestry, familial status, disability, or genetic information. Contra Costa County does not have an ordinance on fair housing. Of the incorporated cities within the county, only Concord has a comprehensive fair housing ordinance. Richmond has a housing ordinance that specifically prohibits discrimination based on past criminal conviction. Walnut Creek has a reasonable accommodation ordinance requiring that people with disabilities have equal access to housing.

Several organizations provide fair housing services in Contra Costa County. ECHO Housing conducts fair housing testing and provides counseling, mediation, and education in Antioch, Concord, Walnut Creek, the other cities in the County (except Pittsburg) and unincorporated Contra Costa County. Bay Area Legal Aid also works to eliminate housing discrimination through education, outreach, and enforcement throughout Contra Costa County while Pacific Community Services works in Pittsburg.



Table A-2 Organizations Active in Contra Costa County

Organization	Services
ECHO Housing	Housing counseling, fair housing services, tenant/landlord services, rent review/eviction harassment program, fair housing investigations.
Pacific Community Services	Fair housing pre-purchase education workshops, mortgage delinquency and default resolution counseling, rental housing counseling, and pre-purchase counseling for homebuyers
Bay Area Legal Aid	Civil legal advice, counsel, and representation to low-income individuals

Source: *Contra Costa County Regional AI, 2019*

In 2021, there were a total of seven Fair Housing Equal Opportunity (FHEO) cases filed with HUD per 100,000 individuals residing in the county. Of these cases, four of every 100,000 individuals were cases of disability bias, one of every 100,000 individuals was a case of familial status bias, and one of every 100,000 individuals was a case of racial bias.

Local Trends

The City of Pleasant Hill is served by the Contra Costa County Housing Services Collaborative (Collaborative), which brings together the expertise of two housing service providers: Bay Area Legal Aid and ECHO Housing to provide fair housing and tenant/landlord services, including fair housing counseling and education and tenant/landlord counseling and mediation. The Collaborative provides counseling on issues such as security deposits; repairs; understanding lease terms; eviction for non-payment of rent or alleged tenant misconduct; and obtaining rent payment assistance, including Section 8 vouchers. The Collaborative also offers a number of fair housing services, including investigating housing discrimination complaints, counselling individuals regarding their rights, responsibilities and options, and providing mediation, advocacy, and legal referrals. The Collaborative offers education and outreach to residents and staff of community-based organizations.

Bay Area Legal Aid provides legal aid to individuals facing discrimination in housing on the basis of race, ethnicity, national origin, gender, disability, sexual orientation, family status or other protected classes. Bay Area Legal Aid also protect families from illegal evictions, including eviction after foreclosure, substandard housing conditions, and wrongful denials and terminations of housing subsidies. The practice also works to preserve and expand affordable housing and protect families from foreclosure rescue scams.

ECHO’s Fair Housing Counseling Program conducts site investigations and enforcement in response to reports of housing discrimination complaints, performs audit-based investigations to determine degrees of housing discrimination existing in designated areas, and provides fair housing education for members of the housing industry including managers, owners, and realtors. ECHO’s Tenant/Landlord Counseling Program provides information to tenants and landlords in Southern Alameda County on their housing rights and responsibilities. Additionally, ECHO has trained mediators to assist in resolving housing disputes through conciliation and mediation. The primary objective of the program is to build awareness of housing laws and prevent homelessness.

The City has local ordinances that comply with existing fair housing laws and regulations. Chapter 18.112 of the Zoning Ordinance outlines the City’s reasonable accommodation policy to provide individuals with disabilities reasonable accommodation in regulations and procedures to ensure equal access to housing, and to facilitate the development of housing.

The City complies with all existing fair housing laws and regulations and is not subject to findings, lawsuits, or judgements related to enforcement actions regarding fair housing.

According to the AFFH Viewer, between 2013 and 2021, there were a total of eight Fair Housing Equal Opportunity (FHEO) cases filed with HUD, for a rate of 0.23 inquiries per 1,000 people. Of these cases, one was on the basis of disability bias, and the remaining cases did not provide a basis. The City has reached out to ECHO to investigate these cases further, however no additional data is available at this time. The City will continue to investigate these and future cases throughout the planning period.

1.5 Segregation and Integration Patterns and Trends

To inform priorities, policies, and actions, the housing element must include an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area.

Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. This can include two spatial forms of segregation: neighborhood level segregation within a local jurisdiction and city level segregation between jurisdictions in the Bay Area.

- Neighborhood level segregation (within a jurisdiction, or intra-city): Segregation of race and income groups can occur from neighborhood to neighborhood within a city. For example, if a local jurisdiction has a population that is 20 percent Latinx, but some neighborhoods are 80 percent Latinx while others have nearly no Latinx residents, that jurisdiction would have segregated neighborhoods.
- City level segregation (between jurisdictions in a region, or inter-city): Race and income divides also occur between jurisdictions in a region. A region could be very diverse with equal numbers of white, Asian, Black, and Latinx residents, but the region could also be highly segregated with each city comprised solely of one racial group.

There are many factors that have contributed to the generation and maintenance of segregation. Historically, racial segregation stemmed from explicit discrimination against people of color, such as restrictive covenants, redlining, and discrimination in mortgage lending. This history includes many overtly discriminatory policies made by federal, state, and local governments.¹ Segregation patterns are also affected by policies that appear race-neutral, such as land use decisions and the regulation of housing development.

Segregation has resulted in vastly unequal access to public goods such as quality schools, neighborhood services and amenities, parks and playgrounds, clean air and water, and public safety.² This generational lack of access for many communities, particularly people of color and lower income residents, has often resulted in poor life outcomes, including lower educational attainment, higher morbidity rates, and higher mortality rates.³

It is difficult to address segregation patterns without an analysis of both historical and existing land use policies that impact segregation patterns. Land use regulations influence what kind of housing is built in a city or neighborhood (Lens and Monkkonen 2016, Pendall 2000). These land use regulations in turn impact demographics: they can be used to affect the number of houses in a community, the number of people who live in the community, the wealth of the people who live in the community, and

¹ Rothstein 2017

² Trounstein 2015

³ Chetty and Hendren 2018, Ananat 2011, Burch 2014, Cutler and Glaeser 1997, Sampson 2012, Sharkey 2013

where within the community they reside (Trounstine 2018). Given disparities in wealth by race and ethnicity, the ability to afford housing in different neighborhoods, as influenced by land use regulations, is highly differentiated across racial and ethnic groups (Bayer, McMillan, and Reuben 2004). ABAG/MTC plans to issue a separate report detailing the existing land use policies that influence segregation patterns in the Bay Area.

To adequately assess the patterns of integration and segregation, this section identifies trends at the regional scale (Contra Costa County) and at the local scale (Pleasant Hill). To identify socio-economic and demographic spatial trends across these jurisdictions, this analysis utilizes HCD's AFFH Data Viewer, which provides an expansive collection of data from sources including the 2015-2019 ACS, HCD, HUD, UDP, the Center for Disease Control and Prevention (CDC), and other regional and federal agencies. In its AFFH guidance document published in April 2021, HCD describes the importance of segregation and integration analysis in relation to fair housing:

Residential segregation and exclusion, whether by race, ethnicity, disability, or income, is a result of numerous housing policies, practices, and procedures—both public and private—that have had enduring and pervasive negative impacts. Overt and covert housing discrimination through land use policy, shifting housing markets, and patterns of investment and disinvestment, have restricted meaningful fair housing choice and equitable access to opportunity, particularly for communities of color. Historic patterns of segregation persist in California despite the long-standing federal mandate, established by the Fair Housing Act of 1968 (FHA), that federal agencies and federal grantees affirmatively further the purposes of the FHA.

Past and present discriminatory policies and practices, including long-term disinvestment, have resulted in neighborhoods with concentrated poverty and poor housing stock, limited access to opportunity, unsafe environmental conditions, underfunded schools, dilapidated infrastructure, and other disproportionately experienced problems. In addition, governmental policies have subsidized the development of segregated, high-resourced suburbs in metropolitan areas by constructing new highway systems—often through lower income communities of color—to ensure access to job opportunities in urban centers. This physical and policy infrastructure supports patterns of discrimination and high levels of segregation that continue to persist in California and across the country. All of these conditions persist despite the over 50-year-old obligation to prohibit discrimination and affirmatively further fair housing.⁴

For persons with disabilities, as explored below in *Disability and Access*, segregation also includes residents in congregate and/or institutional facilities that allow for limited interaction with people who do not have disabilities, regardless of where those dwellings are located. Integration, by contrast, consists of both relative dispersion or lack of concentration of protected class members and, for persons with disabilities, residence in settings like permanent supportive housing that provide opportunities for interaction with persons who do not have disabilities. As the passage of the Fair Housing Act by Congress in 1968 was, in large measure, a response to pervasive patterns of residential segregation to which government action contributed significantly, segregation and integration are essential topics in any fair housing planning process.⁵

⁴ HCD 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

⁵ <https://www.contracosta.ca.gov/DocumentCenter/View/59623/Final-BOS-Approved-AI-6-11-19>

Race and Ethnicity

Historic exclusionary governmental policies, biased mortgage lending practices, and other tactics have caused racial and ethnic segregation and spatial inequities. The ethnic⁶ and racial⁷ composition of a region can correlate to other demographic characteristics that can affect access to opportunity. The existence of concentrations of minorities living in one location may be an indicator that some minority groups in Pleasant Hill do not have as many housing choices as nonminority residents.

Regional Trends

According to 2015-2019 ACS estimates (Table A-3), white⁸ residents comprised the largest racial/ethnic group in Contra Costa County followed by Hispanic or Latino residents, and then Asian residents. Within Contra Costa County, segregation exists both within individual cities and between cities. The City of Concord is an example of a city with intra-city segregation: non-white residents make up over 95 percent of residents in census tracts on the west side, compared to around 30 to 40 percent in census tracts located in central Concord.

Figure A-1 highlights neighborhood segregation by a single racial group or by two to four group mixes. There is a stark contrast between communities in the eastern and western parts of the county with high Black and Hispanic populations concentrated in cities such as Antioch, Pittsburg, and Richmond, and white residents concentrated in the central parts of the county.

Figure A-2 highlights segregation by showing the percentage of the non-white population by block group in Contra Costa County. High percentages of non-white populations are concentrated in east and west county, and high percentages of white populations concentrated in central and south county. Two of the most racially segregated white neighborhoods in the entire Bay Area are located in Walnut Creek, which is 63 percent white.

There are also high concentrations of white residents in Martinez (69 percent white) and Lafayette (77 percent white). Along with these three cities, the communities of Clayton, Danville, Moraga, Pleasant Hill, and Orinda are also segregated, majority white cities.⁹

⁶ Ethnicity determines whether a person is of Hispanic origin or not. For this reason, ethnicity is broken out in two categories, Hispanic or Latino and Not Hispanic or Latino. Hispanics may report as any race.

⁷ Race is defined by the Census Bureau as a person's self-identification with one or more social groups. An individual can report as white, Black or African American, Asian, American Indian and Alaska Native, Native Hawaiian and Other Pacific Islander, or some other race. Survey respondents may report multiple races.

⁸ The data sets used in this report include slightly varying definitions for racial and ethnic categories. This report uses the following definitions:

- White: Non-Hispanic White
- Latinx: Ethnically Hispanic or Latino of any race
- Black: Non-Hispanic Black or African American
- Asian: Non-Hispanic Asian
- People of Color (POC): All who are not non-Hispanic White (including people who identify as "some other race" or "two or more races")

⁹ Segregation in the Bay Area Part 1, 2021, <https://belonging.berkeley.edu/racial-segregation-san-francisco-bay-area-part-1>

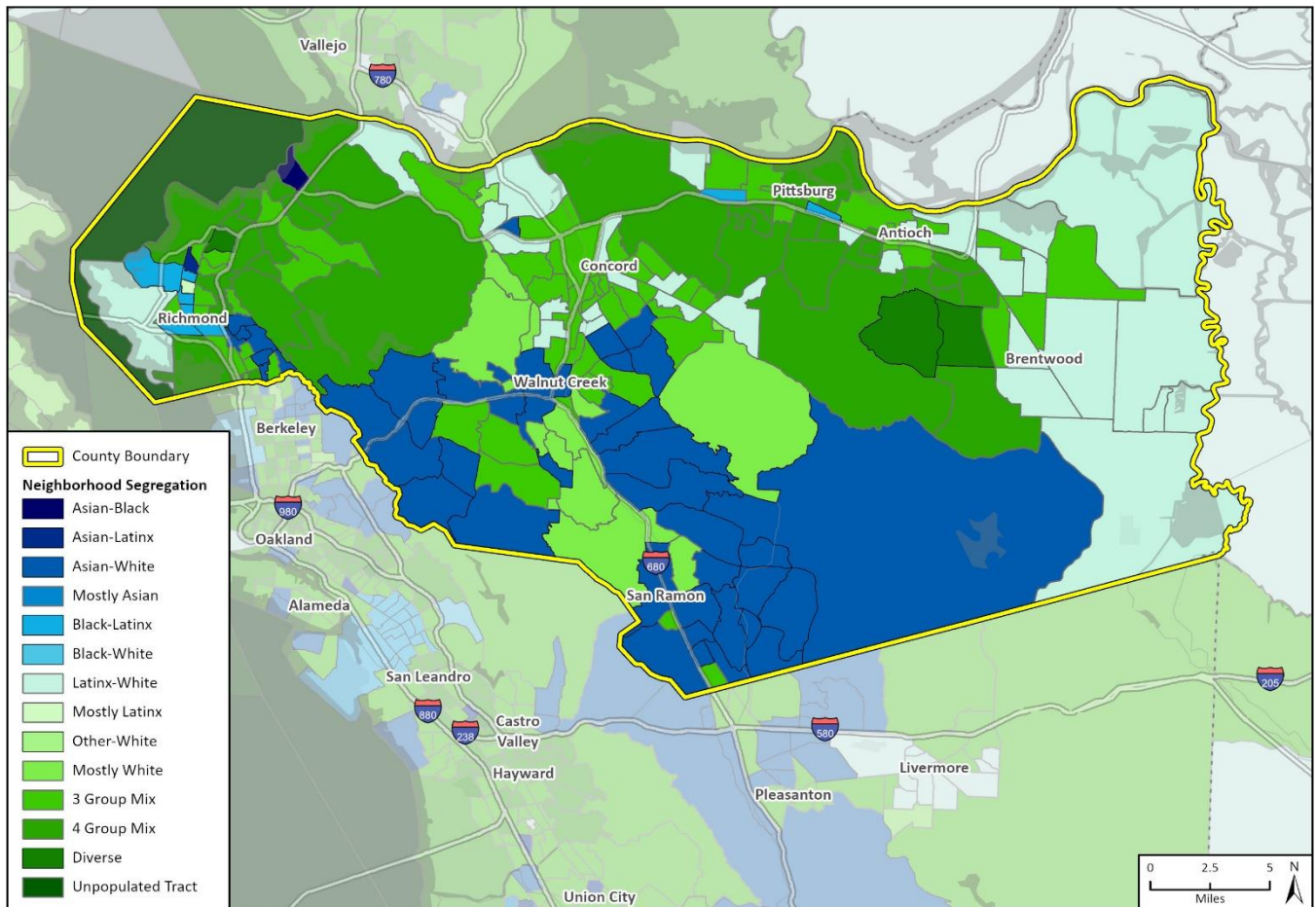


Table A-3 Contra Costa County and Pleasant Hill Demographics, 2019 5-year Estimates

Race/Ethnicity	County Population	Percent County Population	Pleasant Hill Population	Percent Pleasant Hill Population
White (Hispanic and non-Hispanic)	637,904	55.8	25,600	73.5
<i>Non-Hispanic white</i>	500,592	43.8	22,448	64.4
Black or African American	99,642	8.7	896	2.6
American Indian	5,506	0.5	62	0.2
Asian	190,983	16.7	4,285	12.3
Native Hawaiian and Other Pacific Islander	5,631	0.5	265	0.8
Some other race	124,629	10.9	1,389	4.0
Two or more races	77,956	6.8	2,343	6.7
Hispanic or Latino	292,298	25.6	5,102	14.6
Total Population	1,142,251	100%	34,840	100%

Source: 2019: ACS 5-year Estimates, Demographic and Housing Estimates, Table DP05

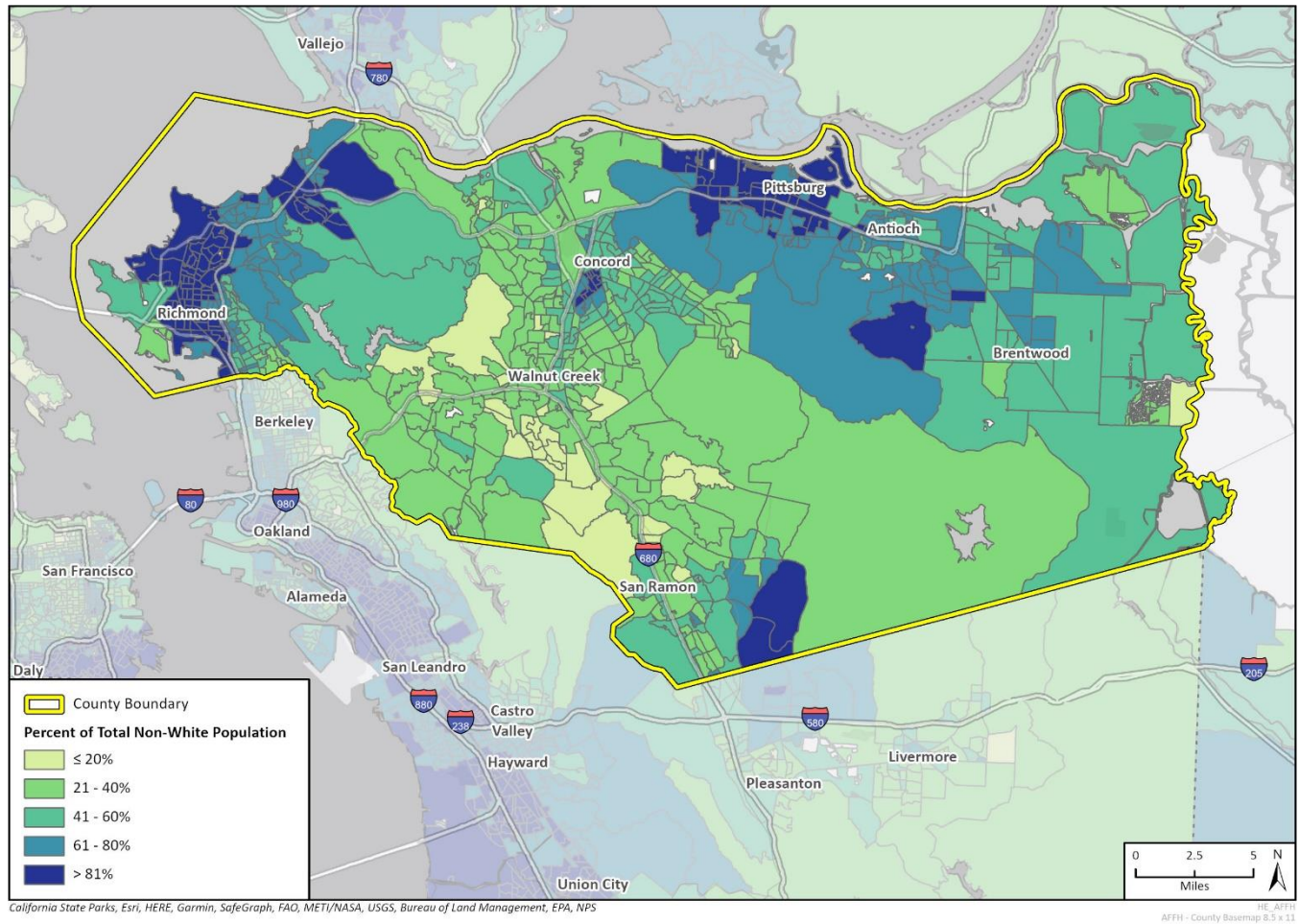
Figure A-1 Neighborhood Segregation, UC Berkeley, 2019 (Contra Costa County)



California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS

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Figure A-2 Racial Demographics (Contra Costa County)



Dissimilarity and Isolation Indices

The Dissimilarity and Isolation indices, developed at the University of Chicago, are methods of measuring segregation. The Dissimilarity Index measures whether one particular group is distributed across census tracts in the metropolitan area in the same way as another group. The dissimilarity index ranges from 0 to 1. Higher values indicate that groups are more unevenly distributed (e.g., they tend to live in different neighborhoods). A high value indicates that the two groups tend to live in different tracts. A value of 0.6 (or above) is considered very high. It means that 60 percent (or more) of the members of one group would need to move to a different tract in order for the two groups to be equally distributed. Values of 0.4 or 0.5 are usually considered a moderate level of segregation, and values of 0.3 or below are considered fairly low.¹⁰

As measured by the Dissimilarity Index, Black residents face the highest levels of segregation of any racial or ethnic group in both the county and the region. Hispanics are the next most segregated group, followed by Asian or Pacific Islanders. While levels of Black-white segregation are above thresholds that social scientists would consider high segregation, index levels for Hispanics and Asians and Pacific Islanders suggest moderate segregation. The lower level of segregation for Asians and Pacific Islanders in the County than in the region is consistent with the relatively smaller concentration of

¹⁰ <https://s4.ad.brown.edu/projects/diversity/index.htm>



Asian or Pacific Islander residents in the county than in the region. In general, less populous groups tend to face lower levels of segregation.

Table A-4 Racial Dissimilarity Index Values for Segregation within Pleasant Hill

Race/Ethnicity	Pleasant Hill			Bay Area
	2000	2010	2020	2020
Asian/Pacific Islander vs. White	0.195	0.234	0.196	0.185
Black/African American vs. White	0.271*	0.293*	0.312*	0.244
Latinx vs. White	0.118	0.141	0.126	0.207
People of Color vs. White	0.147	0.177	0.148	0.168

Source: Segregation Report, Association of Bay Area Governments, 2022.¹¹

Within City of Pleasant Hill, the most isolated racial group is white residents. Pleasant Hill’s isolation index of 0.610 for white residents means that the average white resident lives in a neighborhood that is 61.0% white. Other racial groups are less isolated, meaning they may be more likely to encounter other racial groups in their neighborhoods. The isolation index values for all racial groups in Pleasant Hill for the years 2000, 2010, and 2020 can be found in Table A-5 below. Among all racial groups in this jurisdiction, the white population’s isolation index has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.

Table A-5 Racial Isolation Index Values for Segregation within Pleasant Hill

Race/Ethnicity	Pleasant Hill			Bay Area
	2000	2010	2020	2020
Asian/Pacific Islander	0.104	0.157	0.174	0.245
Black/African American	0.020	0.025	0.033	0.053
Latinx	0.087	0.127	0.147	0.251
White	0.777	0.702	0.610	0.491

Source: Segregation Report, Association of Bay Area Governments, 2022.¹²

Local Trends

According to 2015-2019 ACS estimates (Table A-3), white residents comprised the largest racial/ethnic group, at 64.4 percent of the population. This is approximately 20 percent higher than County as a whole, indicating an exclusion of non-white individuals. Hispanic residents follow as the second most prevalent residents at 14.6 percent, and Asian residents make up 12.3 percent of Pleasant Hill.

Since 2000, the percentage of residents in Pleasant Hill identifying as white has decreased—and by the same token the percentage of residents of all other races and ethnicities has increased—by 14.8 percentage points. In absolute terms, the Hispanic or Latino population increased the most while the white, non-Hispanic population decreased the most.

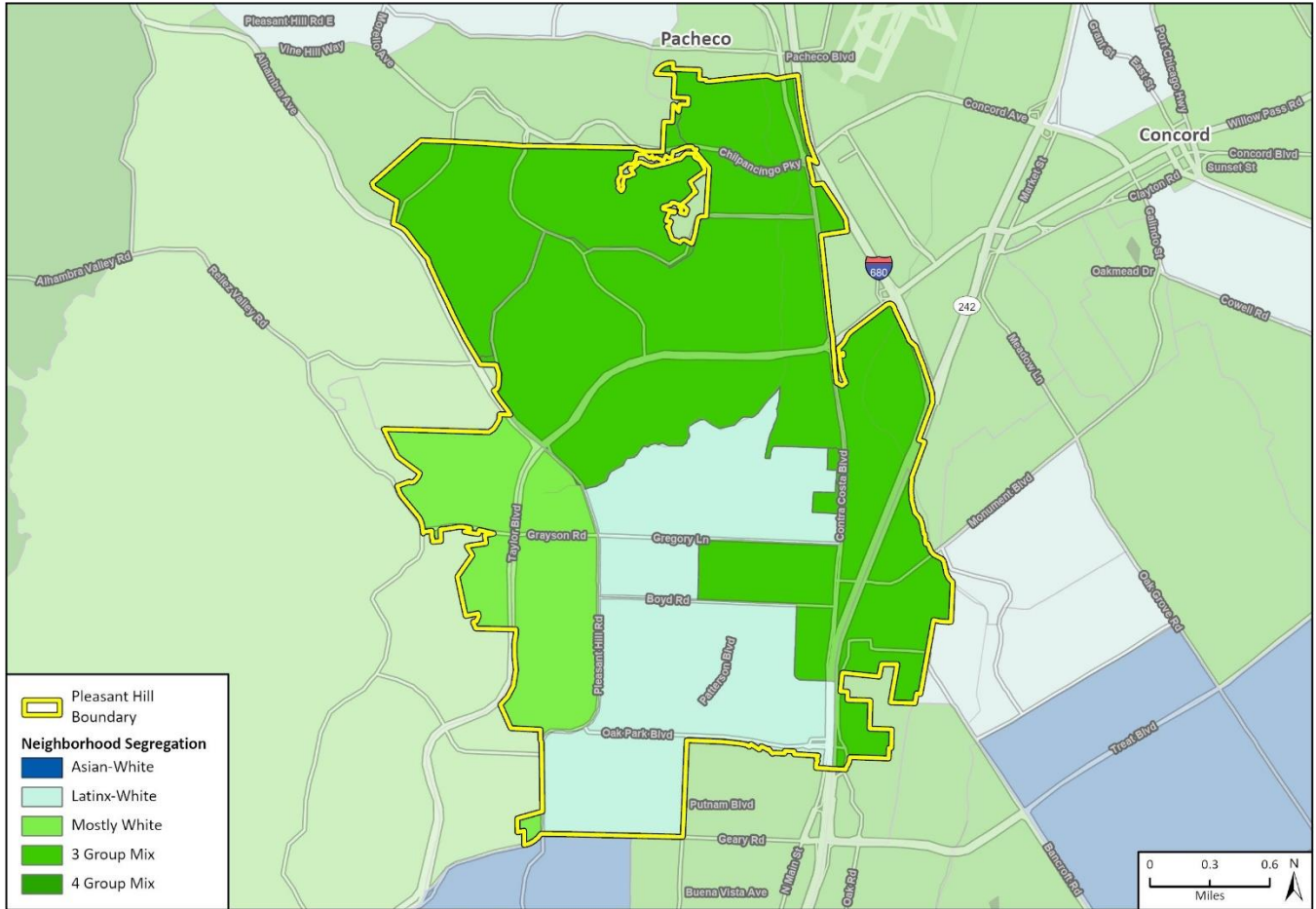
Within the city, segregation exists between census tracts (Figure A-3). In every census tract, the population is predominantly white, ranging from 47 to 80 percent. However, various census tracts are identified as mix-group neighborhoods by UC Berkeley’s analysis of neighborhood segregation. In the northern area of the city, as well as a small portion of the eastern area of the city, the population is

¹¹ Segregation Report, Association of Bay Area Governments, 2022. Accessed: <https://mtcdrive.app.box.com/s/d0kki6p26idiq81h5vxgqf77a5hsisdw/file/927857388028>

¹² Segregation Report, Association of Bay Area Governments, 2022. Accessed: <https://mtcdrive.app.box.com/s/d0kki6p26idiq81h5vxgqf77a5hsisdw/file/927857388028>

identified as a mix of Asian, Hispanic, and white residents. Centrally, the population is identified as predominantly Hispanic and white.

Figure A-3 Neighborhood Segregation, UC Berkeley, 2019 (Pleasant Hill)

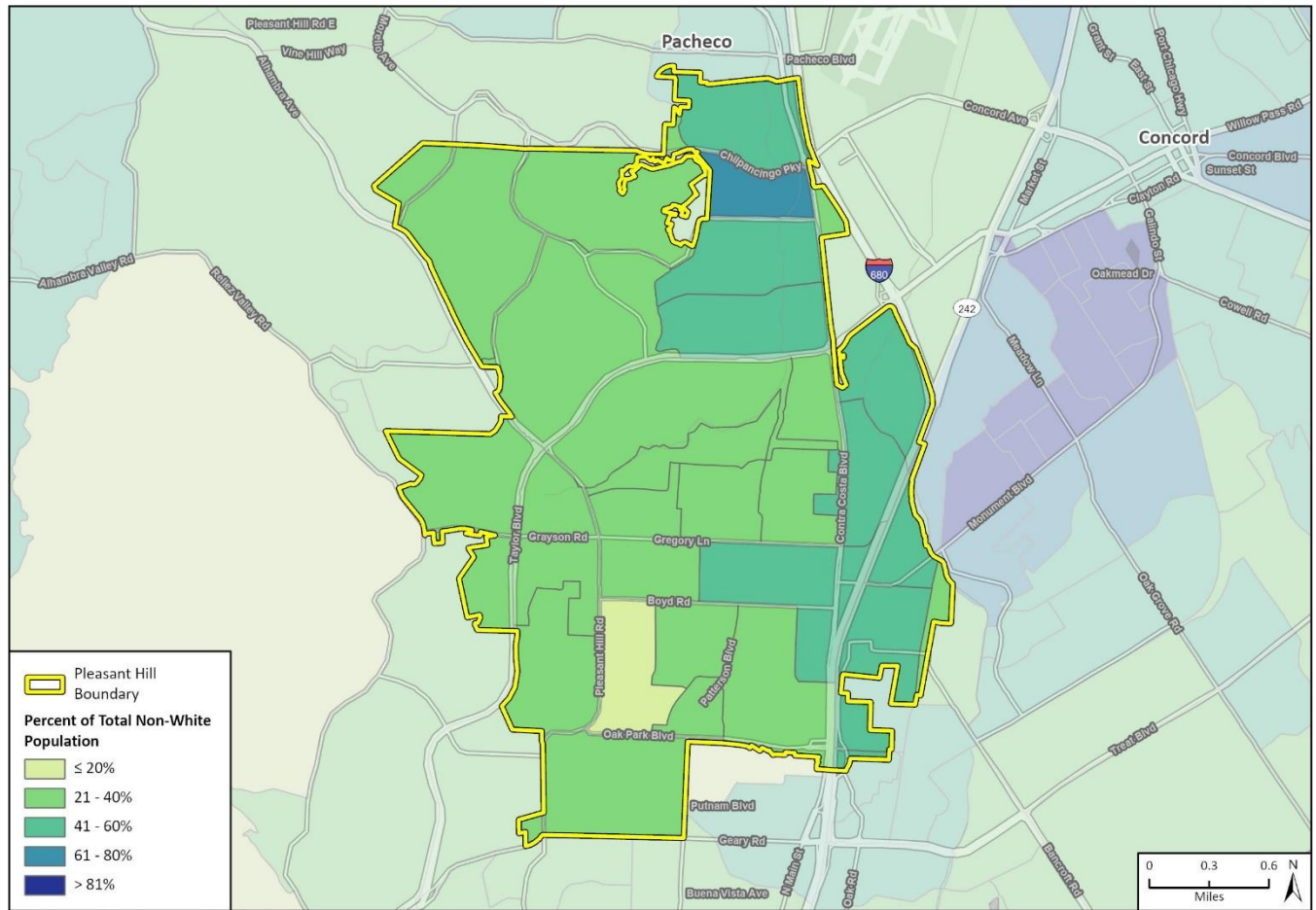


California State Parks, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

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Figure A-4 Racial Demographics (Pleasant Hill)



California State Parks, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA
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Dissimilarity, Isolation, and Exposure Indices

Table A-4 provides the dissimilarity index values indicating the level of segregation in Pleasant Hill between white residents and residents who are Black, Latinx, or Asian/Pacific Islander. The table also provides the dissimilarity index between white residents and all residents of color in the jurisdiction, and all dissimilarity index values are shown across three time periods (2000, 2010, and 2020). In Pleasant Hill, the highest segregation is between Black and white residents (see Table A-4). Pleasant Hill’s Black /white dissimilarity index of 0.312 means that 31.2 percent of Black (or white) residents would need to move to a different neighborhood to create perfect integration between Black residents and white residents. However, it should be noted that this dissimilarity index value is not a reliable data point due to small population size.

According to the Isolation Index, the most isolated racial group in Pleasant Hill is white residents. Pleasant Hill’s isolation index of 0.610 for white residents means that the average white resident lives in a neighborhood that is 61 percent white. Other racial groups are less isolated, meaning they may be more likely to encounter other racial groups in their neighborhoods. The isolation index values for all racial groups in Pleasant Hill for the years 2000, 2010, and 2020 can be found in Table A-5. Among all racial groups in this jurisdiction, the white population’s isolation index has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.

Household Income

Household income is directly connected to the ability to afford housing. Higher-income households are more likely to own rather than rent housing. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases. To achieve fair housing objectives, people in low-income households must have actual choice in housing opportunities—that is, when they are able to locate units that are affordable and well maintained in all parts of a jurisdiction and region.

This section identifies household income disparities using data based on median household income and low- or moderate-income (LMI) geographies. HUD defines an LMI area as a census tract or block group where over 51 percent of the population is LMI, which means the household's annual income is up to 80 percent of the area median income (AMI), as defined by HUD.¹³

Regional Trends

According to 2015-2019 ACS estimates, the median household income in Contra Costa County was \$99,716. Figure A-5 shows the median household income by block group for Contra Costa County using 2015-2019 ACS estimates. Lower-income block groups are generally concentrated in the northwest, east areas of the county and in Concord. LMI populations by block group for Contra Costa County are displayed in Figure A-7. Census tracts within the cities of Richmond, San Pablo, Martinez, Concord, Bay Point, Pittsburg, Antioch, and Concord contain the highest LMI populations in Contra Costa County. LMI populations are in communities that had a relatively greater percentage of children living in single-parent, female-headed households (Figure A-14) and a higher percentage of non-white population (Figure A-2).

The Bay Area has lower levels of income segregation compared to Pleasant Hill, according to the Isolation Index. Above moderate-income residents are the most segregated, receiving a score of 0.507. This means that the average above moderate-income individual lives in a census tract that is 50.7 percent above moderate-income. However, according to the Dissimilarity index, the Bay Area has higher rates of segregation between groups below 50 percent of the AMI and above 120 percent of the AMI compared to Pleasant Hill (Table A-6). This may be because there is a higher percentage of lower income individuals in the Bay Area region than in Pleasant Hill.

¹³ HUD Exchange 2021: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>



Table A-6 Neighborhood Income Segregation

Race/Ethnicity		Pleasant Hill		Bay Area
		2010	2015	2020
Isolation	Very Low Income	0.193	0.234	0.269
	Low Income	0.149	0.157	0.145
	Moderate Income	0.181	0.184	0.183
	Above Moderate Income	0.573	0.520	0.507
Dissimilarity	Below 80% AMI vs. Above 80% AMI	0.253	0.180	0.198
	Below 50% AMI vs Above 120% AMI	0.279	0.192	0.253
Theil's H Multi-Racial	All	0.041	0.040	0.043

Source: Segregation Report, Association of Bay Area Governments, 2022.¹⁴

Local Trends

According to 2015-2019 ACS estimates, the median household income in Pleasant Hill is higher than the county, at \$140,121. Figure A-6 shows the median household income by block group for Pleasant Hill. Within Pleasant Hill, median household income varies greatly by block group. Generally, western and central Pleasant Hill are higher income, with block group median income ranging from \$91,930 to \$190,000. Lower income households are concentrated in southern Pleasant Hill, with block group median income ranging from \$54,214 to \$80,515.

LMI populations by block group for Contra Costa County are displayed in Figure A-8. The block groups with the highest LMI populations within Pleasant Hill are located in the northern and southern areas of the city. Notably, a northern block group with a proportionally higher median income (\$97,892) compared to the rest of the city also has one of the highest LMI scores in the city (54 percent). This may indicate that income segregation happens at a smaller scale than block groups. LMI populations are also in communities that had a relatively greater percentage of children living in single-parent, female-headed households (Figure A-15) and a higher percentage of non-white population (Figure A-4).

¹⁴ Segregation Report, Association of Bay Area Governments, 2022. Accessed: <https://mtcdrive.app.box.com/s/d0kki6p26idiq81h5vxgqf77a5hsisdw/file/927857388028>

Figure A-5 Median Household Income (Contra Costa County)

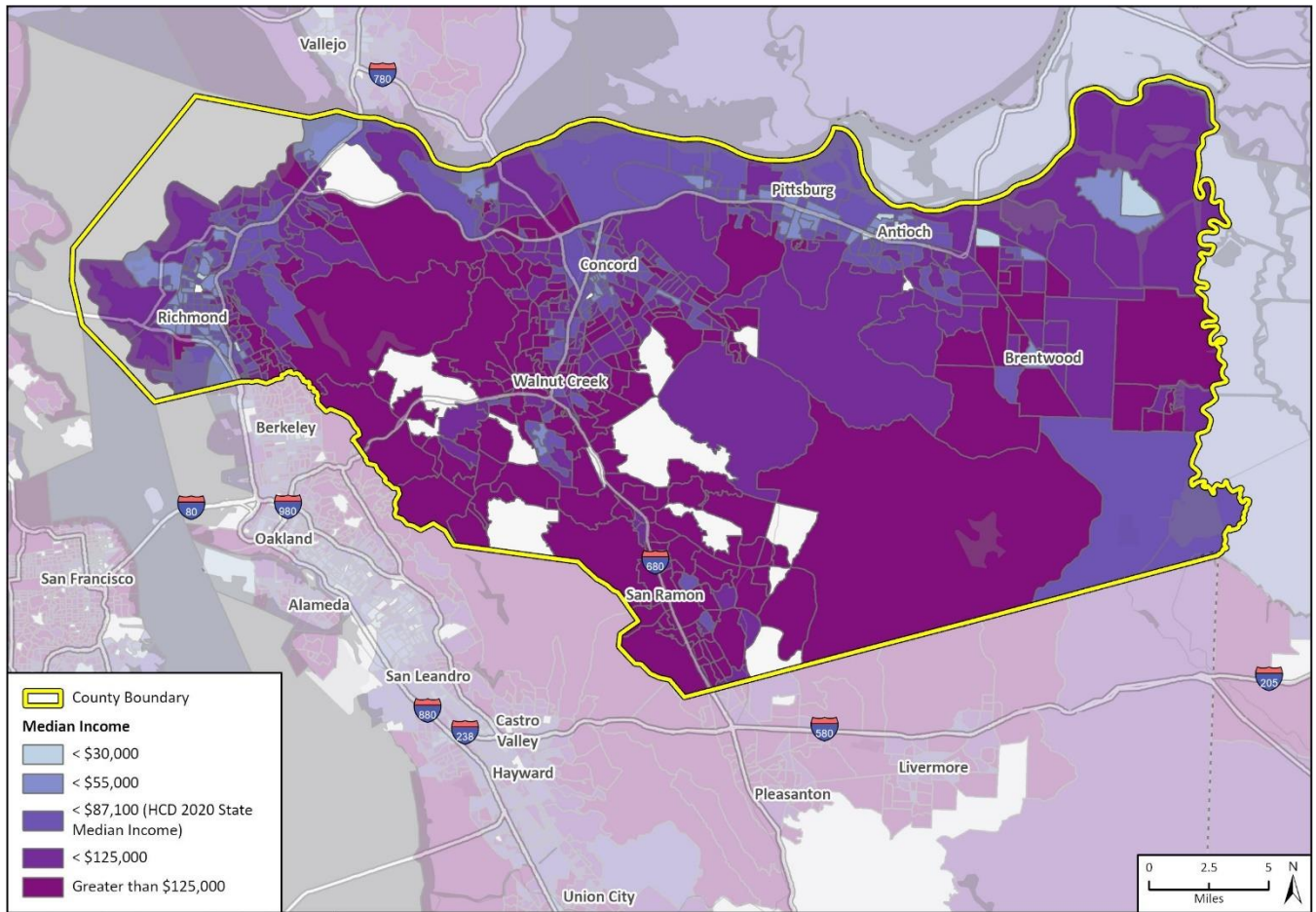
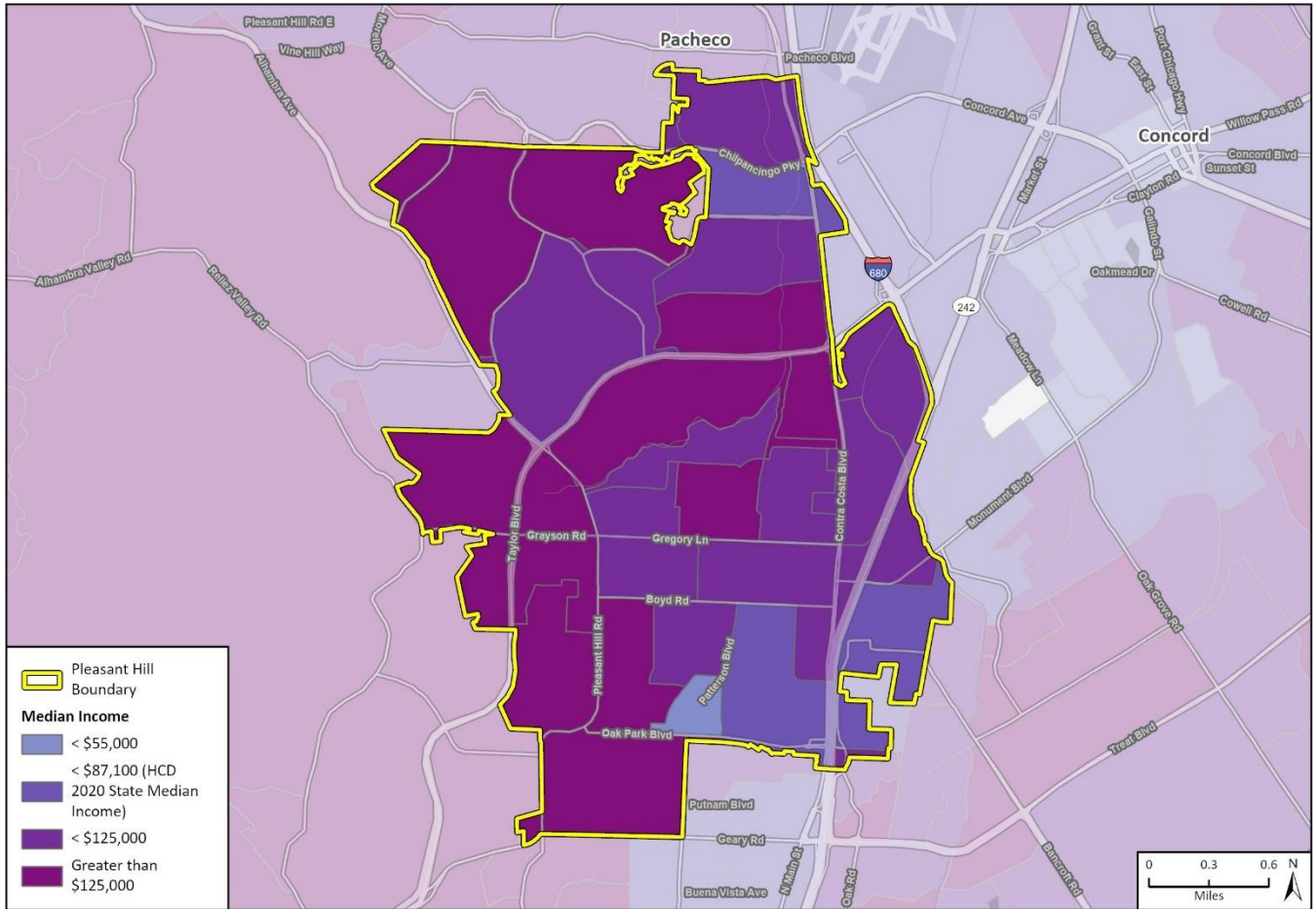




Figure A-6 Median Household Income (Pleasant Hill)



California State Parks, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

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Figure A-7 Low to Moderate Income Population (Contra Costa County)

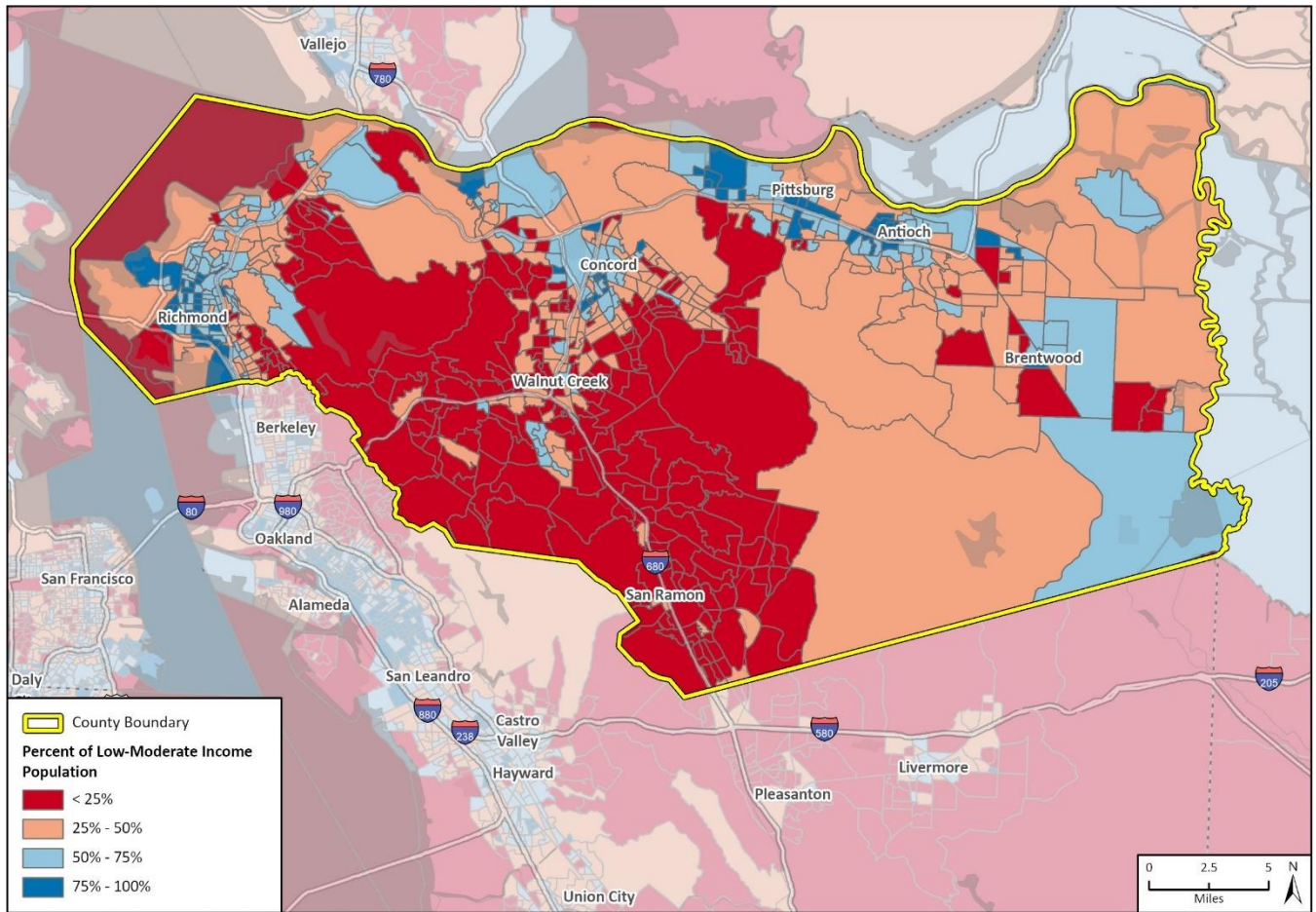
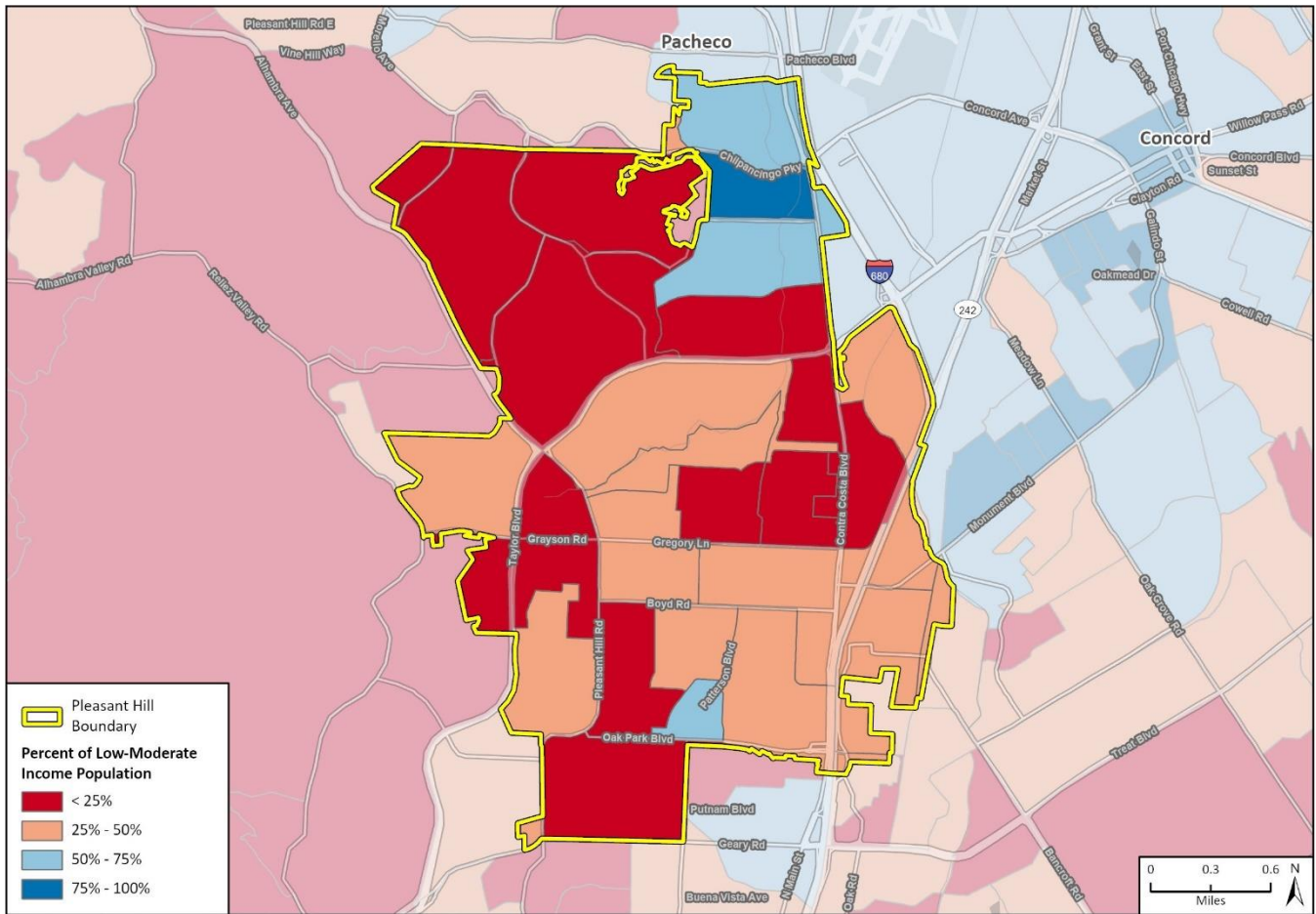




Figure A-8 Low to Moderate Income Population (Pleasant Hill)



California State Parks, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

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Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)

R/ECAPs are geographic areas with significant concentrations of poverty and minority populations.¹⁵ HUD has developed a census-tract based definition of R/ECAPs. In terms of racial or ethnic concentration, R/ECAPs are defined as census tracts with a non-white population of 50 percent or more of the population belonging to a given racial or ethnic group. With regard to poverty, R/ECAPs are census tracts in which 40 percent or more of individuals are living at or below the poverty limit or that have a poverty rate three times the average poverty rate for the metropolitan area, whichever threshold is lower.¹⁶ Identifying R/ECAPs facilitates understanding of entrenched patterns of segregation and poverty.

Regional Trends

There is only one area within Contra Costa County that meets HUD’s criteria for R/ECAPs. It is located in the Monument Corridor area of Concord. However, according to the countywide AI, the current R/ECAP criteria are not well-suited to this area because they use the national poverty rate. Due to the high cost of living in the San Francisco Bay Area, use of the national poverty rate severely

¹⁵ Office of the Secretary, HUD, Affirmatively Furthering Fair Housing, Sections 5.160 through 5.180 appear at 80 FR 42363, July 2015, <https://www.gpo.gov/fdsys/pkg/CFR-2016-title24-vol1/pdf/CFR-2016-title24-vol1-sec5-152.pdf>.

¹⁶ 133 U.S. Department of Housing and Urban Development, HUD Open Data for R/ECAP Tract Current and Historic, https://hudgis-hud.opendata.arcgis.com/datasets/56de4edea8264fe5a344da9811ef5d6e_0/explore?location=44.635862%2C58.263972%2C3.90

underestimates whether an individual is living in poverty. The AI expands the definition of R/ECAPs to include majority-minority census tracts that have poverty rates of 25 percent or more. Using those criteria, 12 census tracts in the county qualify as R/ECAPs.

The twelve identified R/ECAPs are located in the areas of Antioch, Bay Point, Concord, Pittsburg, North Richmond, Richmond, and San Pablo (Figure A-9). The cities of Richmond and Concord have the largest concentrations of census tracts living in poverty, with three each. As of the 2012-2016 ACS, 69,326 people lived in these R/ECAPs, or 6.3 percent of the county's population as of that date.

Hispanics make up a disproportionately large percentage of residents who reside in R/ECAPs compared to the population of the county, comprising approximately 53 percent of all individuals living in R/ECAPs. Black residents also constitute a disproportionate percentage of R/ECAP residents in the county, making up nearly 18 percent of all R/ECAP's but only nine percent of the county's population.

Local Trends

Using the both the definitions used in the AI and by HUD, there are no identified R/ECAPs located in Pleasant Hill.

Concentrated Areas of Affluence (RCAA)

While R/ECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed. RCAAs are defined as affluent, white communities.¹⁷ According to a policy paper published by HUD, white residents are the most racially segregated group in the United States, and majority-white communities are typically more affluent than majority non-white communities. RCAAs have not been studied extensively, nor has a standard definition been adopted by HCD or HUD. Therefore, this assessment uses the percent white population and median household income as thresholds to identify potential RCAAs. The threshold that HUD uses to define a RCAA is a census tract where 80 percent or more of the population is white, and has a median income of at least \$125,000.¹⁸ In addition to having a higher median income, areas of affluence experience less overcrowding, less housing cost burden on renters, and are generally less susceptible to displacement compared to LMI areas.

Regional Trends

Figure A-10 highlights the areas identified as RCAAs in Contra Costa County, which encompass much of the central, western, and southern portion of the county as well as parts along the eastern boundary. Area identified as RCAAs includes both non-urbanized land located in unincorporated Contra Costa County and urban areas within incorporated cities. Additionally, the majority of several cities, including Danville, Alamo, Lafayette, Moraga, Orinda, and Clayton are classified as RCAAs. These RCAAs in Contra Costa County areas have higher median incomes, higher concentrations of white residents, higher percentages of residents with a disability, and higher percentages of children living in female-headed, single-parent households compared to other areas with lower median incomes such as Antioch and Bay Point. RCAAs also have a higher percentage of owner-occupied units, and lower rates of cost burden and overcrowding than non-RCAAs. RCAAs in the county consist of high resource areas with low rates of pollution burden, while non-RCAAs are a mix of moderate- and low-resource areas with moderate to high rates of pollution burden.

Local Trends

Most of Pleasant Hill is classified as an RCAA, except for the southeastern portion, and northeastern tip. Similar to trends occurring in Contra Costa County, areas-RCAAs in Pleasant Hill have with higher

¹⁷ Goatz, Damiano and Williams, 2019. <https://www.huduser.gov/portal/periodicals/cityscape/vol21num1/ch4.pdf>

¹⁸ Ibid.

median incomes ~~and are associated with~~ a larger proportion of white residents compared to census tracts with lower median incomes. In general, residents in western and central Pleasant Hill are earn higher incomes. These areas also have lower concentrations of LMI populations, and higher percentage of white residents compared to other areas of the city, as shown in Figure A-11. In RCAAs in the city, between 54.7 and 80.8 percent of the population identifies as non-Hispanic/Latino white and median income ranges from \$105,329 to \$203,929 to \$122,315 per year. In comparison, in areas that are not RCAAs, to between 43.4 and 55.7 percent of the population identifies as non-Hispanic/Latino white and median income ranges from \$102,393 to \$122,315 per year.

Areas of the city that are not RCAAs also have a higher percentage of renter occupied units (27.9 to 57.3 percent) than most RCAAs in the city, which generally have less than 20.0 percent. The northern tip of the city has a high rate of cost burden among homeowners (42.4 percent) which is higher than in most RCAAs in the city. However, unlike the county, RCAAs do not have a lower rate of cost burden among renters or lower rate of overcrowding compared to areas that are not RCAAs. Some RCAAs have the highest rates of cost burden among renters and overcrowding in the city.

The distribution of RCAAs in Pleasant Hill may be caused in part by land use zoning laws, as a large portion of the northern tip of the city is zoned medium and high density residential. In comparison, most of the city is zoned low density residential. In addition, subsidized affordable housing is generally concentrated in the northern tip of the city.

Figure A-9 TCAC Area of High Segregation and Poverty and Racially or Ethnically Concentrated Areas of Poverty ("R/ECAPs")

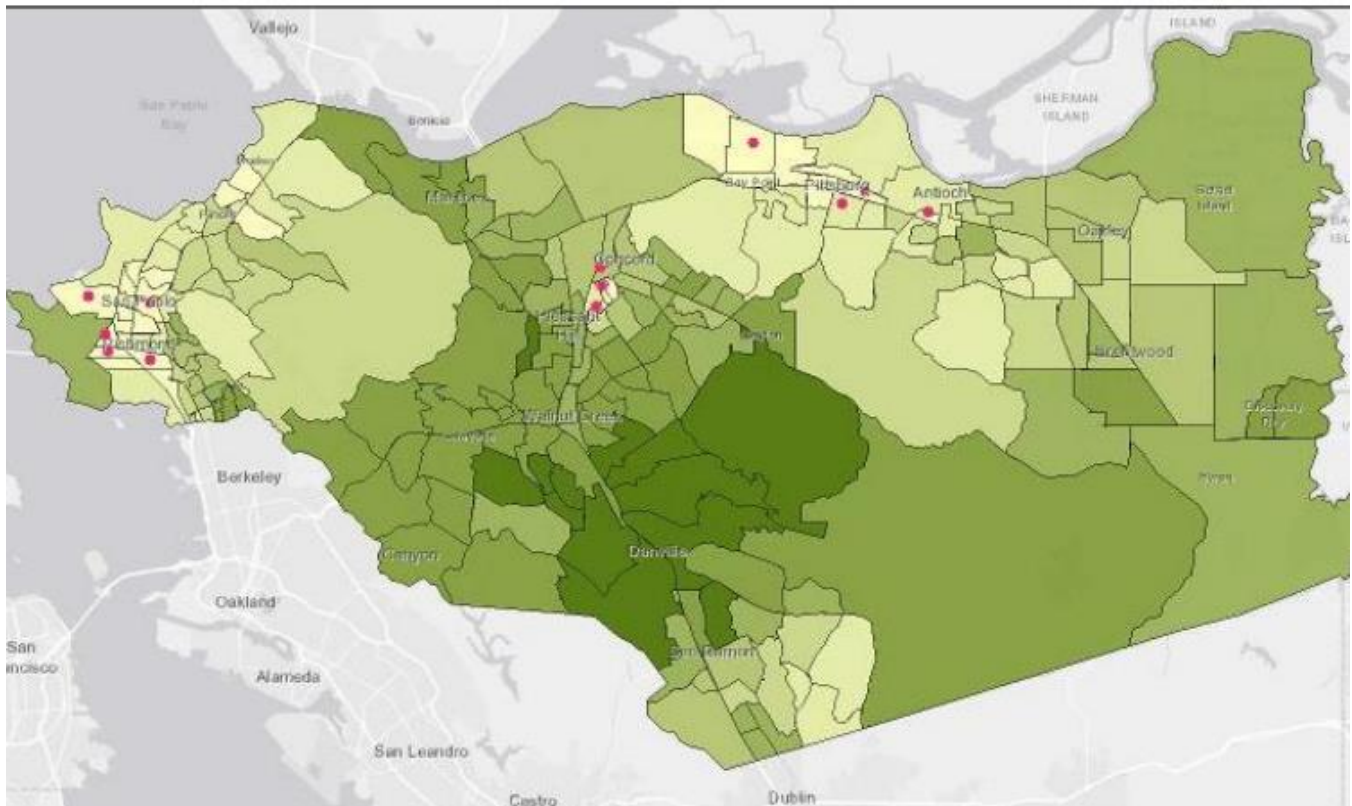
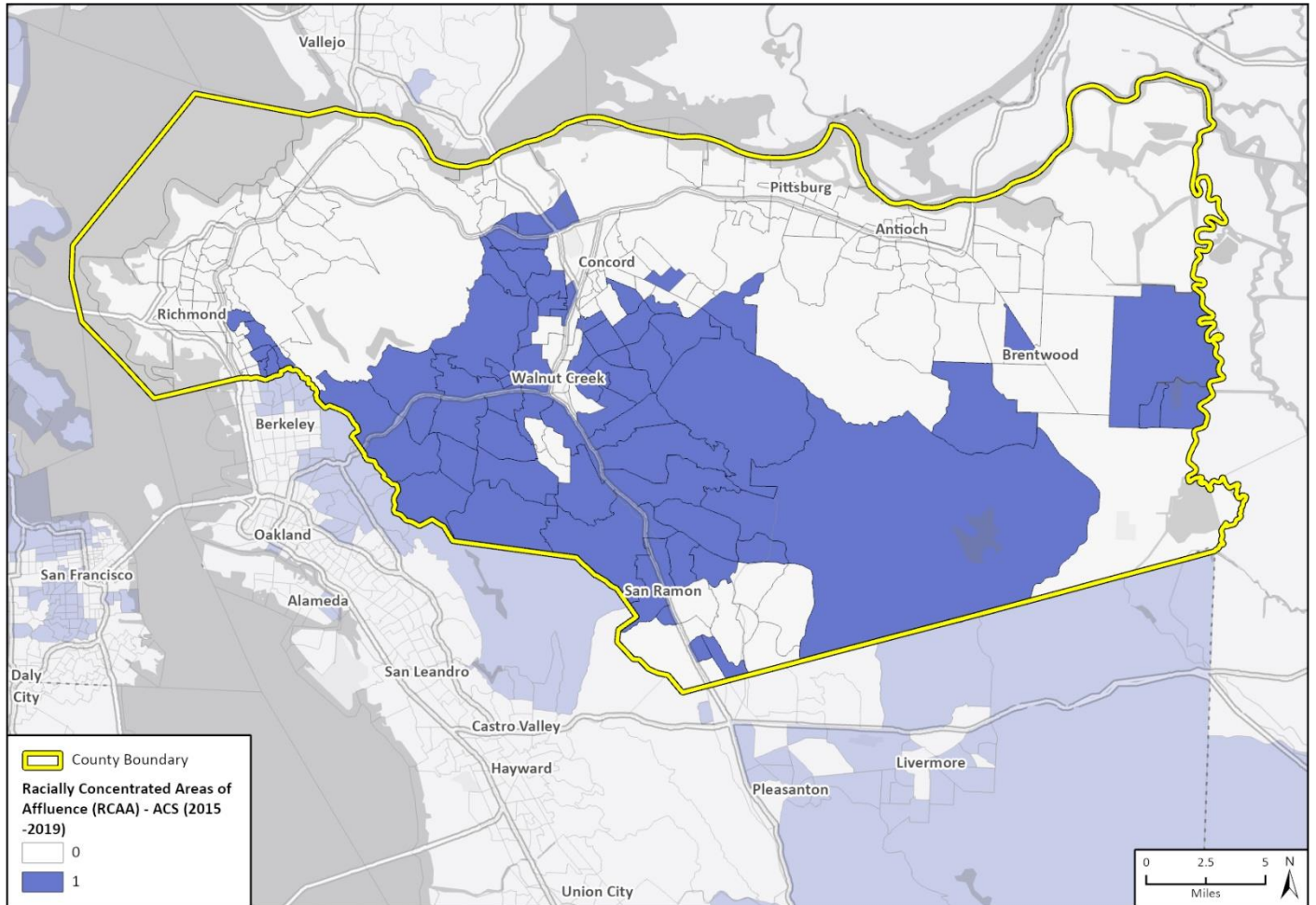


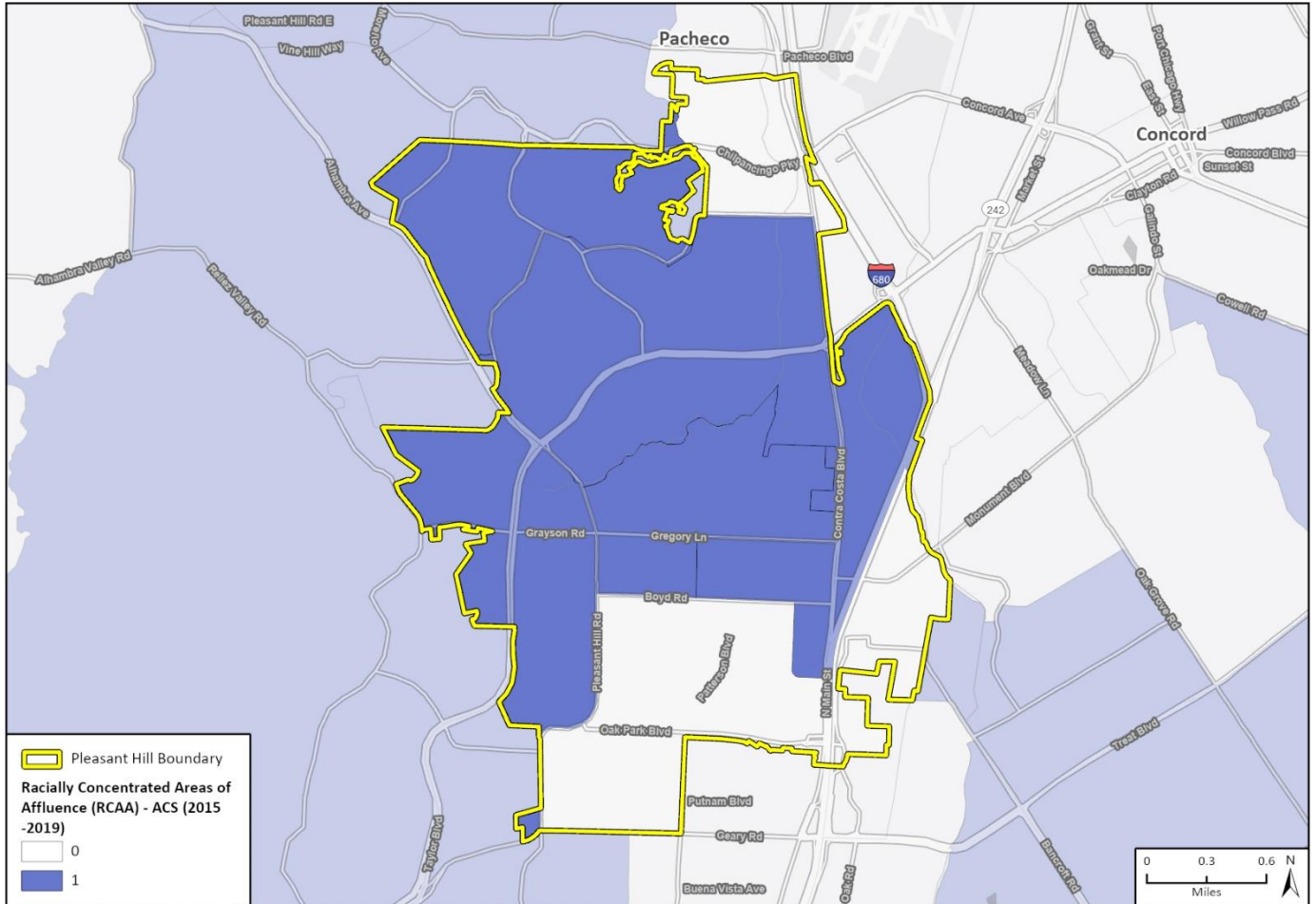
Figure A-10 Racially Concentrated Areas of Affluence (RCAAs) (Contra Costa County)



County of Contra Costa, 2022; ESRI, 2022; CalEnviroScreen 4.0, 2021; PlaceWorks, 2021; HUD, 2020; TCAC, 2021; ACS 2015-2019; U.S. Department of Housing and Urban Development, 2020; CHHS, 2020

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Figure A-11 Racially Concentrated Areas of Affluence (RCAs) (Pleasant Hill)



County of Contra Costa, 2022; ESRI, 2022; CalEnviroScreen 4.0, 2021; PlaceWorks, 2021; HUD, 2020; TCAC, 2021; ACS 2015-2019; U.S. Department of Housing and Urban Development, 2020; CHHS, 2020

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Disabilities and Access

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive, and sensory impairments, many people with disabilities live on fixed incomes and need specialized care, often relying on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are often in need of not only affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity and homelessness, particularly when they lose aging caregivers.

State law requires housing elements to examine the housing needs of people with developmental disabilities specifically. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down’s Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income (SSI), and live with family members.

Regional Trends

According to the 2016 ACS, 60,768 residents of Contra Costa County have ambulatory¹⁹ disabilities, which represents 5.9 percent of the county's population; 3.1 percent of residents have hearing disabilities; and 1.9 percent have vision disabilities. People with ambulatory disabilities may not need a fully accessible unit, particularly if they do not use wheelchairs. They may require a unit on the ground floor or in an elevator building, perhaps with some architectural modifications. The regional and County averages for ambulatory difficulties are both lower than any of the surrounding areas, suggesting that people with ambulatory difficulties are more likely to live in large cities where they may have more resources available.

Approximately 20 percent (20.9 percent) of people with disabilities have incomes below the poverty line, as opposed to 13.1 percent of individuals without disabilities. Another indicator of disability and limited income are the number of people receiving SSI, which is limited to people with disabilities. In the county, 26,494 residents receive SSI which is such a small subsidy that all recipients are extremely low income.²⁰ Not all SSI recipients have the types of disabilities that necessitate accessible units, but due to the typical income level of people with disabilities, the need for affordable housing is greater than it is among people without disabilities.

People with disabilities in the county tend to be concentrated in the areas of the greatest population density. These areas include the bayside metropolitan area around Richmond, the cities to the north along the San Joaquin River such as Antioch, and the communities that run through the center of the county like Concord and Walnut Creek. However, while there is a correlation between areas of population density and areas where people with disabilities live, the relationship is far less apparent than one might expect. A comparison of the hard data the conclusion that R/ECAPs in Contra Costa have higher concentrations of people with disabilities than the general population of the county or the region.

Local Trends

According to the 2019 ACS data, there are a total of 3,525 individuals with a disability in Pleasant Hill, approximately 10.2 percent of the population. Of the population with a disability, 234 individuals, or approximately six percent, have developmental disabilities. Of the population with a developmental disability, children under the age of 18 make up 38.1 percent, while adults account for 61.9 percent.

As shown in Table A-7, the most common living arrangement for individuals with disabilities in Pleasant Hill is the home of a parent, other family, or guardian. As shown in Figure A-12, households including individuals with disabilities are concentrated in the northernmost and southernmost areas of Pleasant Hill.

¹⁹ The definition of ambulatory disabilities is "having serious difficulty walking or climbing stairs."

²⁰ 2020-2025 Analysis of Impediments, Contra Costa County. Accessed: <https://www.contracosta.ca.gov/DocumentCenter/View/59623/Final-BOS-Approved-AI-6-11-19>



Table A-7 Population with Developmental Disability by Residence

Residence Type	Value
Home of Parent / Family / Guardian	155
Independent / Supported Living	63
Community Care Facility	11
Other	5
Foster / Family	5
Intermediate Care Facility	0

Figure A-12 Persons with Disabilities (Contra Costa County)

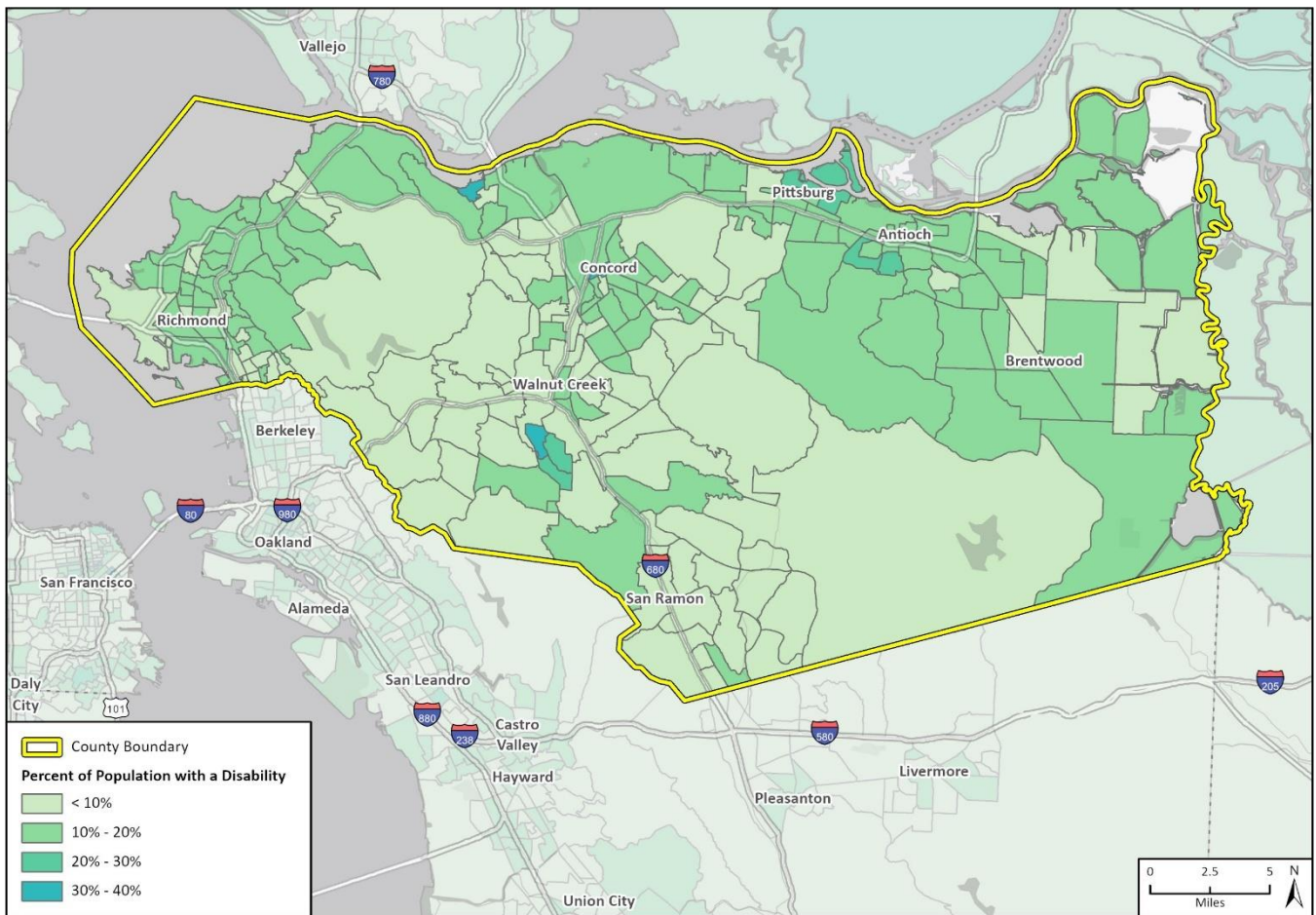
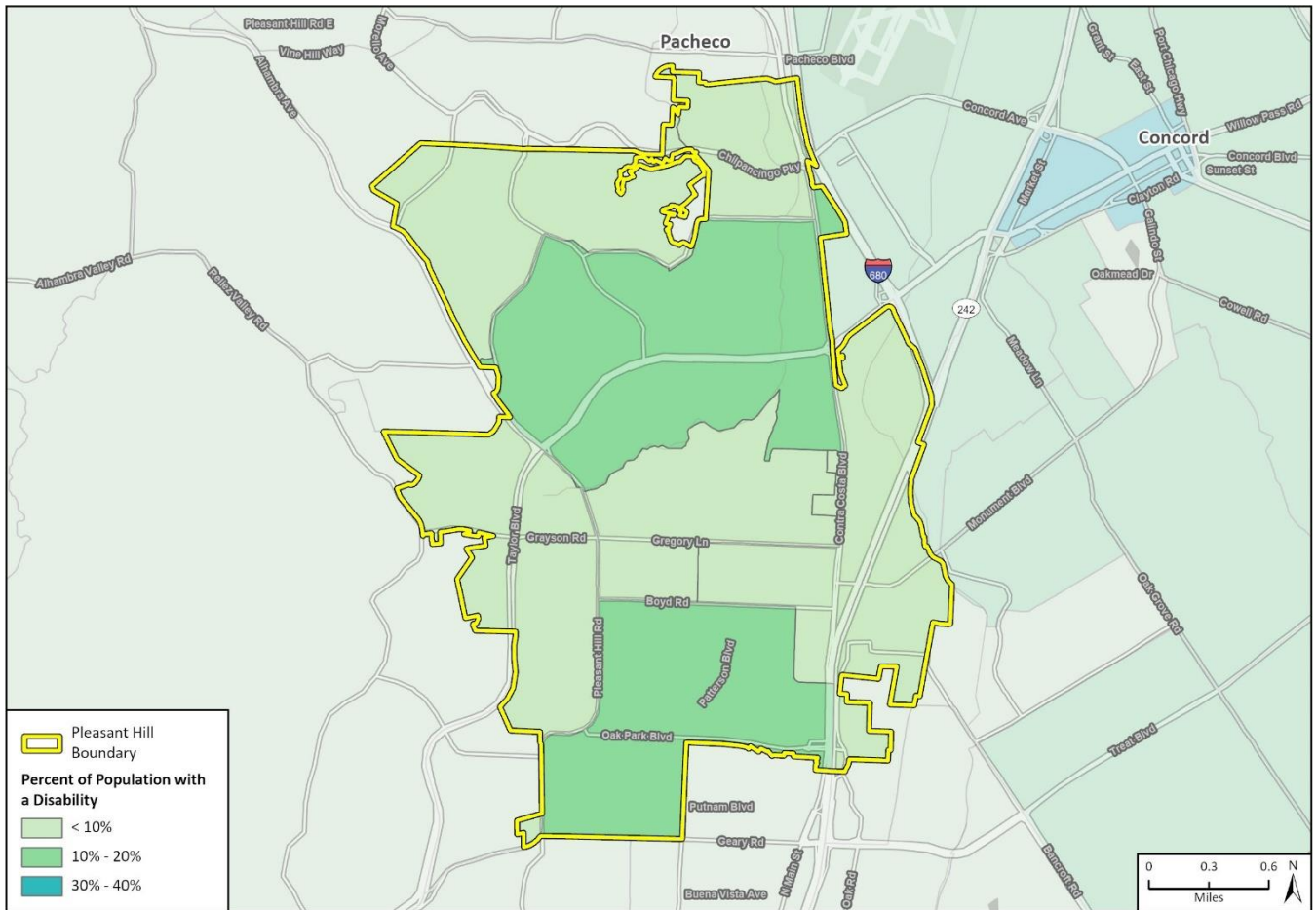


Figure A-13 Persons with Disabilities (Pleasant Hill)



California State Parks, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

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Familial Status

Familial status refers to the presence of children under the age of 18 and the marital status of the head of the household. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Differential treatments such as limiting the number of children in a complex or confining child to a specific location are also fair housing concerns. Households with children are protected by fair housing law.

A 2016 HUD study studied the effects of housing discrimination based on familial status. The study found that landlords presented households with children fewer housing options, and the units shown were generally larger, and as a result, slightly more expensive to rent.²¹ Additionally, female-headed households with children require special consideration and assistance because of generally greater needs for affordable housing and accessible day care, health care, and other supportive services.

Regional Trends

Contra Costa County had 394,769 households in 2019. According to the 2015-2019 ACS estimates, households with children comprised 33.5 percent of the total households in Contra Costa County.

²¹ HUD. 2016. <https://www.huduser.gov/portal/sites/default/files/pdf/HDSFamiliesFinalReport.pdf>.



Tenure by household type and presence of children is shown in Table A-8. Married couple families with children comprised the largest share of both owner- and renter-occupied households.

Single-parent, female headed households comprised approximately 2.7 percent of owner-occupied households and 12.2 percent of renter occupied homes. Of the 23,648 single-parent, female-headed households, 69.5 percent rented, and 30.5 percent owned their home.

Table A-8 Tenure by Household Type, Contra Costa County

Household Type	Owner Occupied	Percent of total Owner-Occupied	Renter Occupied	Percent Owner Occupied
Total Households	260,244	100%	134,525	100%
Total Households with Children Present	77,477	29.8%	54,827	40.8%
Married couple, with own children of the householder under 18 years	66,588	25.6%	29,188	21.7%
Single-Parent, Male Household	3,674	1.4%	9,206	6.8%
Single-Parent, Female Household	7,215	2.7%	16,433	12.2%

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25115 Tenure by Household Type (Including Living Alone) and Age of Householder, 2015-2019 Estimates.

As shown in Figure A-14, children living in female-headed households are concentrated in Richmond, North Richmond, San Pablo, Bay Point, Pittsburg, and Antioch. Those communities are also areas of high combined Black and Hispanic population. By contrast, central county, and in particular the portions of central county to the south of the City of Concord, have relatively low concentrations of single mothers. These areas tend to be more heavily White or White and Asian and Pacific Islander communities.

Local Trends

Pleasant Hill had a total of 13,817 households in 2019. According to 2015-2019 ACS estimates, households with children comprised 27.5 percent of total households. Tenure by household type and presence of children is shown in Table A-9 and Figure A-15. Married couple families with children comprised the largest share of both owner- and renter-occupied households.

Compared to the county, single-parent, female-headed households comprised a smaller portion of total households in Pleasant Hill. Single-parent, female-headed households comprised approximately 3.4 percent of owner-occupied households and 5.8 percent of renter-occupied homes. Of the 582 single-parent, female-headed households, 48 percent rented, and 52 percent owned their home.

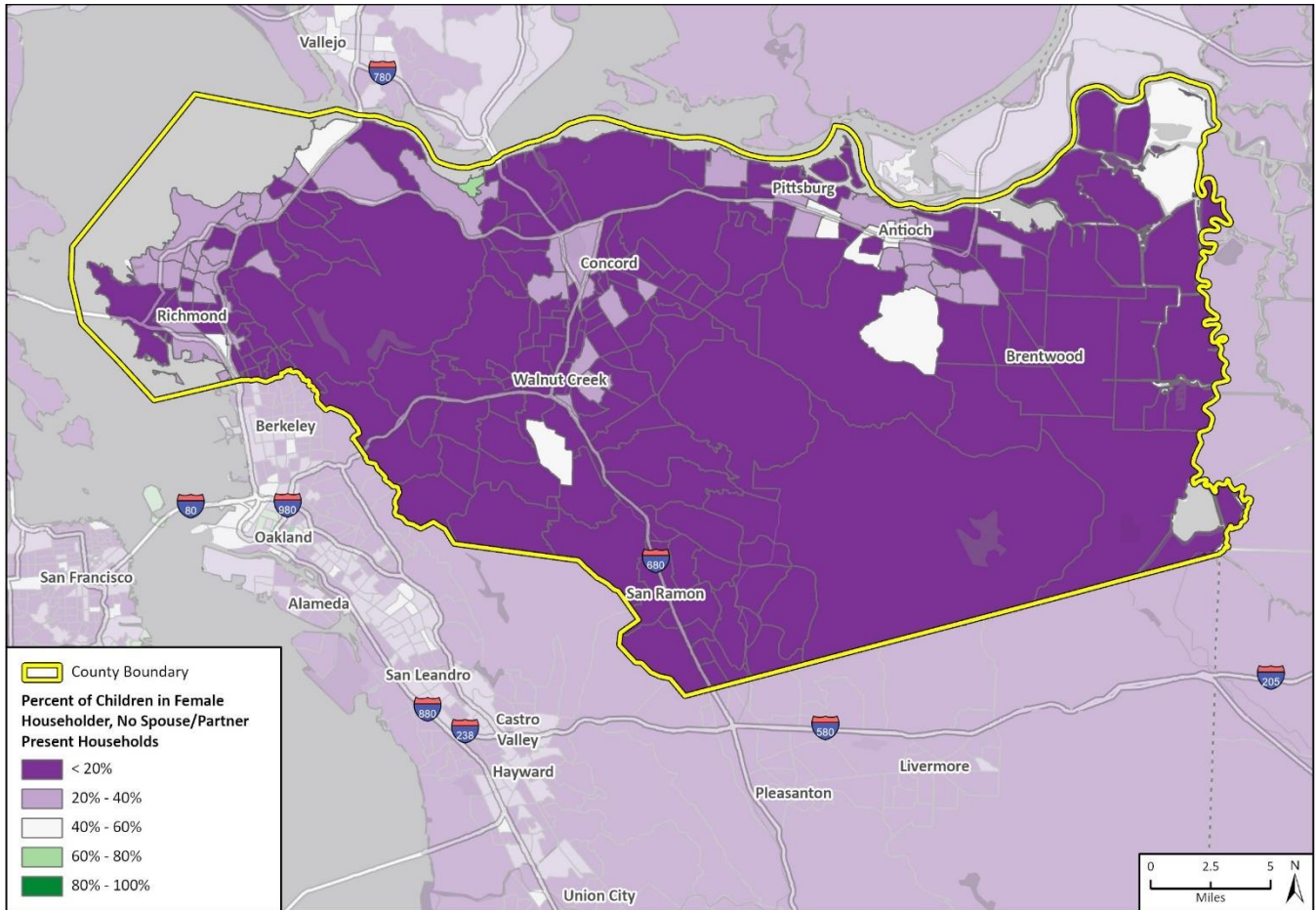
Table A-9 Tenure by Household Type, Pleasant Hill

Household Type	Owner Occupied	Percent of total Owner-Occupied	Renter Occupied	Percent Owner Occupied
Total Households	9,042	100%	4,775	100%
Total Households with Children Present	2,720	30%	1,086	22.7%
Married couple, with own children of the householder under 18 years	2,297	25.4%	669	14%
Single-Parent, Male Household	120	1.3%	138	2.9%
Single-Parent, Female Household	303	3.4%	279	5.8%

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25115 Tenure by Household Type (Including Living Alone) and Age of Householder, 2015-2019 Estimates.

As shown in Figure A-14, in Pleasant Hill, children living in female-headed households are concentrated in the northern area of the city. Those communities are predominantly white. As shown in Figure A-3, however, these areas have a higher proportion of Hispanic and Asian community members than the rest of the city.

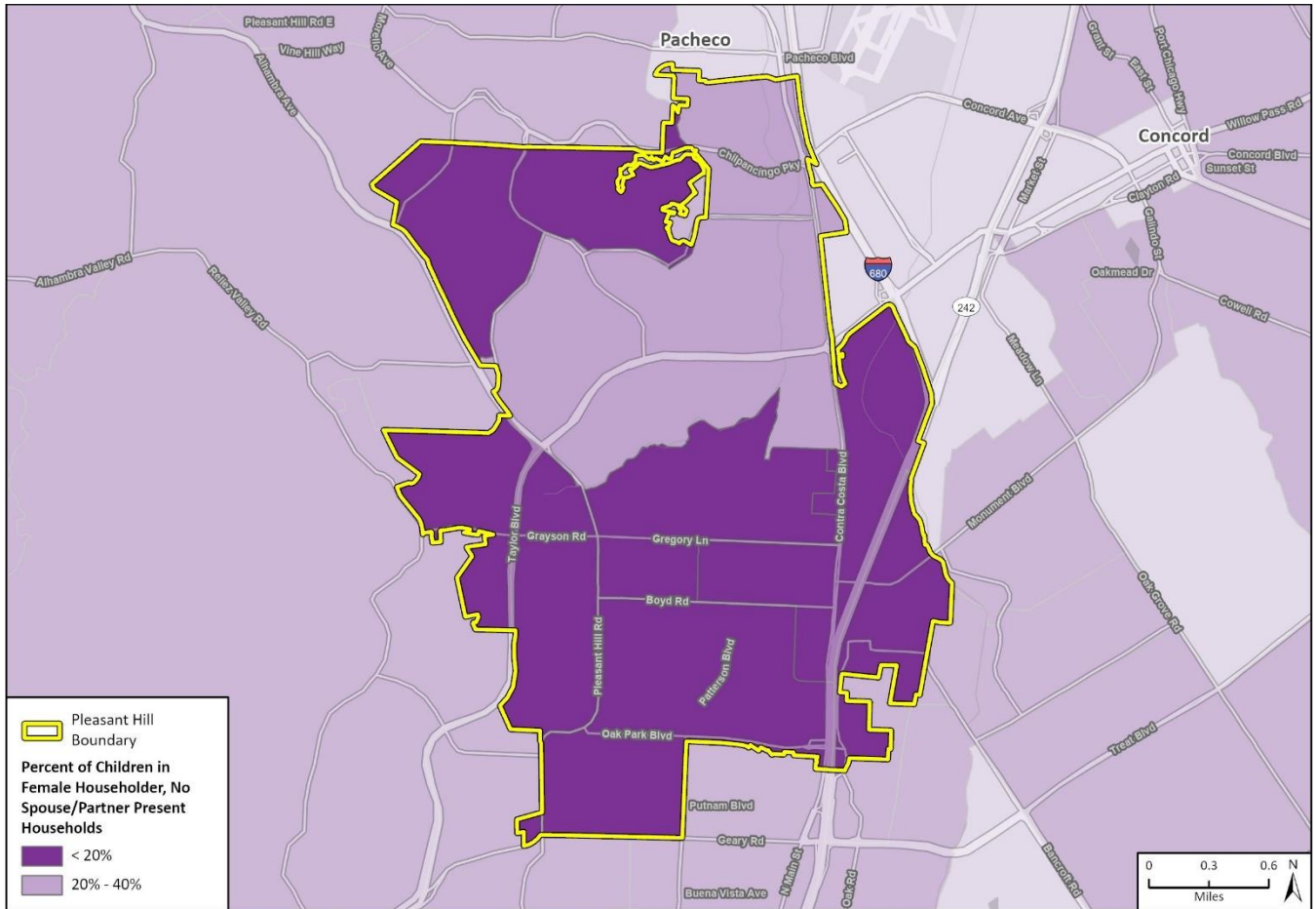
Figure A-14 Percent of Children in Female Householder, No Spouse/Partner Present Households, (Contra Costa County)



California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS

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Figure A-15 Percent of Children in Female Householder, No Spouse/Partner Present Households, (Pleasant Hill)



California State Parks, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

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1.6 Disparities in Access to Opportunities

According to HCD guidance, land use policies and urban planning impact the ability of residents to access neighborhoods of opportunity, with high-performing schools, greater availability of jobs that afford entry to the middle class, and convenient access to transit and services. The limits on housing choice and access experienced by people within protected classes, such as race, sexual orientation, or disability, have far-reaching impacts on access to job opportunity, quality education, and mental and physical health.²²

This section analyzes the following place-based characteristics linked to opportunity indicators: quality education, employment, transportation, and healthy environment. The primary objective is to understand the disparity between communities in terms of access to real and potential economic benefits and quality of life.

²² HCD. 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

Transit Access

Reliable public transit access and active transportation options, such as walking and biking, are imperative for low-income residents and/or persons with disabilities to connect to employment opportunities and medical appointments. Lack of transportation options can impede fair housing choice and continue to reinforce barriers for low-income communities in accessing housing and employment opportunities.

Regional Trends

Contra Costa County generally has widespread access to public transit, although it is less accessible than in the surrounding Bay Area region. According to AllTransit, 74.9 percent of households in Contra Costa County are within a half mile of transit.²³ In terms of fixed-route transit, the county is served by AC Transit, Bay Area Rapid Transit (BART), County Connection, Tri Delta Transit, and WestCAT. Programs offered by other organizations include three adjacent city-operated paratransit programs in West County, the Lamorinda Spirit Van, and Walnut Creek's Lyft Pilot Program.

The participating jurisdictions in the county received an average AllTransit performance score of 5.0²⁴ which equates to a low combination of trips per week and number of jobs accessible enabling few people to take transit to work.²⁵ Performance scores vary greatly across the County. Performance scores are generally highest in areas of cities with access to BART, which includes Richmond, Orinda, Lafayette, Walnut Creek, Pleasant Hill, Concord, Martinez, and Antioch. Areas on the outskirts of cities generally have limited access to transit, as do the cities of Danville and San Ramon. According to AllTransit, 17.2 percent of households are underserved by transit, meaning there is a mismatch between the strength of the transit market and the quality of transit service available to the households of that community.

Eighty-two percent of jobs in the county are located within a half-mile of a transit stop. However, having regional access to jobs by means of public transit does not necessarily translate into stable employment. Some residents with unique needs, such as households with children, have unique travel patterns that may prevent them from obtaining work far from home due to childcare needs, access to schools, and other considerations.

Areas that have concentrations of people with disabilities generally have high AllTransit performance scores, with Lafayette being an exception. Proximity to public transit does not necessarily mean it is accessible, however. The Contra Costa Transportation Authority released the Contra Costa Accessible Transportation Strategic Plan in March of 2021.²⁶ This plan identified the growing senior population as leading to an increase in demand for paratransit services.

Contra Costa County has a wide range of walkability. The National Walkability Index, developed by the Environmental Protection Agency (EPA), is a nationwide geographic data resource that ranks block groups according to their relative walkability. The data is based on measures of the built environment that affect the probability of whether people walk as a mode of transportation: street intersection density, proximity to transit stops, and diversity of land uses.²⁷ Areas in the county that are densely

²³ AllTransit.Org, 2021. <https://alltransit.cnt.org/>

²⁴ AllTransit Performance Scores range from 1 to 9+, with 1 being the lowest score and 9+ being the highest.

²⁵ AllTransit.Org, 2021. <https://alltransit.cnt.org/>

²⁶ Contra Costa County Transportation Authority, 2021. https://ccta.net/wp-content/uploads/2021/05/d212e7_17065ead5e7a4124bf45a8401ff0e23a.pdf

²⁷ National Walkability Index, Methodology and User Guide, Accessed: https://www.epa.gov/sites/default/files/2021-06/documents/national_walkability_index_methodology_and_user_guide_june2021.pdf

populated, such as Concord, Walnut Creek, and Richmond have high walkability, while more rural areas in the county receive lower walkability scores (Figure A-16).

Local Trends

According to AllTransit, 88.9 percent of households are located within a half-mile of transit.²⁸ Pleasant Hill is serviced by the following transit systems and programs:

- Bay Area Rapid Transit (BART): BART is a heavy-rail public transit system that connects the San Francisco Peninsula with communities in the East Bay and South Bay. BART service currently extends as far as Millbrae, Richmond, Antioch, Dublin/Pleasanton, and Berryessa/North San José. BART operates in five counties (San Francisco, San Mateo, Alameda, Contra Costa, and Santa Clara) with 131 miles of track and 50 stations, carrying approximately 405,000 trips on an average weekday (prior to the COVID-19 pandemic). There is one station near Pleasant Hill, located just south of the city. BART, buses, Highway 680 and the Iron Horse pedestrian and bicycle trail all converge to make this one of BART's most easily accessed stations.
- County Connection: provides fixed-route and paratransit bus service throughout the communities of Concord, Pleasant Hill, Martinez, Walnut Creek, Clayton, Lafayette, Orinda, Moraga, Danville, San Ramon, as well as unincorporated communities in Central Contra Costa County.
- Senior Van: The Senior Van Service is operated by the City of Pleasant Hill and provides an alternative means of travel for seniors run entirely by friendly, reliable, capable volunteers. The fare is \$1.50 each way. Priority is given to seniors travelling to medical or dental appointments on certain days of the week.
- 511 Contra Costa: 511 Contra Costa has a variety of programs to assist individuals in riding public transit. Programs include Guaranteed Ride Home, which reimburses individuals for rides home during unexpected emergencies, and e-bike rebates. Youth programs include Pass2Class, which provides free transit to students riding to school and Summer Youth Pass, which provides discounted rides over the summer.

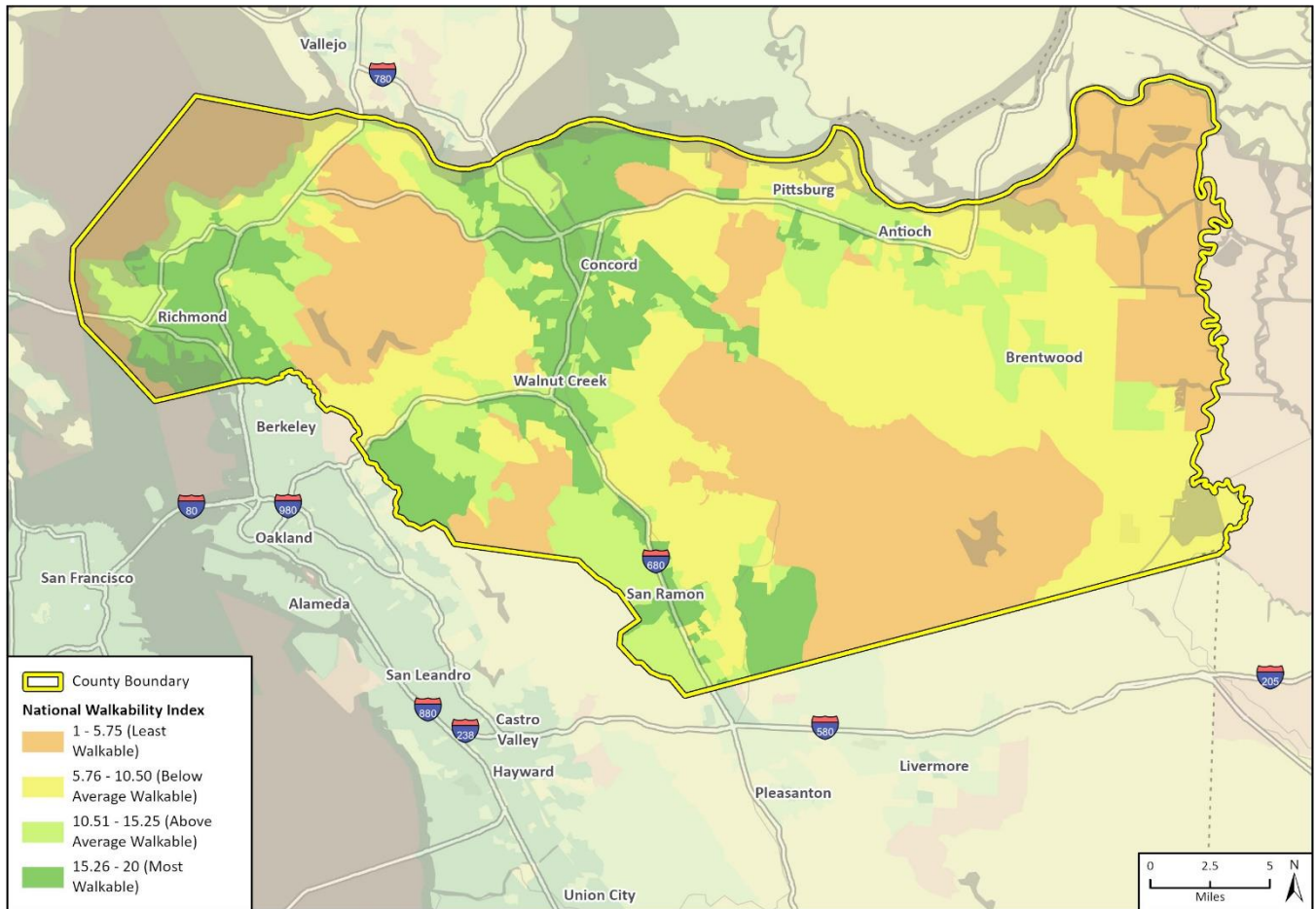
Pleasant Hill receives an average AllTransit performance score of 5.2, which equates to a moderate combination of trips per week and number of jobs accessible enabling moderate number of people to take transit to work. Performance score in Pleasant Hill varies greatly by location. The southeast area of Pleasant Hill as well as the northeast area receives the highest performance score. The northwest area of the city, where bus service is reduced, receives the lowest performance score. According to AllTransit, 52.8 percent of households are underserved by transit. While the overall performance score in the city is higher than the county, there are significantly more households in Pleasant Hill that are underserved by transit. This indicates a higher disparity in transit access within the city of Pleasant Hill.

Areas with concentrations of individuals with disabilities (Figure A-12) vary in terms of transit access. There is a higher concentration of individuals in the southern area of the city, which has a high AllTransit performance score. The northern area of Pleasant Hill also has a higher concentration of individuals with disabilities but receives a lower AllTransit performance score. The Senior Van and the County Connection LINK program provide transportation services to seniors and individuals with disabilities.

Generally, Pleasant Hill receives high walkability scores (Figure A-17), however two census tracts receive below average scores. These census tracts are located in the northern and southwestern area of the city.

²⁸ AllTransit.Org, 2021. <https://alltransit.cnt.org/>

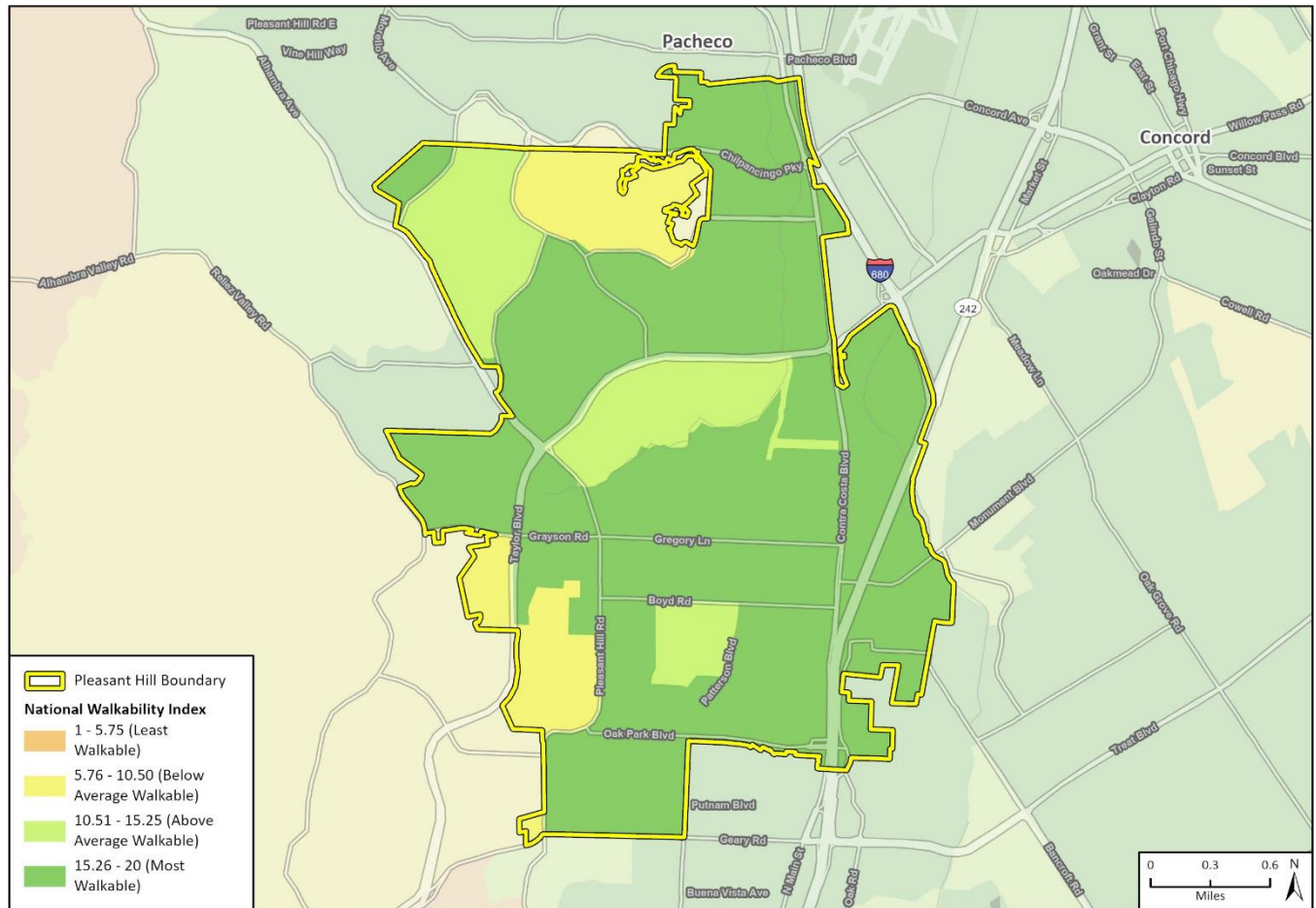
Figure A-16 Walkability Score, Contra Costa County



County of Contra Costa, 2022; ESRI, 2022; CalEnviroScreen 4.0, 2021; PlaceWorks, 2021; HUD, 2020; TCAC, 2021; ACS 2015-2019; U.S. Department of Housing and Urban Development, 2020; CHHS, 2020

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Figure A-17 Walkability Score, Pleasant Hill



County of Contra Costa, 2022; ESRI, 2022; CalEnviroScreen 4.0, 2021; PlaceWorks, 2021; HUD, 2020; TCAC, 2021; ACS 2015-2019; U.S. Department of Housing and Urban Development, 2020; CHHS, 2020

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Access to Quality Education

Economics literature has consistently found about a 10 percent increase in wages/salary with each additional year of education.²⁹ Therefore, educational attainment is directly linked to housing opportunities. To assess educational opportunities by geography, this analysis uses California Tax Credit Allocation Committee (TCAC) education domain scores, which incorporates math and reading proficiency scores, high school graduation rates, and student poverty rates at the census tract level. The TCAC opportunity maps help to identify patterns of negative and positive economic, educational, and environmental outcomes across the state. Census tracts are ranked from low (negative outcomes) to highest resource (positive outcomes) based on TCAC’s Opportunity Maps analysis.

Regional Trends

An overview of education outcomes across Contra Costa County in 2021 is illustrated in Figure A-18. Educational attainment varied geographically, with lower outcome scores concentrated in jurisdictions on the outskirts of the county, and higher outcome scores concentrated central Contra Costa County jurisdictions. The disparities in access mirror the patterns of racial segregation in the county. Areas that received a higher education score generally line up with areas that have a higher percentage of

²⁹ Annual Disability Statistics Compendium, 2020. <https://disabilitycompendium.org/annualreport>

white and Asian individuals. Areas receiving low education scores are generally located in areas with a higher percentage of Black and Hispanic residents.

According to kidsdata.org, a data compilation program from the Lucile Packard Foundation for Children's Health, graduation rates in Contra Costa County vary by race. As of 2020, Asian students have the highest graduation rate at 96.4 percent, closely followed by white students at 93.1 percent. Black students have the lowest graduation rate at 78.8 percent. The high school graduation rate across all populations is 88.7 percent.

The HUD School Proficiency Index ranges from 0 to 100, with higher values indicating the presence of higher quality neighborhoods schools. In California, the HUD School Proficiency Index uses data from the Great Schools 2013-14 dataset. While the index is initially computed for census block groups, HUD also estimates the index for protected classes at the jurisdiction level. The HUD School Proficiency Index relies on the geographic proximity of local schools to persons residing in the designated census block groups. These are not necessarily the same schools that individual children are assigned to (the HUD index does not use actual school assignment zones), but since all the school districts in Contra Costa County primarily assign children to their neighborhood schools, the HUD index serves as a good proxy.

Overall, there is considerable divergence across racial and ethnic groups in neighborhood access to high-performing elementary schools. The elementary schools to which Black and Hispanic students have access are lower performing than those of all other racial groups. By contrast, schools attended by non-Hispanic whites are the highest-performing, followed closely by Asian/Pacific Islanders. Similar results are evident at the regional level.³⁰

Local Trends

The city of Pleasant Hill is served by Mount Diablo Unified School District, which has 31 elementary schools, nine middle schools, and five high schools. Mount Diablo also has 16 alternate schools and programs, as well as two adult education centers. The district boundaries include Pleasant Hill, Concord, Bay Point, and unincorporated Contra Costa County south of Concord. Pleasant Hill students generally attend one of seven elementary schools, two middle schools, and one high school.³¹

According to kidsdata.org, the Mount Diablo Unified student body's racial and ethnic demographics are 42.8 percent Hispanic/Latino, 29.5 percent white, 7.8 percent Asian American, 7.7 percent multiracial, 4.6 percent Filipino, 3.3 percent African American/Black, 0.6 percent Native Hawaiian/Pacific Islander, and 0.1 percent American Indian/Alaskan Native. Compared to the region, there is a slightly higher percentage of Hispanic/Latino students and slightly lower percentage Asian American students. The high school graduation rate for Mount Diablo Unified is slightly lower than the County, at 86.4 percent.

Data on suspensions by race and ethnicity show disproportionately high percentages of African American/Black (128.6 students per 1,000), Native Hawaiian/Pacific Islander (80.8 students per 1,000), and Hispanic/Latino students (51.3 students per 1,000) compared to white (31.4 students per 1,000) and Asian American (14.1 students per 1,000) students. Suspensions also disproportionately impact students who are socioeconomically disadvantaged, with 70.3 students per 1,000 Suspensions compared to 20.9. and expulsions disproportionately affect children of color (particularly African

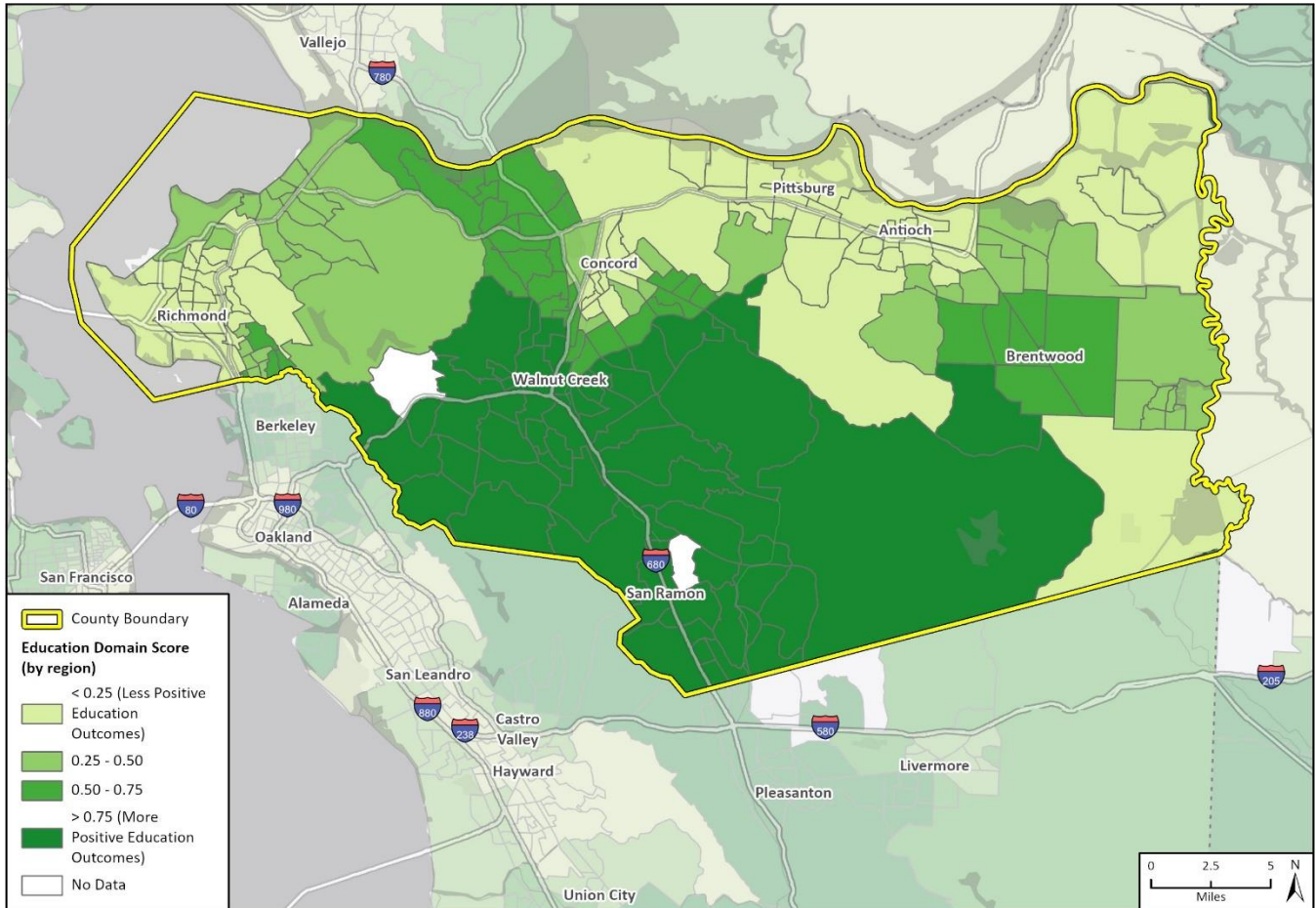
³⁰ Contra Costa County Analysis of Impediments. <https://www.contracosta.ca.gov/DocumentCenter/View/59623/Final-BOS-Approved-AI-6-11-19>

³¹ Mt Diablo Unified School District, Our Schools. https://mdusd-ca.schoolloop.com/pf4/cms2/view_page?d=x&group_id=1397285363646&vdid=iie4a1krm82y6cy

American/black and American Indian/Alaska Native students), those with disabilities, and LGBTQ youth³²

As shown in Figure A-18, education outcomes vary slightly within Pleasant Hill. Education scores are slightly higher in the southern area of the city.

Figure A-18 TCAC Opportunity Areas – Education Outcomes (Contra Costa County)

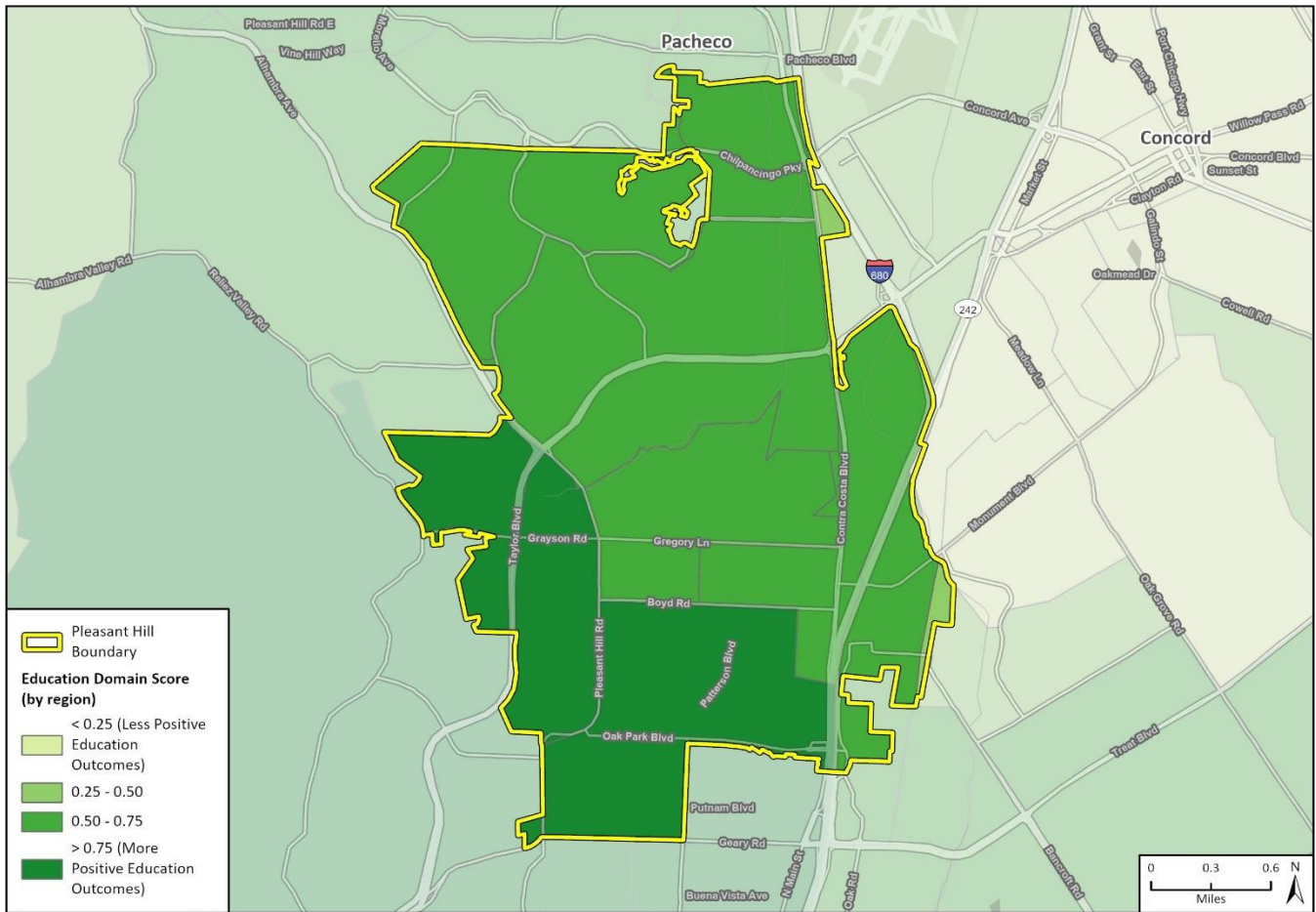


California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS
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³² Students Suspended from School, by Race/Ethnicity. 2019-2019.Kidsdata.org



Figure A-19 TCAC Opportunity Areas – Education Outcomes (Contra Costa County)



California State Parks, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

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Economic Outcomes

Housing opportunities are directly related to economic opportunities. Access to high quality employment close to desired and affordable housing results in more housing opportunities and shorter commute times. The analysis for economic opportunities uses TCAC economic indicators, employment participation data from the ACS, Metropolitan Transportation Commission (MTC) Equity Priority Communities (EPC), and the HUD Jobs Proximity Index.

TCAC economic opportunities are measured by census tract. They consider poverty, adult education, employment, job proximity, and median home values. A higher economic index score reflects more positive economic outcomes. The MTC EPC identifies concentrations of underserved populations to direct funding for housing and transportation equity.³³ The HUD Jobs Proximity Index assesses the accessibility to job opportunities at the census block group level.

Regional Trends

Economic outcomes vary across Contra Costa County, as shown in Figure A-20. Areas identified with more positive economic outcomes are located in cities such as San Ramon, Danville, Moraga,

³³ MTC, 2021. <https://mtc.ca.gov/planning/transportation/access-equity-mobility/equity-priority-communities>

Lafayette, and Walnut Creek. Conversely, cities on the outskirts of Contra Costa County, such as Richmond, San Pablo, Concord, and Antioch have large concentrations of less positive outcomes.

According to ACS data,³⁴ 64.9 percent of the population over 16 is in the labor force.³⁵ Table A-10 shows employment status by disability estimates for ACS 2010-2014 and 2015-2019. The total number of individuals in the workforce increased from 2014 to 2019. Over time, the portion of employed individuals that have a disability increased marginally by 0.7 percent, while the portion of individuals that were unemployed and had a disability increased by 3.6 percent.

Formerly incarcerated people face disproportionately high barriers to employment. Nearly all of the top employers in the county ask applicants on their initial application whether they have been convicted of a felony. In a study done by the Safe Return Project, a Richmond-based research and action initiative aimed at improving community reintegration after incarceration, one in three respondents to a survey of formerly incarcerated residents in west Contra Costa County had worked since being released from prison. At the time of the survey, 78 percent of the respondents were unemployed, an unemployment rate that is nearly seven times that of the state of California.³⁶

Table A-10 Employment Status by Disability Status (Contra Costa County)

Household Type	Employed 2010-2014	Unemployed 2010-2014	Employed 2015-2019	Unemployed 2015-2019
Total in Labor Force	489,476 (100%)	41,590 (100%)	521,656 (100%)	28,980 (100%)
With a Disability	20,831 (4.3%)	3,829 (9.2%)	25,970 (5%)	3,704 (12.8%)
Without a Disability	468,645 (95.7%)	37,761 (90.8%)	495,686 (95%)	25,276 (87.21%)

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table C18120 Employment Status by Disability Status, 2010-2014, 2015-2019 Estimates.

Local Trends

Economic outcomes vary geographically within Pleasant Hill, as shown by Figure A-21. The northwest area near Ridgeview Open Space and the neighborhoods east of the Sinclair Freeway receive more positive economic scores, while the remainder of the city receives less positive economic outcomes. Two of the four census tracts receiving the less positive economic scores are also the census tracts that are predominantly a Hispanic-white mix (Figure A-3). The two census tracts receiving the more positive economic outcome score are predominantly Asian-white-Hispanic mix.

According to 2015 to 2019 ACS five-year estimates, 66 percent of the population over 16 was in the labor force in 2019, totaling to 19,115 individuals.³⁷ Of the population aged 16 and over, 63.3 percent were employed, 2.6 percent were unemployed, and 34 percent were not in the labor force. Table A-11 shows employment status by disability status in Pleasant Hill in 2014 and 2019. The total number of individuals in the workforce increased from 2014 to 2019. Over time, the portion of employed

³⁴ 2019 5-year Estimates, DP03, Selected Economic Characteristics.

<https://data.census.gov/cedsci/table?q=DP03&g=0500000US06013&tid=ACSDP1Y2019.DP03>

³⁵ The labor force includes all people aged 16 and older who are classified as either employed or unemployed. People waiting to start a new job must have actively looked for a job within the last 4 weeks in order to be classified as unemployed. Otherwise, they are classified as not in the labor force

³⁶ Contra Costa County Analysis of Impediments. <https://www.contracosta.ca.gov/DocumentCenter/View/59623/Final-BOS-Approved-AI-6-11-19>

³⁷ 2019 5-year Estimates, DP03, Selected Economic Characteristics.

<https://data.census.gov/cedsci/table?q=DP03&g=0500000US06013&tid=ACSDP1Y2019.DP03>



individuals that have a disability increased marginally by 0.7 percent, while the portion of individuals that were unemployed and had a disability increased by two percent.

Table A-11 Employment Status by Disability Status (Pleasant Hill)

Household Type	Employed 2010-2014	Unemployed 2010-2014	Employed 2015-2019	Unemployed 2015-2019
Total in Labor Force	15,851 (100%)	1,192 (100%)	17,129 (100%)	687 (100%)
With a Disability	687 (4.3%)	107 (9.2%)	842 (5%)	77 (11.2%)
Without a Disability	15,164 (95.7%)	1,085 (90.8%)	16,287 (95%)	610 (90.8%)

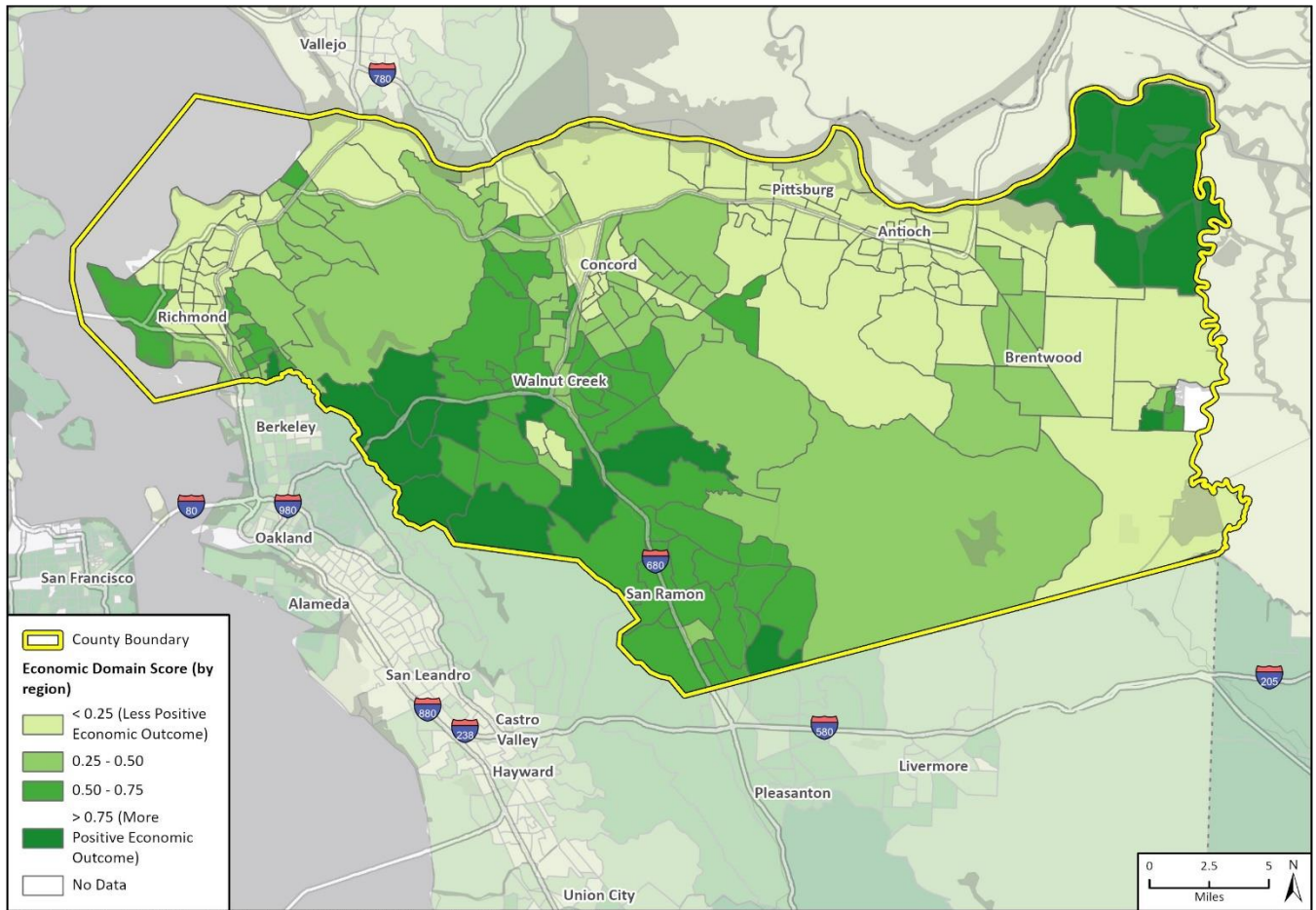
Source: U.S. Bureau of the Census, American Community Survey (ACS), Table C18120 Employment Status by Disability Status, 2010-2014, 2015-2019 Estimates.

Access to employment opportunities has a significant impact on the type and size of housing a household can afford. HUD’s Jobs Proximity Index utilizes origin-destination employment statistics to examine the distance from a given neighborhood to all job locations in the San Francisco Bay Area and assess the accessibility to job opportunities at the census block group level. Because the size of employment centers and the supply of labor differ across the San Francisco Bay Area, the distance from any single job location is positively weighted by the size of employment (job opportunities) at that location and inversely weighted by the labor supply (competition) to that location.³⁸

Accessibility in Pleasant Hill varies by location, as shown in Figure A-23. Areas with closest proximity to jobs are in the western and eastern part of the city. Generally, the majority of the areas zoned Residential Business, Commercial, and Professional and Administrative Office are located on the northeast side. Areas with the furthest proximity are in the western side of the city.

³⁸HUD, 2020. <https://www.hud.gov/sites/dfiles/FHEO/documents/AFFH-T-Data-Documentation-AFFHT0006-July-2020.pdf>

Figure A-20 TCAC Opportunity Areas – Economic (Contra Costa County)

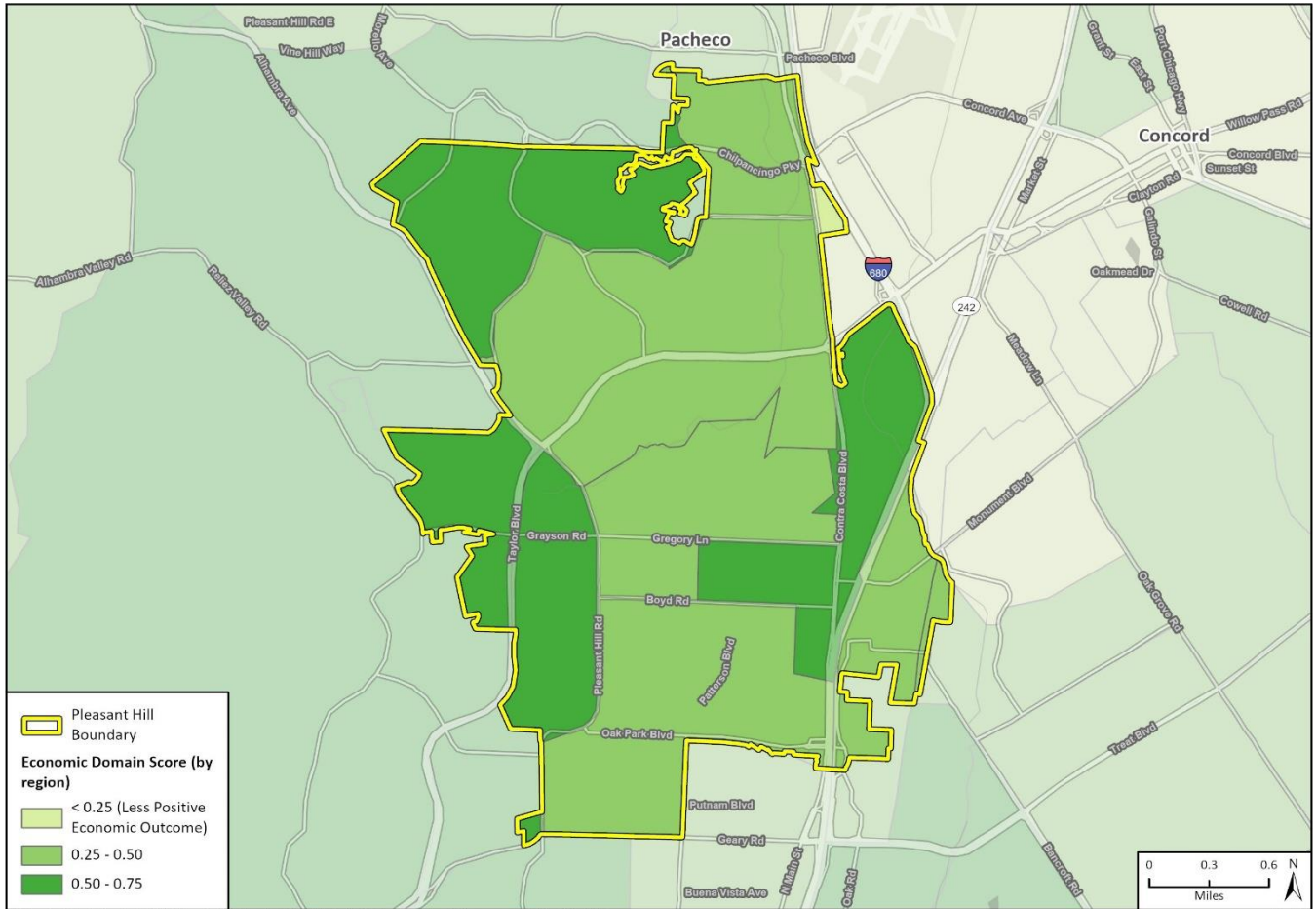


California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS

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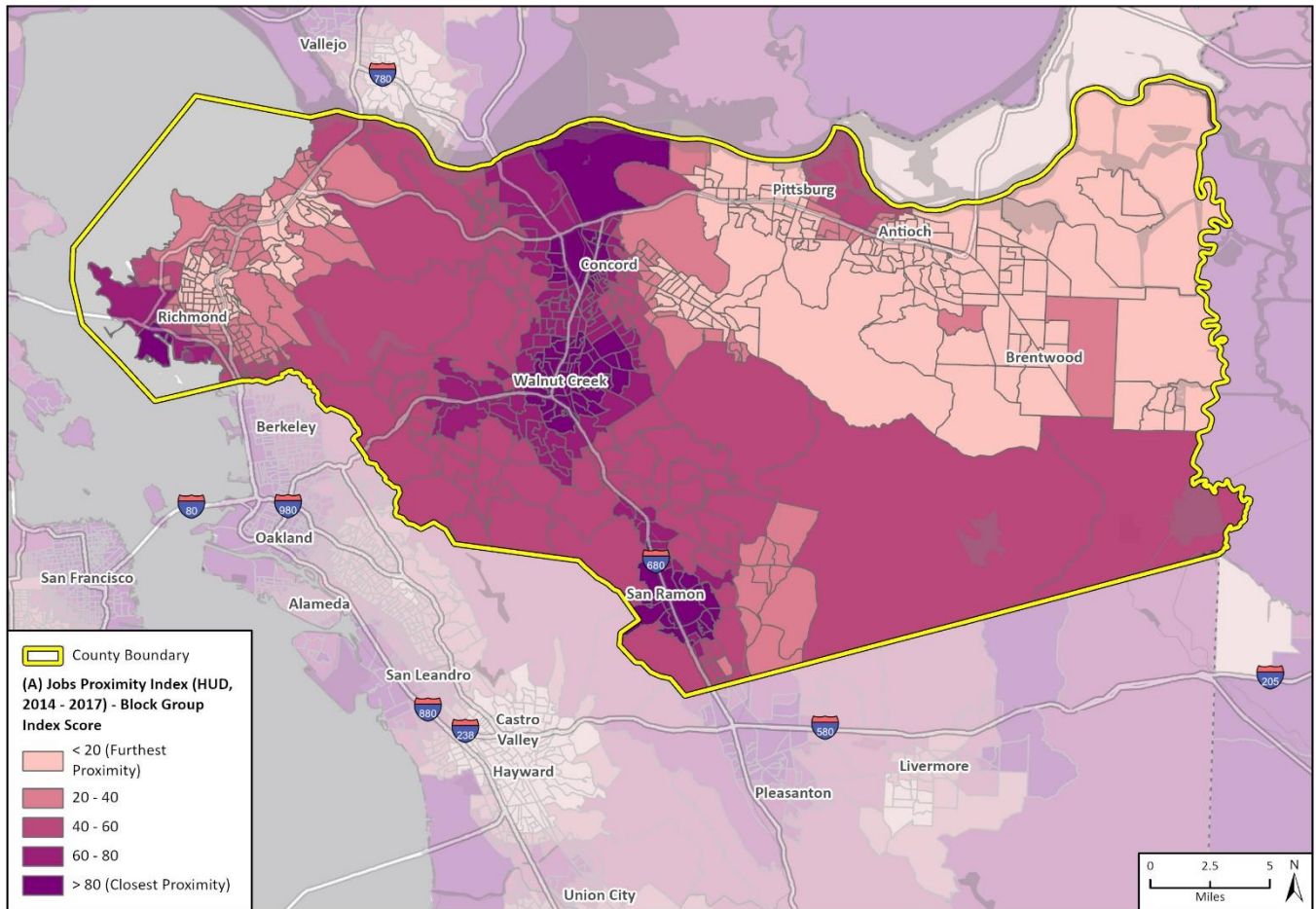
Figure A-21 TCAC Opportunity Areas – Economic (Pleasant Hill)



California State Parks, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

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Figure A-22 Jobs Proximity Index, 2014-2017 (Contra Costa County)

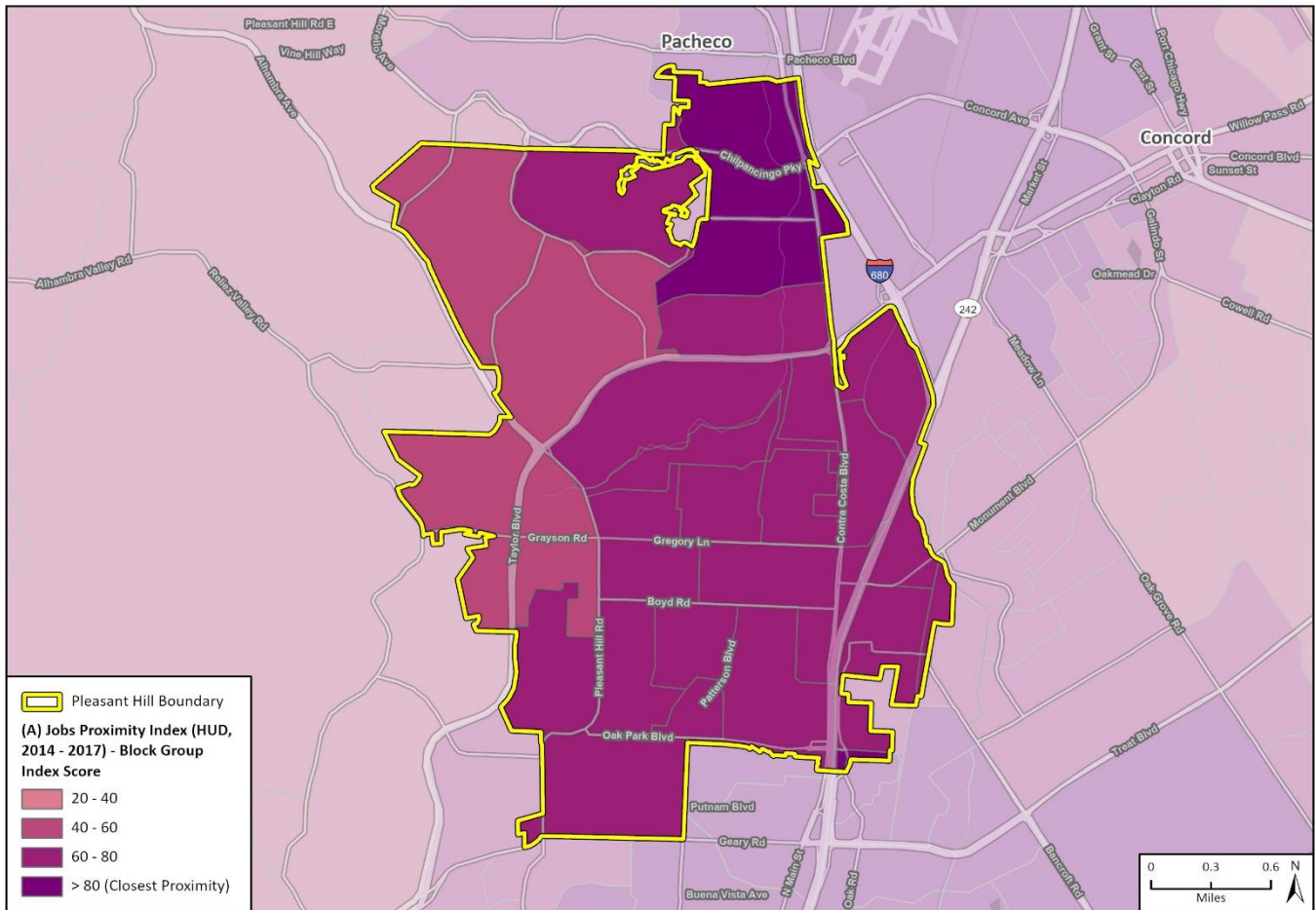


County of Contra Costa, 2022; ESRI, 2022; CalEnviroScreen 4.0, 2021; PlaceWorks, 2021; HUD, 2020; TCAC, 2021; ACS 2015-2019; U.S. Department of Housing and Urban Development, 2020; CHHS, 2020

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Figure A-23 Jobs Proximity Index, 2014-2017 (Pleasant Hill)



County of Contra Costa, 2022; ESRI, 2022; CalEnviroScreen 4.0, 2021; PlaceWorks, 2021; HUD, 2020; TCAC, 2021; ACS 2015-2019; U.S. Department of Housing and Urban Development, 2020; CHHS, 2020

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Healthy Environment

Assessment of a healthy environment examines patterns in the environmental and health-related disparities found in different neighborhoods and among protected classes. These disparities can include air quality, water quality, safe neighborhood, environmental hazards, social services, and cultural institutions. Recent California laws—AB 1550 (2016), SB 535 (2012) and SB 1000 (2016)—emphasize the importance of environmental justice as a fair housing issue. Environmental justice, according to HUD, means ensuring that the environment and human health are protected fairly for all people regardless of race, color, national origin, or income, and considering how federally assisted projects may have disproportionately high and adverse human health or environmental effects on minority and low income populations.³⁹ The California Office of Environmental Health Hazard Assessment developed CalEnviroScreen, a methodology to identify communities disproportionately burdened by multiple sources of pollution. Residents in census tracts with high CalEnviroScreen scores (shown as percentages) are more burdened by pollution and are more vulnerable to related effects.

Regional Trends

The CalEnviroScreen map for Contra Costa County identifies the degree to which communities are considered burdened by pollution. Figure A-24 and Figure A-25 show that generally, the urbanized

³⁹ HUD, 2021. <https://www.hudexchange.info/programs/environmental-review/environmental-justice/>

outskirts of the county, particularly Richmond, San Pablo, Pittsburg, and Antioch experience the highest pollution burdens.

Environmental justice concerns are especially high in Richmond and neighboring areas of west County. Richmond is surrounded by oil refineries, chemical plants, superfund sites, highways, rail yards, and ports which contribute to pollution. Residents of Richmond are also exposed to a wide array of industrial contaminants including benzene and mercury. Pollution likely contributes to higher risks of death from heart disease and stroke and greater rates of hospitalization due to asthma in Richmond. North Richmond, an unincorporated part of the county, is located near the Chevron refinery and other hazards. The community is predominantly populated by low-income people of color and is one of the most affordable parts of the Bay Area but suffers from high poverty and a lack of services. North Richmond may suffer from disinvestment and depressed housing prices due to its reputation as a community that is exposed to greater environmental hazards.⁴⁰

Local Trends

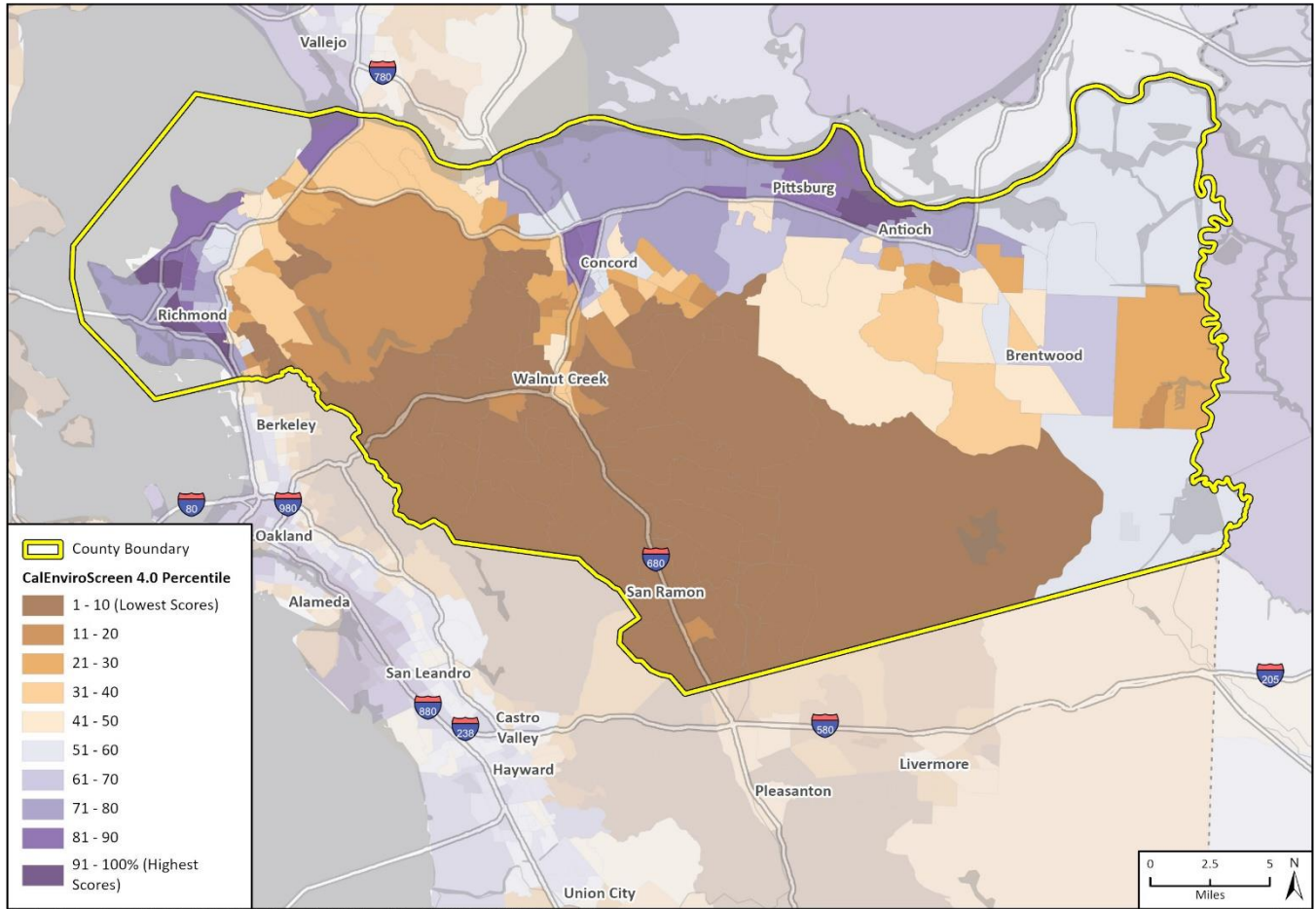
The CalEnviroScreen map for Pleasant Hill identifies scores relatively high in the Toxic Releases from Facilities indicator, likely due to facilities located in nearby Martinez. According to the Toxic Release Inventory, developed by the EPA, these facilities include the Martinez Refining Company, Central Concrete Supply Company, Shell Chemical LP - Martinez Catalyst Plant, Eco Services Operations Corporation, and Air Products and Chemicals Incorporated.⁴¹ The Traffic Impacts indicator is high along Interstate 680. The eastern area in Pleasant Hill scores high in the Cleanup Sites indicator, likely due to the cleanup sites located in close proximity in Concord. Central Pleasant Hill scores in the 80-90th percentile for groundwater threats due to the groundwater threats located on Contra Costa Boulevard. North Pleasant Hill is in the 73rd percentile for hazardous waste. There are multiple hazardous waste generators in central Pleasant Hill, located along Contra Costa Boulevard.

The area with the highest pollution burden in the city is located along Contra Costa Boulevard and extends into the eastern central area of the city. This area is comprised of 43.98 percent non-white individuals, one of the highest concentrations of people of color in the city.

⁴⁰ Contra Costa County Analysis of Impediments. <https://www.contracosta.ca.gov/DocumentCenter/View/59623/Final-BOS-Approved-AI-6-11-19>

⁴¹ Toxic Release Inventory. Environmental Protection Agency. Accessed 2022: <https://www.epa.gov/toxics-release-inventory-tri-program>

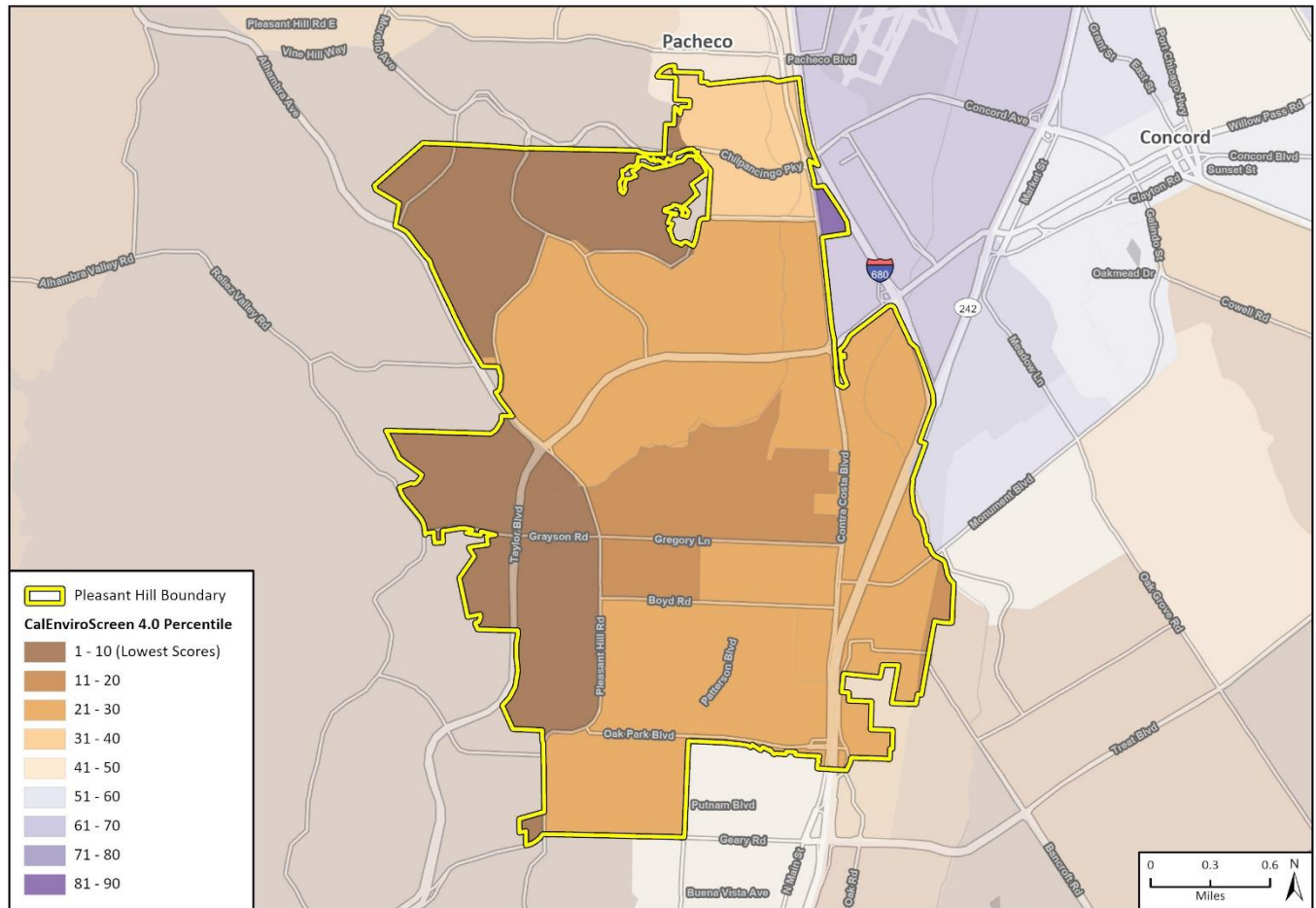
Figure A-24 CalEnviroScreen 4.0 (Contra Costa County)



County of Contra Costa, 2022; ESRI, 2022; CalEnviroScreen 4.0, 2021; PlaceWorks, 2021; HUD, 2020; TCAC, 2021; ACS 2015-2019; U.S. Department of Housing and Urban Development, 2020; CHHS, 2020

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Figure A-25 CalEnviroScreen 4.0 (Pleasant Hill)



County of Contra Costa, 2022; ESRI, 2022; CalEnviroScreen 4.0, 2021; PlaceWorks, 2021; HUD, 2020; TCAC, 2021; ACS 2015-2019; U.S. Department of Housing and Urban Development, 2020; CHHS, 2020

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1.7 Disproportionate Housing Needs

Disproportionate housing needs refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need, or the total population experiencing that category of housing need in the applicable geographic area. To analyze the extent of disproportionate housing needs in Pleasant Hill, this section reviews data on housing cost burden and severe housing cost burden, overcrowding, homelessness, and substandard housing conditions.

Housing Cost Burden

Housing cost burden is defined as the proportion of a household’s total gross income spent on housing costs. Households that spend at least 30 percent of their total gross income on housing costs (rent, mortgage, utilities, and other housing-related costs) are considered cost burdened, and households spending over 50 percent on housing costs are considered severely cost burdened. The higher the housing cost burden, the more likely residents are to live in overcrowded and substandard conditions and are less likely to afford to relocate. Low-income households and persons in protected classes disproportionately experience severe housing problems. Housing problems are households that has

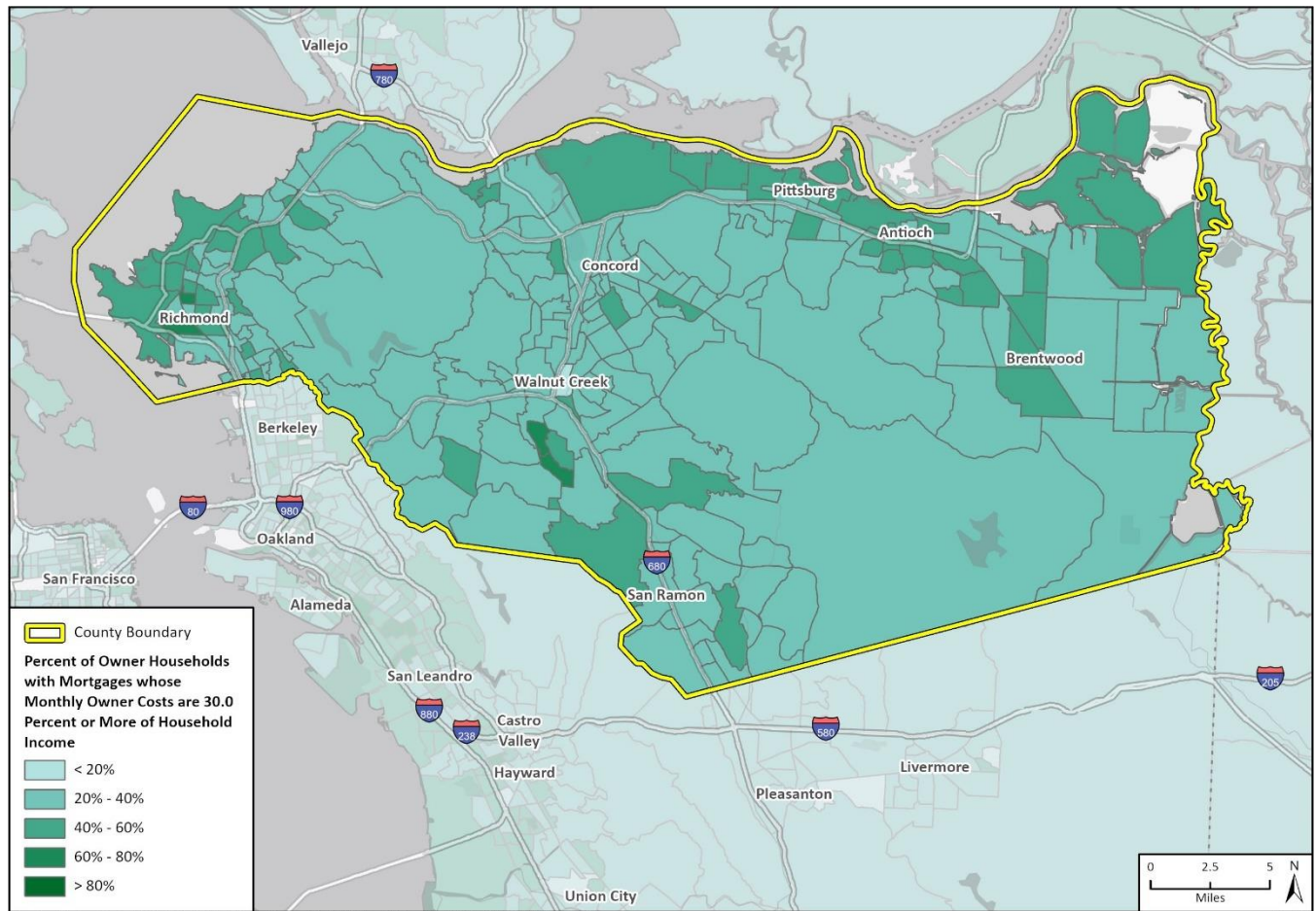


one or more of the following problems: lacks a complete kitchen facility, lacks complete plumbing facility, a household that is overcrowded, or a household that is cost burdened.

Regional Trends

Figure A-26 shows areas of Contra Costa County where homeowners experienced housing cost burden (spending more than 30 percent of their income on mortgage). As shown, overpayment is most prevalent in the Richmond and Danville, with high rates in Pittsburg, Antioch, Brentwood, and San Ramon. Figure A-27 shows the housing cost burden amongst renters (spending over 30 percent of income on rent). There are more concentrations of renter households experiencing cost burden than homeowners. Renter cost burden is most common in the Camino Tassajara area, with additional concentrations in Richmond, Martinez, Concord, and Antioch.

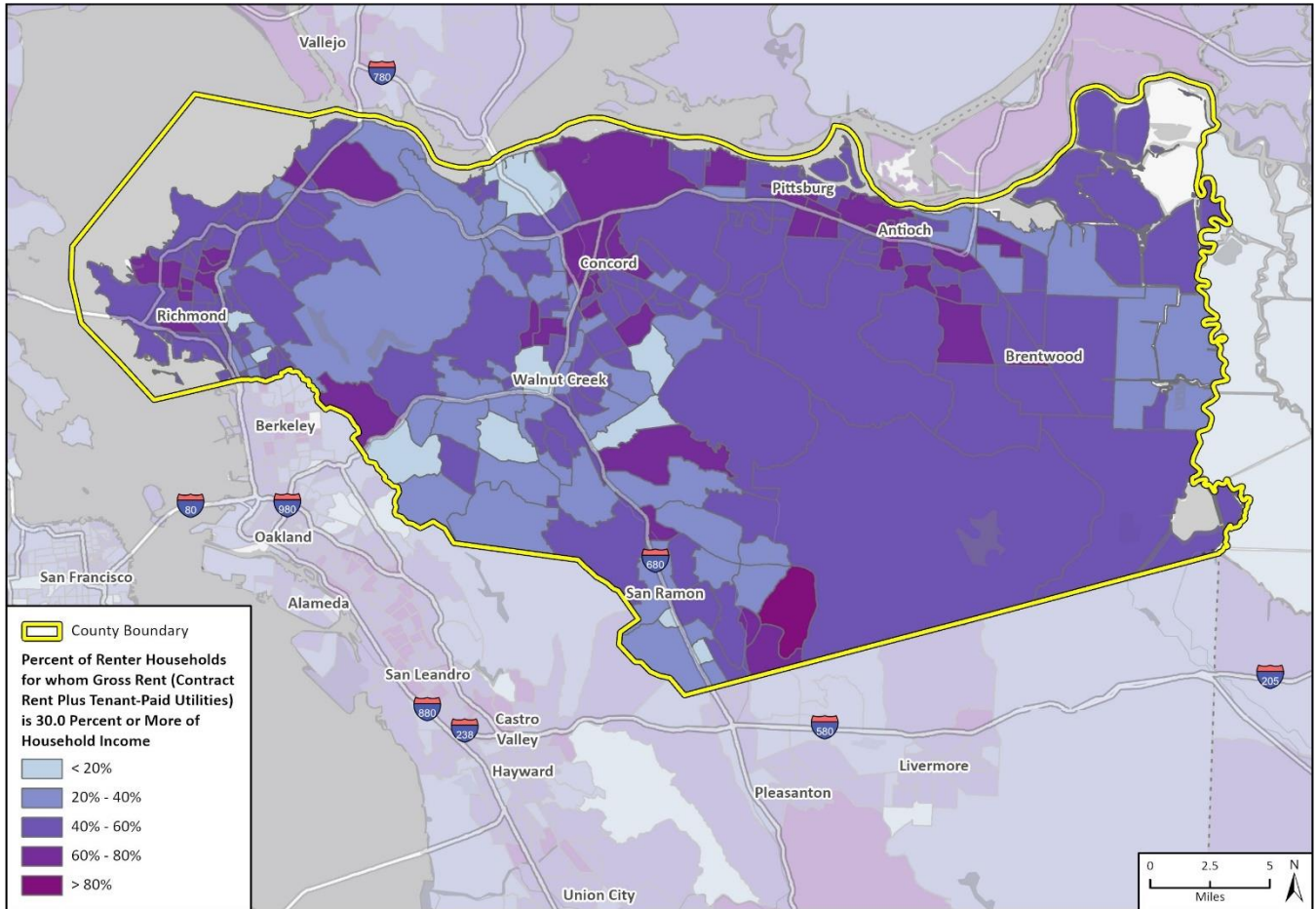
Figure A-26 Overpayment by Homeowners (Contra Costa County)



County of Contra Costa, 2022; ESRI, 2022; CalEnviroScreen 4.0, 2021; PlaceWorks, 2021; HUD, 2020; TCAC, 2021; ACS 2015-2019; U.S. Department of Housing and Urban Development, 2020; CHHS, 2020

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Figure A-27 Overpayment by Renters (Contra Costa County)



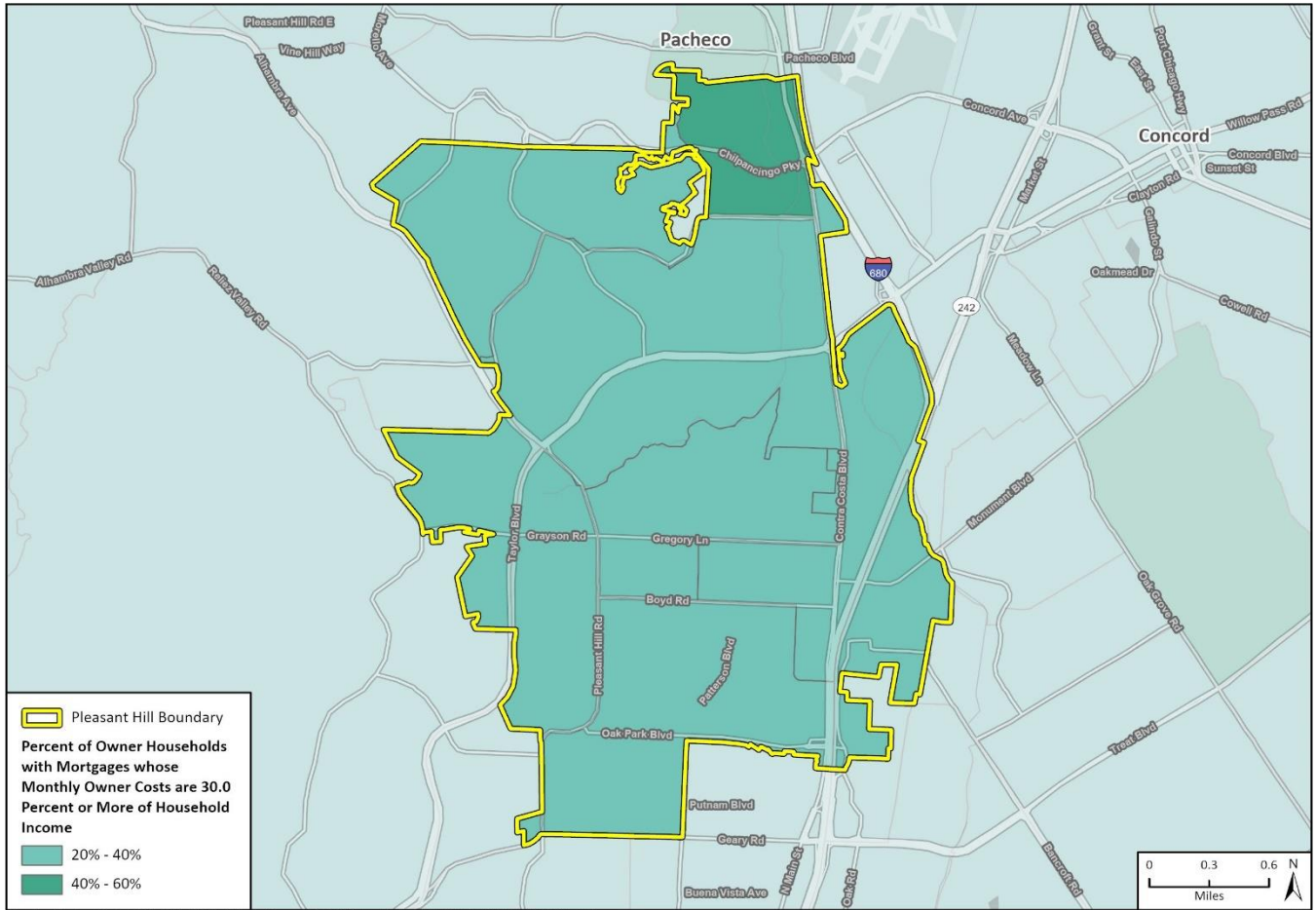
County of Contra Costa, 2022; ESRI, 2022; CalEnviroScreen 4.0, 2021; PlaceWorks, 2021; HUD, 2020; TCAC, 2021; ACS 2015-2019; U.S. Department of Housing and Urban Development, 2020; CHHS, 2020

Local Trends

Figure A-28 shows the rate of homeowner overpayment in Pleasant Hill. Homeowners in the northernmost area of the city experience the highest rates of cost burden. Renters experience significantly higher rates of housing cost burden compared to homeowners. Figure A-29 shows the concentrations of renters who experience housing cost burden. High rates of renters experiencing cost burden are concentrated in the southern area of the city, with high rates centrally as well.



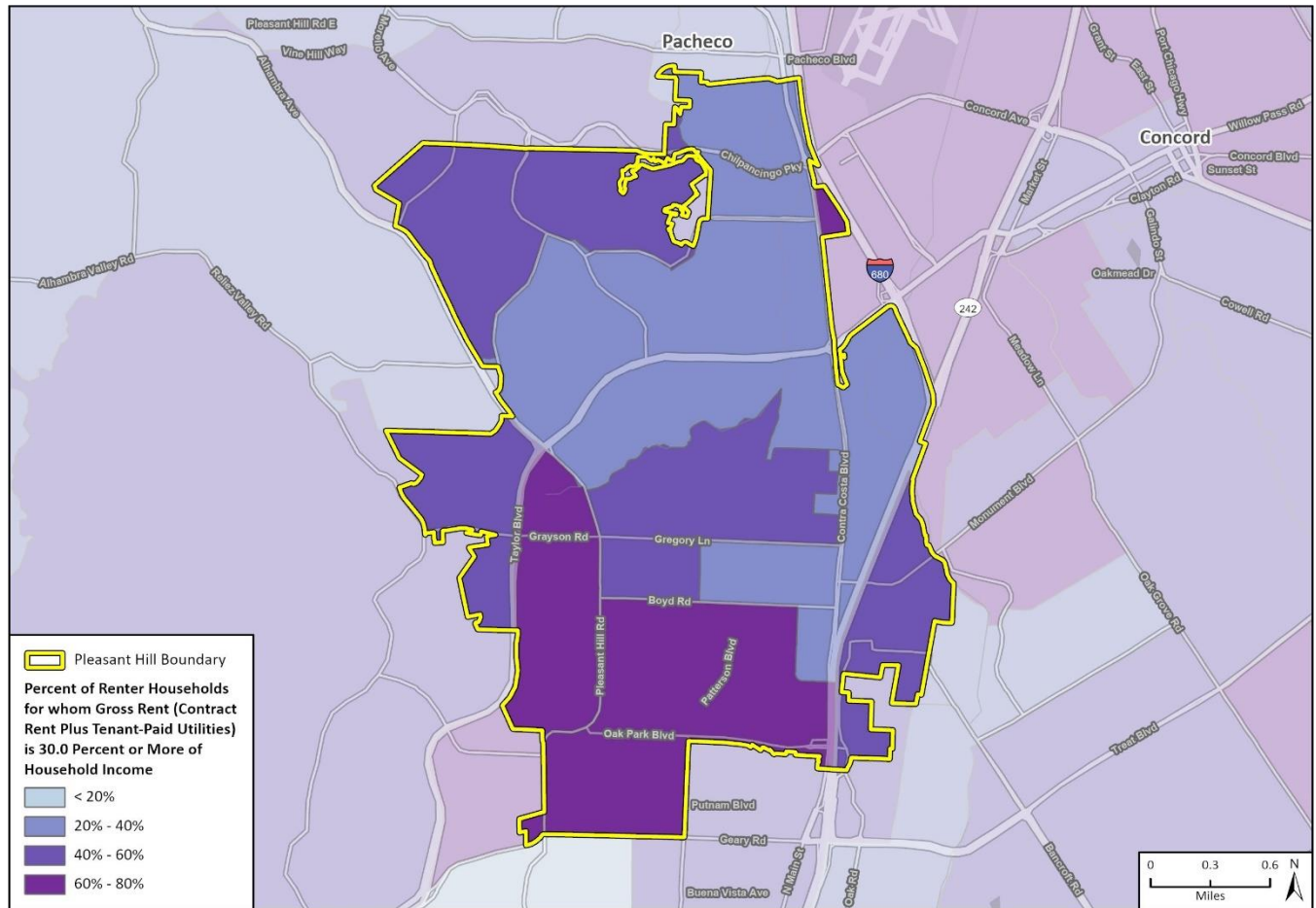
Figure A-28 Overpayment by Homeowner (Pleasant Hill)



County of Contra Costa, 2022; ESRI, 2022; CalEnviroScreen 4.0, 2021; PlaceWorks, 2021; HUD, 2020; TCAC, 2021; ACS 2015-2019; U.S. Department of Housing and Urban Development, 2020; CHHS, 2020

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Figure A-29 Overpayment by Renters (Pleasant Hill)



County of Contra Costa, 2022; ESRI, 2022; CalEnviroScreen 4.0, 2021; PlaceWorks, 2021; HUD, 2020; TCAC, 2021; ACS 2015-2019; U.S. Department of Housing and Urban Development, 2020; CHHS, 2020

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Overcrowding

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen) while severe overcrowding refers to more than 1.5 persons per room. Large families generally have special housing needs due to lower per capita income, the need for affordable housing, or the need for larger units with three or more bedrooms, resulting in overcrowding.

Some households may not be able to accommodate high-cost burdens for housing and accept smaller housing or reside with other individuals or families in the same home. Potential fair housing issues emerge if non-traditional households are discouraged or denied housing due to a perception of overcrowding. Household overcrowding is reflective of various living situations: housing unit is inadequately sized to meet a household’s needs; the necessity or desire to have extended family members reside in an existing household; or unrelated individuals or families share a single housing unit.

Not only is overcrowding a potential fair housing concern, but it can also potentially strain physical facilities and the delivery of public services, reduce the quality of the physical environment, contribute to a shortage of parking, and accelerate the deterioration of homes. As a result, some landlords or apartment managers may be more hesitant to rent to larger households, thus making access to

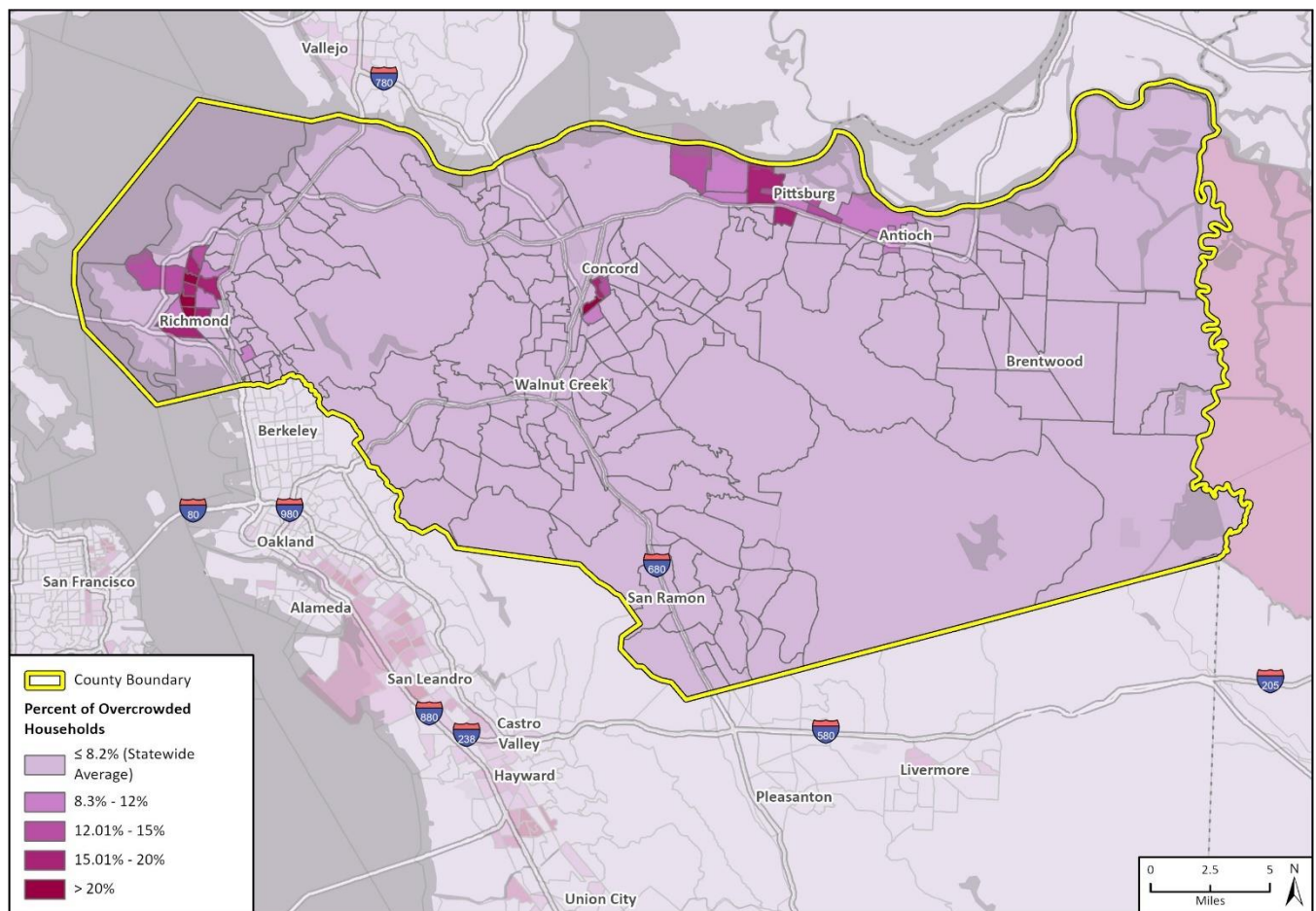
adequate housing even more difficult. According to local fair housing service providers and property managers, addressing the issue of large households is complex as there are no set of guidelines for determining the maximum capacity for a unit. Fair housing issues may arise from policies aimed to limit overcrowding that have a disparate impact on specific racial or ethnic groups with higher proportion of overcrowding.

Regional Trends

Figure A-30 shows the rates of overcrowding in Contra Costa County. Across the majority of the County, rates of overcrowding are lower than the Statewide average of 8.2 percent. However, in Richmond, Concord, and Pittsburg, individuals in overcrowded households are concentrated in percentages over 15 percent.

Black households experience the highest rate of severe housing cost burden in Contra Costa with approximately 28 percent of households having a burden. Hispanic households have the second highest rate of housing cost burden, followed by Native Americans and Whites. Asian or Pacific Islander households have the lowest rate of severe cost burden with slightly more than 15 percent of households being cost burdened. Since Black households experience the highest rate of severe cost burden but have a lower rate of overall housing problems as compared to Hispanic households, Hispanic households are disproportionately likely to experience overcrowding.

Figure A-30 Overcrowding (Contra Costa County)



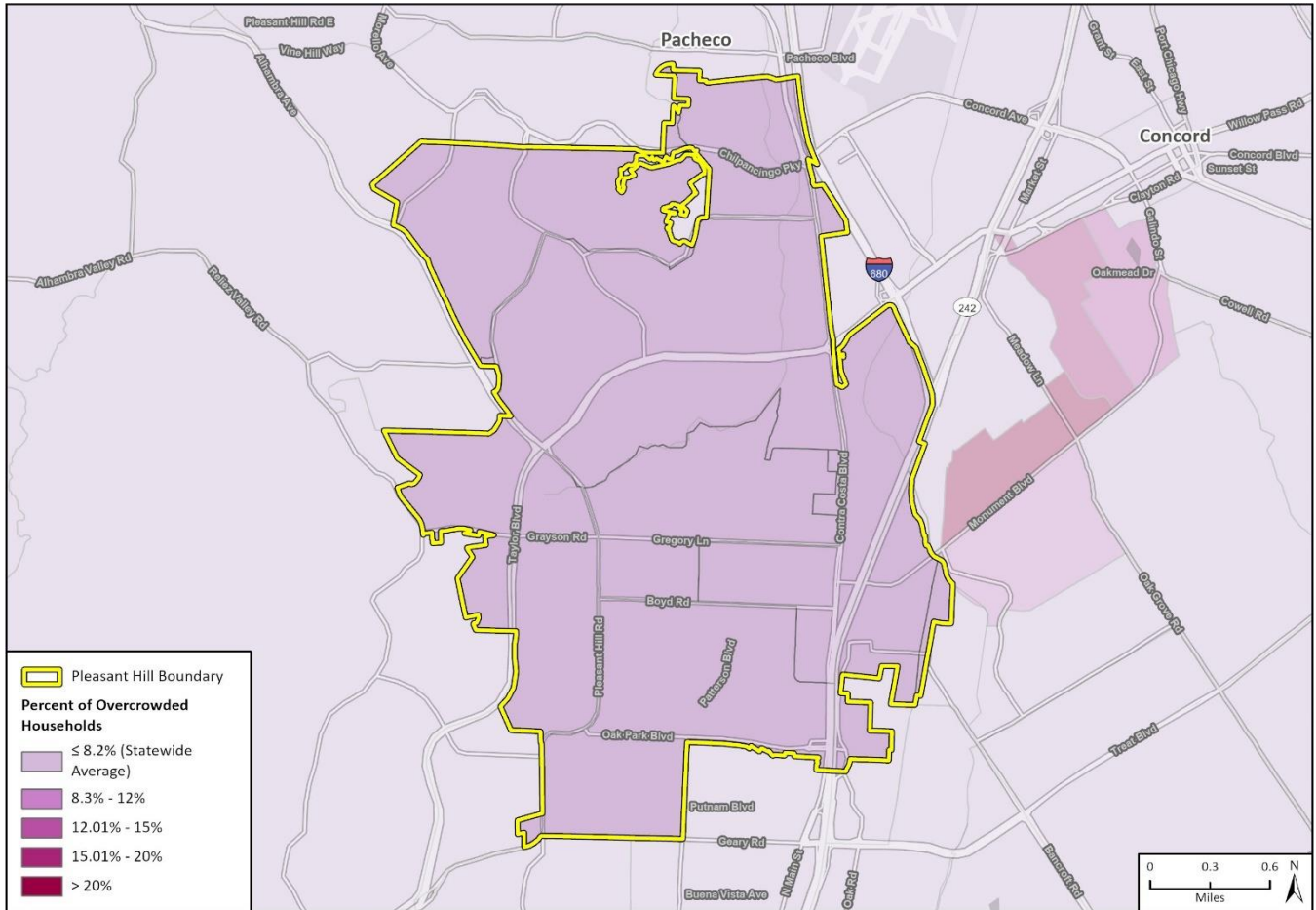
County of Contra Costa, 2022; ESRI, 2022; CalEnviroScreen 4.0, 2021; PlaceWorks, 2021; HUD, 2020; TCAC, 2021; ACS 2015-2019; U.S. Department of Housing and Urban Development, 2020; CHHS, 2020

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Local Trends

Figure A-31 shows the levels of overcrowding in Pleasant Hill. The entirety of Pleasant Hill has overcrowding rates below the state average.

Figure A-31 Overcrowding (Pleasant Hill)



County of Contra Costa, 2022; ESRI, 2022; CalEnviroScreen 4.0, 2021; PlaceWorks, 2021; HUD, 2020; TCAC, 2021; ACS 2015-2019; U.S. Department of Housing and Urban Development, 2020; CHHS, 2020

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Housing Problems

HUD considers housing units to be “standard units” if they are in compliance with local building codes. Many federal and State programs use the age of housing as a factor to determine a community’s housing rehabilitation needs. Housing age can be an important indicator of housing condition in a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Typically, housing over 30 years old is more likely to have rehabilitation needs that may include replacing plumbing, roof repairs, foundation work, and other repairs. Some older housing units may have health risks such as lead paint (especially in homes built before 1978) and asbestos. Housing issues such as mold may elevate health conditions such as asthma. Residents who rent are at greater risk of exposure to deteriorating housing conditions due to the desire to keep their rents from rising or fear of losing their housing.



According to the AI report, among all households, 43.90 percent of Contra Costa households experience any of four housing problems: 1) incomplete kitchen facilities; 2) incomplete plumbing facilities; 3) overcrowding – more than one person per room; and 4) household is cost burdened – monthly housing costs exceeding 30 percent of monthly income.

In the County, 57.58 percent of Hispanic households experience at least one of the four housing problems. A slightly lower share of Black households (56.36 percent) in Contra Costa experience at least one of the four housing problems. Asian Americans or Pacific Islanders experience approximately the same rates of housing problems as households as a whole, with 42.14 percent of Asian households experiencing a problem. Non-Hispanic Whites have a lower rate of housing problems than every racial/ethnic group in Contra Costa. These housing burdens are greatest in portions of Richmond, North Richmond, San Pablo, Hercules, Concord, Martinez, Pittsburg, Antioch, and Oakley.

There are significant disparities between the rates of housing problems that larger families (households of five or more people) experience and the rates of housing problems that families of five or fewer people experience. Both small and large families in Contra Costa experience lower rates of housing problems than families in the region overall. In the County, 59.04 percent of large families experience any one of the four defined housing problems, compared to 62.57 percent in the region. In contrast, 38.51 percent of smaller family households experience housing problems in the County while 38.67 percent of smaller family households in the region have problems. Non-family households in Contra Costa and the region experience housing problems at a higher rate than smaller family households, but at a lower rate than larger family households. Antioch, Concord, Pittsburg all have higher percentages of large, small and nonfamily households with problems than the Consortium and region.

Persons Experiencing Homelessness

State law (Section 65583(a)(7)) requires municipalities to address the special needs of persons experiencing homelessness within their boundaries. “Homelessness,” as defined by HUD, describes the condition of an individual, who is not imprisoned or otherwise detained, who:

- Lacks a fixed, regular, and adequate nighttime residence; and
- Has a primary nighttime residence that is:
 - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
 - An institution that provides a temporary residence for individuals intended to be institutionalized; or
 - A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Regional Trends

The Contra Costa's Homeless Continuum of Care (CoC) conducts a Point in Time (PIT) count of families and individuals experiencing homelessness. This count provides a one-day snapshot of homelessness and is used to highlight the housing and homeless crisis in the county. The 2020 PIT count was conducted on January 22, 2020. According to the 2020 PIT, 2,277 individuals were experiencing homelessness in Contra Costa County. The top three reported reasons for losing housing were cost of living and rent (25 percent), eviction (17 percent) and substance abuse (14 percent). Individuals who were homeless are not concentrated in particular parts of the County, rather, were present in the west, central and eastern areas of the County.

Almost a quarter of those counted in PIT identified as Hispanic/Latinx; 24 percent of Hispanic/Latinx were in shelters the night of the count. Trends in the proportion of the population who identify as Latinx have not shifted much since 2015. More than half the people identified in the count reported White/Caucasian race, followed by 29 percent who reported Black/African American race, and American Indian.

In community outreach during the PIT, every person interviewed said they would accept at least one type of short-term or long-term shelter and housing opportunity if provided. Most said they would accept almost all housing options if available, but the most common housing preferences indicated were own apartment/home (76 percent), followed by shared housing with their own bedroom (40 percent) and emergency shelter (34 percent).

Local Trends

According to the 2020 PIT, 90 individuals were experiencing homelessness in Pleasant Hill. This is an increase of 17 individuals since the 2015 PIT.

Displacement

Displacement, as defined by HCD, is used to describe any involuntary household move caused by landlord action or market changes. Shifts in neighborhood composition are often framed and perpetuated by established patterns of racial inequity and segregation. Movement of people, public policies, and investments, such as capital improvements and planned transit stops, and flows of private capital can lead to displacement. Displacement is fueled by a combination of rising housing costs, rising income inequality, stagnant wages, and insufficient market-rate housing production. Decades of disinvestment in low-income communities, coupled with investor speculation, can result in a rent gap or a disparity between current rental income of the land, and potentially achievable rental income if the property is converted to its most profitable use. These processes can disproportionately impact people of color, as well as lower income households, persons with disabilities, large households, and persons at-risk or experiencing homelessness.⁴²

Regional Trends

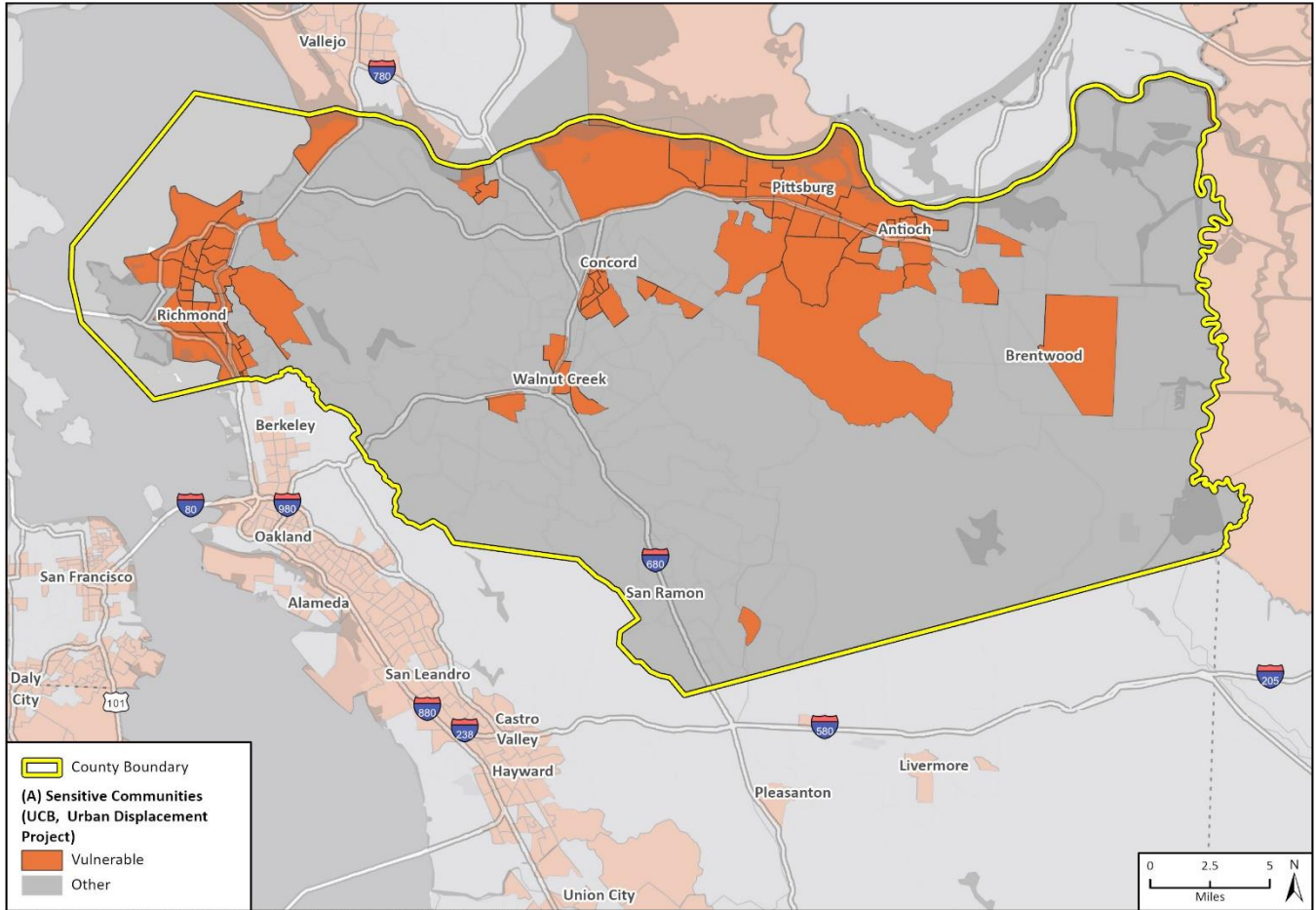
Figure A-32 shows the census tracts within Contra Costa County that are vulnerable to displacement. Vulnerability is defined as:

- Share of very low-income residents is above 20%, 2017; AND
- The tract meets two of the following criteria:
 - Share of renters is above 40%, 2017
 - Share of people of color is above 50%, 2017
 - Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median, 2017
 - They or areas in close proximity have been experiencing displacement pressures. Displacement pressure is defined as:
 - Percent change in rent above county median for rent increases, 2012-2017; OR
 - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap), 2017

⁴² HCD. 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

Concentrations of communities vulnerable to displacement are located in Richmond, Pittsburg, Antioch, Brentwood, Concord, and Walnut Creek.

Figure A-32 Sensitive Communities (Contra Costa County)



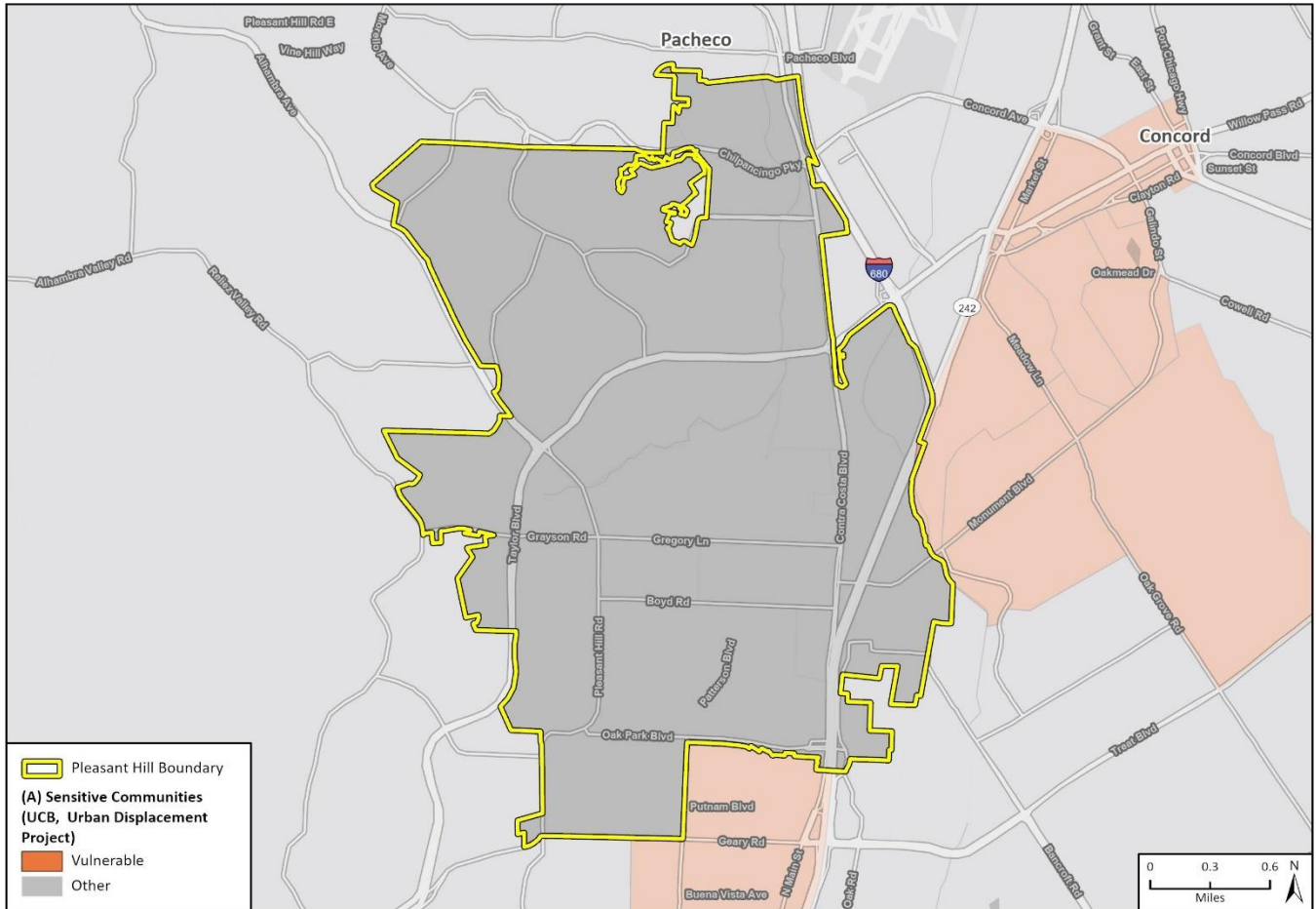
County of Contra Costa, 2022; ESRI, 2022; CalEnviroScreen 4.0, 2021; PlaceWorks, 2021; HUD, 2020; TCAC, 2021; ACS 2015-2019; U.S. Department of Housing and Urban Development, 2020; CHHS, 2020

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Local Trends

Figure A-33 shows the communities that are vulnerable to displacement in Pleasant Hill. Based on the criteria above, there are no census tracts considered vulnerable in Pleasant Hill.

Figure A-33 Sensitive Communities (Pleasant Hill)



County of Contra Costa, 2022; ESRI, 2022; CalEnviroScreen 4.0, 2021; PlaceWorks, 2021; HUD, 2020; TCAC, 2021; ACS 2015-2019; U.S. Department of Housing and Urban Development, 2020; CHHS, 2020

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1.8 Contributing Factors

Based upon the analysis conducted in this AFFH document, Table A-12 highlights the prominent fair housing issues and contributing factors that hinder access to safe, affordable, and vibrant housing for Pleasant Hill residents. Furthermore, the findings of this analysis were used to develop meaningful actions and metrics and milestones that promote inclusive communities, increase housing opportunities, and address racial/ethnic and economic disparities within the city. This section lists contributing factors that create, perpetuate, or increase the severity of one or more fair housing issues that were identified in the AI. These contributing factors were developed using guidance from HUD as well as input from participating jurisdictions.



Table A-12 Summary of Contributing Factors and Meaningful Actions

Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
<p>Encouraging development of new affordable housing in Areas of High Opportunity</p>	<ul style="list-style-type: none"> ▪ Dominance of single-family housing, which is typically more expensive than multi-family housing. ▪ Location and type of existing affordable housing. ▪ Lack of affordable housing in moderate-resource areas. ▪ Limited supply of affordable housing in areas with access to opportunity. 	<ol style="list-style-type: none"> 1. Redesignate and rezone parcels (beyond the RHNA) to create additional capacity for more than 2,700 units in low-density RCAs, with a goal of encouraging the development of 500 net new multifamily units in RCAs in the planning period. See Program F. 2. 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. See Program S. 3. Allow developers to satisfy affordable housing requirements by providing units elsewhere in high resource areas of the city (as designated by TCAC) when inclusion of affordable units within the development is not feasible. See Program T. 3.4. 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: <ol style="list-style-type: none"> a. 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). See Program U. 4.5. Review the zoning code to identify opportunities to increase and encourage a greater mix of dwelling types and sizes, specifically housing types that may accommodate moderate-income households (e.g., duplexes, triplexes, fourplexes, townhouses, courtyard buildings), in lower-density residential areas and high resource areas, and amend the zoning code as needed. See Program I. 6. Continue to facilitate the construction of ADUs and create incentives to encourage production, particularly for units accessible to lower-income households, seniors, and those with special housing needs. The City shall continue to provide and update public information regarding ADUs on the City website, including a guide for homeowners explaining the benefits and procedures for adding an ADU and links to resources and incentive programs. See Program P. 5.7. 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 partner with developers and non-profit agencies to apply for State and Federal monies for direct support of low-income housing construction and rehabilitation, with preference for affordable projects in high opportunity areas. The City shall assess potential funding sources annually throughout the planning period and 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. See Program V.

~~6-8.~~ 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. See Program X.

9. Actively promote parcels that can accommodate development of low-income and/or moderate-income housing units to private or non-profit housing providers to support the production of units available to lower- and moderate-income households during the planning period. See Program C

~~7-10.~~ [Annually monitor the development of housing units affordable to lower- and moderate-income households in RCAs and identify and implement changes in the zoning code and/or incentive programs \(financial or streamlining\) for high-density or deed-restricted housing in those areas. Implement incentive programs or zoning amendments within one year of review. See Program FF.](#)

Protecting existing residents from displacement

- Unaffordable rents and sales prices in a range of sizes
- Displacement of residents due to economic pressure such as unaffordable rents, concentration of poverty, and availability of affordable housing
- Location, type, and supply of affordable housing
- Land use and zoning laws
- Displacement of residents due to economic pressures
- Access to publicly supported housing for persons with disabilities; lack of affordable, integrated housing for

~~8-11.~~ 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. See Program BB.

~~9-12.~~ Seek funding to restart the Neighborhood Preservation program, which provides low interest loans for rehabilitation of homes owned or occupied by low to moderate income households. See Program LL.

~~10-13.~~ Seek funding to establish and maintain an Emergency Repair Grant Program. See Program MM.



	<p>individuals who need supportive services</p> <ul style="list-style-type: none"> ▪ Lack of public investments in specific neighborhoods, including services or amenities 	<p>11-14. <u>14.</u> 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. See Program QQ.</p> <p>12-15. <u>15.</u> Continue to require resale and rental controls on below market rate units provided through the inclusionary housing provisions or through public assistance. See Program RR.</p>
<p>Fair housing enforcement and outreach</p>	<ul style="list-style-type: none"> ▪ Lack of resources for fair housing agencies to conduct more rigorous testing and audits, outreach, training, public education campaigns. ▪ Lack of public (local, State, federal) fair housing enforcement including funding for staffing and training of public interest law firms 	<p>13-16. <u>16.</u> 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. See Program WW.</p> <p>14-17. <u>17.</u> Promptly address complaints of discrimination in the sale, rent, and development of housing in Pleasant Hill. See Program VV.</p> <p>15-18. <u>18.</u> Coordinate with ECHO and the Bay Area Legal Aid to provide fair housing and tenant/landlord services, including fair housing counseling and education and tenant/landlord counseling and mediation. See Program VV.</p> <p>16-19. <u>19.</u> Publicize Fair Housing Information, including information about tenants’ rights, landlord requirements, recent litigation, and links to fair housing providers on the City’s website, social media platforms, and through physical promotional material (e.g., flyers, posters) by January 2026. See Program VV.</p> <p>17-20. <u>20.</u> Provide training for property owners and managers to ensure that they are knowledgeable of the requirements of federal, state and local real estate, housing discrimination, tenant protection, housing inspection, and community preservation laws; and promote training of tenants in the requirements of federal, state, and local laws so that they are aware of their rights and obligations. See Program VV.</p> <p>18-21. <u>21.</u> Provide annual training for landlords on fair housing responsibilities, source of income discrimination and other discriminatory practices, and the benefits of marketing their housing units to Housing Choice Voucher program participants to encourage landlords in high opportunity areas to register their units with Section 8 providers and expand housing mobility opportunities throughout the City. See Program VV.</p>

- ~~19-22.~~ 22. Support regional agencies to annually conduct one workshop with targeted populations to allow for meaningful discussions and dissemination of useful information. Education and outreach activities to be conducted as a multi-media campaign, including social media such as Facebook, Twitter, and Instagram, as well as other meeting/discussion forums such as chat rooms and webinars. Information gathered from these workshops will be further analyzed by staff and results will be used to influence changes to programs and policies as necessary, with any changes made within one year of the identification of barriers to fair housing See Program VV.
- ~~20-23.~~ 23. Continuously encourage regional cooperation and administration of vouchers through portability and shared waiting lists. See Program UU.
- ~~20-23.~~ 23. Work with the Regional Center of the East Bay to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities. The City shall make information available on the City website. See Program UU.
- ~~21-24.~~ 24. Develop accessibility programs by 2023 to focus on improving access to housing, public buildings and facilities, sidewalks, pedestrian crossings, and businesses. See Program UU.
- ~~22-25.~~ 25. 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. Program GG.
- ~~23-26.~~ 26. 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 assist or partner with developers and non-profits to apply to the County for CDBG monies and assist with tax exempt financing for land and/or building purchase and/or lease. See Program HH.
- ~~24-27.~~ 27. Continue to facilitate the provision of emergency shelters, transitional and supportive housing. See Programs O, HH, II, and JJ.
- ~~25-28.~~ 28. Encourage developers to provide amenities for single heads of households, the disabled, and senior citizens. See Program XX.
-

1.9 Local Knowledge

Historical Patterns of Segregation

Patterns of racial segregation are the byproduct of local and federal policies, private housing discrimination, and community prejudice. To understand present challenges to fair housing, it is necessary to review the history of actions that have led regional patterns of segregation.

Regional Trends

The earliest forms of racial exclusion in the Bay Area were the Spanish, Mexican, and early U.S. settlers' colonization Native Americans' land.⁴³ The Ohlone were and are the predominant Indigenous group of the Bay Area, including the Chochenyo and the Karkin in East Bay, the Ramaytush in San Francisco, the Yokuts in South Bay and Central Valley, and the Muwekma tribe throughout the region. Other Indigenous groups include the Graton Rancheria community (Coast Miwok and Southern Pomo), Kashaya, Patwin, and Mishewal Wappo in the North Bay, and the Bay Miwok in the East Bay.⁴⁴ Indigenous communities were forced from their land, which was then sold or given away.⁴⁵ In the 1850s, 119 California tribes signed treaties with the U.S. Special Commissioners which required them to formally surrender their land in exchange for 19 designated reservations, which lacked game, suitable agricultural lands, and water.⁴⁶ From the start of colonization through the 1880s, the Ohlone population in the Bay Area dropped by almost 90 percent due to violence, displacement, and widespread disease brought by colonizers.⁴⁷

In more recent history, starting in the 1880s, a series of laws targeted Asian populations through federal restrictions on immigration (Chinese Exclusion Act of 1882) and by barring Asian immigrants from owning land (California Alien Land Law of 1913 and 1920).⁴⁸ In 1942, Japanese Americans in the Bay Area were forced to sell or abandon their homes and were sent to internment camps.⁴⁹ Local ordinances at the time also led to exclusion of Asian Americans, through unfair and racist enforcement of building regulations.⁵⁰

In the early 1920s, cities in the Bay Area began adopting zoning ordinances which led to the establishment of exclusive single-family home zones. By establishing specific areas of cities which did not allow more affordable housing types, cities began to be more segregated based on class and race/ethnicity. Exclusionary zoning created areas of concentrated poverty and concentrated wealth. High-poverty areas typically have limited employment and educational opportunities, creating an environment difficult to achieve income and housing mobility. By preventing households from moving into areas of higher resource opportunity, exclusionary zoning perpetuated the cycle of poverty.⁵¹

⁴³ Roots and Race, UC Berkeley Belonging Institute, Haas Institute, 2019

https://belonging.berkeley.edu/sites/default/files/haasinstitute_rootsraceplace_oct2019_publish.pdf

⁴⁴ Bay Area Equity Atlas, Indigenous Populations in the Bay Area, <https://bayareaequityatlas.org/about/indigenous-populations-in-the-bay-area>

⁴⁵ Rising Housing Costs and Re-Segregation in Contra Costa County, Urban Displacement Project, UC Berkeley.

https://www.urbandisplacement.org/wp-content/uploads/2021/08/cc_final.pdf

⁴⁶ State of California Native American Heritage Commission, <http://nahc.ca.gov/resources/california-indian-history/>

⁴⁷ Roots and Race, UC Berkeley Belonging Institute, Haas Institute, 2019

https://belonging.berkeley.edu/sites/default/files/haasinstitute_rootsraceplace_oct2019_publish.pdf

⁴⁸ History of Racial Injustice, California Law Prohibits Asian Immigrants from Owning Land. <https://calendar.eji.org/racial-injustice/may/3>

⁴⁹ Japanese-American Internment During World War II. U.S. National Archives. <https://www.archives.gov/education/lessons/japanese-relocation>

⁵⁰ The Anti-Chinese Cubic Air Ordinance, Am J Public Health, Joshua S. Yang, PhD. <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2661442/>

⁵¹ The Century Foundation. <https://tcf.org/content/facts/understanding-exclusionary-zoning-impact-concentrated-poverty/?agreed=1&agreed=1>

Historic evidence shows that these zoning regulations did not unintentionally segregate communities; rather, they were racially motivated.⁵²

Starting in the 1930s, Bay Area communities were impacted by redlining, which is the practice of discriminating against loan borrowers based on the racial or socioeconomic status of the neighborhood in which a property is located. Redlining, a government-sponsored system of denying mortgage loans and services to finance the purchase of homes in specific areas, served as a tool to limit homeownership opportunities, as federally insured and long-term mortgages were routinely denied to persons seen as “undesirable,” often non-white persons. Redlining directed both public and private capital to white households and away from Black/African American, non-white, immigrant, and Jewish households. As homeownership is one of the most significant means of intergenerational wealth building in the United States, these redlining practices had long-term effects in creating wealth inequalities.⁵³

During World War II, Richmond’s Black population grew rapidly, as migrants from the South found employment in the city’s shipyards. After the war, the city’s Black population continued to grow, but explicit segregation in federal housing policies and exclusionary practices in nearby suburban developments left the city’s Black residents with limited housing options in increasingly disinvested neighborhoods.⁵⁴

Between 2000 and 2015, Contra Costa County experienced a 55 percent increase in low-income households of color—substantially higher than the regional average. The geography of this growth varied among racial groups. For example, Richmond’s low-income Black population decreased while its low-income Hispanic population grew. Meanwhile, many parts of Antioch and Pittsburg saw large increases in low-income Asian, Black, and Hispanic households. Rents rose across the county between 2000 and 2015, with (inflation-adjusted) median rent paid increasing more than 30 percent in parts of Brentwood, Concord, Richmond, Pittsburg, and Hercules over the 15-year period. In the Bay Area, a 30 percent tract-level increase in median rent paid (in inflation-adjusted dollars) was associated with a 21 percent decrease in low-income households of color. There was no significant relationship between rent increases and losses of low-income white households, indicating that communities of color were particularly vulnerable to the impact of rapid rent increases.

Local Trends

The San Francisco Bay Area consisted of several independent tribal territories during the prehistoric and early historic periods. Native Peoples largely spoke dialects of five distinct languages: Costanoan (Ohlone), Bay Miwok, Plains Miwok, Patwin, and Wappo. Pleasant Hill lies at the intersection of several of these groups at different periods in time, however it was largely within the ethnographic and historic boundaries of Bay Miwok speakers, who occupied the eastern portions of Contra Costa County, from Walnut Creek east to the Sacramento-San Joaquin Delta, including the northern slopes of Mount Diablo. Several bands of Miwok are associated with the area, the closest being the Saclan, whose territory extended through the hills east of present-day Rossmoor, Lafayette, Moraga and Walnut Creek. Prehistoric site types recorded in the general Pleasant Hill area consist of lithic scatters, quarries,

⁵² Roots and Race, UC Berkeley Belonging Institute, Haas Institute, 2019
https://belonging.berkeley.edu/sites/default/files/haasinstitute_rootsraceplace_oct2019_publish.pdf

⁵³ Mapping Inequality: Redlining in New Deal America. <https://dsl.richmond.edu/panorama/redlining/#loc=16/37.725/-122.162&city=oakland-ca&area=D19>

⁵⁴ Rising Housing Costs and Re-Segregation in Contra Costa County, Urban Displacement Project, UC Berkeley.
https://www.urbandisplacement.org/wp-content/uploads/2021/08/cc_final.pdf



habitation sites (including burials), bedrock mortars or other milling feature sites, petroglyph sites, and isolated burial sites.⁵⁵

The Eastern Miwok were first contacted by the Spanish exploring expeditions of the Sacramento-San Joaquin Valley in the second part of the eighteenth century. The first Spanish expeditions through the region were led by Captain Pedro Fages and Father Juan Crespi in 1772. Juan Bautista de Anza also led an expedition in 1776. Expedition campsites have been mapped in the vicinity of Interstate 680, State Route 242, and Willow Pass Road. Spanish colonial policy from 1769-1821 was directed at the founding of presidios, missions, and secular towns, with the land held by the Crown. The depletion of the coastal populations resulted in Spanish missionaries shifting to conversion of the interior peoples. The Bay Miwok were the first of the Eastern Miwok to be missionized, and were generally not willing converts. Mission baptismal records show that Native Americans went to Mission San Francisco de Assisi, founded in 1776, and Mission San Jose, founded in 1797. Their traditional lifeways apparently disappeared by 1810 due to disruption by Euro American diseases, a declining birth rate, and the impact of the mission system. For the most part, the former hunters-gatherers were transformed into agricultural laborers and worked with former neighboring groups such as the Esselen, Yokuts, and Miwok. After secularization of the missions between 1834 and 1836, some Native Americans returned to traditional religious and subsistence practices while others labored on Mexican ranchos. Thus, multi-ethnic Indian communities grew up in and around the area.⁵⁶

The Bolbone and Chupacane cultures inhabited the area before settlers arrived from Mexico in the late 1700s. In 1844, Irish immigrant William Welch became the only non-Mexican to obtain a land grant in the region. His Rancho Las Juntas contained more than 13,000 acres, including present-day Pleasant Hill. Early residents primarily cultivated grains such as wheat, hay, and barley, which were shipped to market via Pacheco Creek.

The Southern Pacific Rail line was built in the area in 1891 (now the site of the Iron Horse Trail) and the Caldecott Tunnel, a highway running from Oakland and Orinda, was built in 1937. The first residential subdivisions in Pleasant Hill were built in the 1920s and 1930s south of Gregory Lane and west of Contra Costa Boulevard following prohibition, as the many local vineyards were removed and the formerly agricultural land was subdivided for housing. The city grew significantly with new single-family subdivisions north of Gregory Lane between 1946 and 1954. When Pleasant Hill incorporated in 1961, about half of the existing buildings in the city were in place.

Historically, several developments in Pleasant Hill included racially restrictive covenants, including the Gregory Gardens subdivision that was built in 1950. The covenant restricted any person other than of the Caucasian race to use or occupy any building on any lot, except for domestic servants.⁵⁷

The opening of Interstate 680 in 1964 helped spur additional construction. Multifamily projects built in the 1970s along Chilpancingo Parkway (named for Pleasant Hill's sister city in Mexico) began to change the city from being exclusively a community of single-family detached houses. Subsequent transportation improvements (including BART, Interstate 680 widening, and Taylor Boulevard) promoted additional higher-intensity multifamily and nonresidential development in and around Pleasant Hill. The most significant recent developments in the city are the new downtown and multifamily housing for seniors directly to the south.

⁵⁵ Oak Park Properties Specific Plan EIR, <https://pleasanthill.granicus.com/ViewerServlet.do?documentId=1689&metaId=130001>

⁵⁶ Oak Park Properties Specific Plan EIR, <https://pleasanthill.granicus.com/ViewerServlet.do?documentId=1689&metaId=130001>

⁵⁷ Gregory Gardens Covenant. 1950. <https://s3.amazonaws.com/c5c2a7c6-9204-4cf3-8372-04b89bd5cf22/668c4b0c-b148-4bb1-bf9c-c6935c69e274.pdf>

Pleasant Hill historically has been a suburban residential community serving major employment centers to the west and south, and the pattern of residents commuting outside the city to work is expected to continue. However, explosive regional growth in the last decade has transformed Pleasant Hill, as evidenced by recent higher-density residential and commercial development, especially downtown. Regardless, the City is still 75 to 90 percent comprised of single-family zoning, and is majority white.^{58,59} The majority of commercial uses within the city are located along Contra Costa Boulevard and I-680. This area, adjacent to the City of Concord is considered lower resource and does not contain residential, parks, or other neighborhood resources. I-680 runs along the eastern boundary of the city, generally separating the city from the adjacent City of Concord and unincorporated Contra Costa County. The western side of the city consists of lower density residential along the hillsides.

1.10 Stakeholder and Community Input

Fair Housing Survey

The City prepared and distributed a seven-question fair housing survey inquiring about housing needs and barriers, access to resources, and experiences with discrimination. On June 20, 2022, the survey was sent directly the following groups:

Organization Name	Type
Las Trampas Maureen House	Adult Residential / Special Needs
Las Trampas Shiela House	Adult Residential / Special Needs
Stonehedge (Alegria Community Living)	Adult Residential / Special Needs
Abode Services	Affordable Housing
Bay Area Community Land Trust	Affordable Housing
BRIDGE Housing	Affordable Housing
Community Housing Development Corporation	Affordable Housing
EAH Housing	Affordable Housing
East Bay Asian Local Development Corporation	Affordable Housing
East Bay Housing Organizations	Affordable Housing
Eden Housing	Affordable Housing
Front Porch	Affordable Housing
Habitat for Humanity East Bay / Silicon Valley	Affordable Housing
Hope Solutions	Affordable Housing
Housing Consortium of the East Bay	Affordable Housing
Human Good Organizations	Affordable Housing
Mercy Housing	Affordable Housing
MidPen Housing	Affordable Housing
Monument Impact	Affordable Housing
Northern California Land Trust	Affordable Housing
Resources for Community Development	Affordable Housing

⁵⁸ Other & Belonging Institute. Racial Segregation in the San Francisco Bay Area, Part 5. 2020. <https://belonging.berkeley.edu/racial-segregation-san-francisco-bay-area-part-5>

⁵⁹ Other & Belonging Institute. Racial Segregation in the San Francisco Bay Area, Part 1. 2018. <https://belonging.berkeley.edu/racial-segregation-san-francisco-bay-area-part-1>

A. Affirmatively Furthering Fair Housing



Satellite Affordable Housing Associates	Affordable Housing
Spanish Speaking Unity Council (dba Unity Council)	Affordable Housing
Winter Family Shelter, Inc.	Affordable Housing
Youth Homes	Affordable Housing
Buddha Gate Monastery	Congregation
Chabad of Contra Costa	Congregation
Contra Costa Jewish Community Center	Congregation
Grace Chinese Alliance Church	Congregation
Indonesian Christian Community Church	Congregation
Islamic Center of Contra Costa	Congregation
Oakland Diocesan Task Force for Racial Justice	Congregation
Japanese Christian Church of Walnut Creek	Congregation\Japanese Speaking
Hamonah Presbyterian Church	Congregation\Korean Speaking
Mission Pointe Church	Congregation\Korean Speaking
Igreja Adoradores Gerados Em Cristo (AGC Brazillian Church)	Congregation\Portuguese Speaking
Iglesia Adventista Hispano Americana de Pleasant Hill	Congregation\Spanish Speaking
Ministerio Hispano de la Iglesia Bíblica de la Gracia en Pleasant Hill	Congregation\Spanish Speaking
DVC-Chinese Students Association	Diablo Valley College Club
DVC-Hong Kong Student Association	Diablo Valley College Club
DVC-Japanese Student Association	Diablo Valley College Club
DVC-Kabayan Kaibigan	Diablo Valley College Club
DVC-Muslim Student Association	Diablo Valley College Club
Puente Project	Education Program
Empowered Aging	Elder Interest Group
Causa Justa	Local Interest Group\Spanish Speaking
La Clinica de la Raza	Local Interest Group\Spanish Speaking
United Latino Voices of Contra Costa County (ULV)	Local Interest Group\Spanish Speaking
Maharlika Cultural Troupe, Inc.	Local Interest Group\Tagalog Speaking
Showing Up for Racial Justice	Other AFFH Affinity Group
Aegis Living Pleasant Hill	Senior Facility
Carlton Senior Living Downtown Pleasant Hill	Senior Facility
Carlton Senior Living Pleasant Hill - Martinez	Senior Facility
Carlton Senior Living Poets Corner	Senior Facility
Choice in Aging	Senior Facility
Hookston Senior Homes	Senior Facility
Pleasant Hill Gardens II	Senior Facility
Pleasant Hill Oasis	Senior facility
Better Living Care Home	Senior Facility (Small)
Boyd Senior Care Home	Senior Facility (Small)
Dysico Care Home, RCFE	Senior Facility (Small)

Elisabeth Care Home	Senior Facility (Small)
Heavenly Care Elderly Home	Senior Facility (Small)
Ramona Care Home	Senior Facility (Small)
Redwood Home	Senior Facility (Small)

In addition to the initial email request, the project team sent reminder emails to each group in July 2022. The survey was closed after 54 days on August 22, 2022.

Survey responses included the following major themes:

- Desire for publicly funded/supported, permanently supportive housing as opposed to public subsidy of private rental units for vulnerable households;
- High cost of rental housing even for households with public subsidies or housing choice vouchers;
- Affordable housing is needed in proximity to public transit, schools, groceries, and services; and
- Housing discrimination and cost were reported as barriers to housing access.

Responses to the Fair Housing Survey informed the Fair Housing Analysis, distribution of sites in the available sites inventory, and program actions and objectives within the policy document.

Other Relevant Factors

Other relevant factors that have not been previously discussed relating to fair housing include the availability and access to housing choice vouchers in Pleasant Hill and the presence of older affordable housing units that may be at risk of conversion to market-rate housing. As referenced in the Housing Needs Assessment, five publicly assisted rental housing developments provide a total of 295 affordable units to lower- and moderate-income households. None of these units are at risk of converting to market-rate housing during the 2023 to 2031 planning period. Additionally, English proficiency and land use and zoning patterns may impede fair housing efforts.

The City of Pleasant Hill cooperates with the Housing Authority of the County of Contra Costa, to provide Housing Choice Vouchers (HCVs) to city residents and will continue to seek opportunities to increase rental assistance and reduce overpayment.

HUD estimates show that approximately 280 households receive HCVs in Pleasant Hill (AFFH Data Viewer). Figure A-32 shows HCV as a percent of renter-occupied units by census tract. Most HCV recipients are in the moderate-resource areas on the eastern edge of the city. Census tract 324001, a moderate-resource tract east of interstate 680 had the largest concentration of HCV recipients (6 percent) in the city.

Lending Practices

According to the AI, the applications for Blacks and Hispanics are uniformly denied at higher rates than other racial groups. White and Asian residents had the lowest rate of denials in the Oakland-Hayward, Berkeley, CA Region, which includes Pleasant Hill.

Limited English Proficiency

Language barriers can lead to linguistic and cultural isolation. According to the AI, Pleasant Hill has a large community of Persian and Korean speakers with limited English proficiency. In 2021, approximately 24 percent of the population over the age of five speak a language other than English, and 26 percent of the population speak English less than very well. The most common languages



spoken besides English are Asian and Pacific Islander languages, spoken by eight percent of the population.

Land Use and Zoning Laws

According to the AI, Pleasant Hill has placed most multifamily residence zones near the city's boundaries.⁶⁰ The multifamily zones in the southern portion of the city are located in predominately white areas. However, most if not all high-density multifamily residence zones are located in areas showing 51 to 54 percent low-income households, and 36 to 45 percent non-white population, the highest in Pleasant Hill. Medium and low-density multifamily zones remain small and scattered in areas showing less concentration of non-white and low-income households and populations.

Subsidized Housing

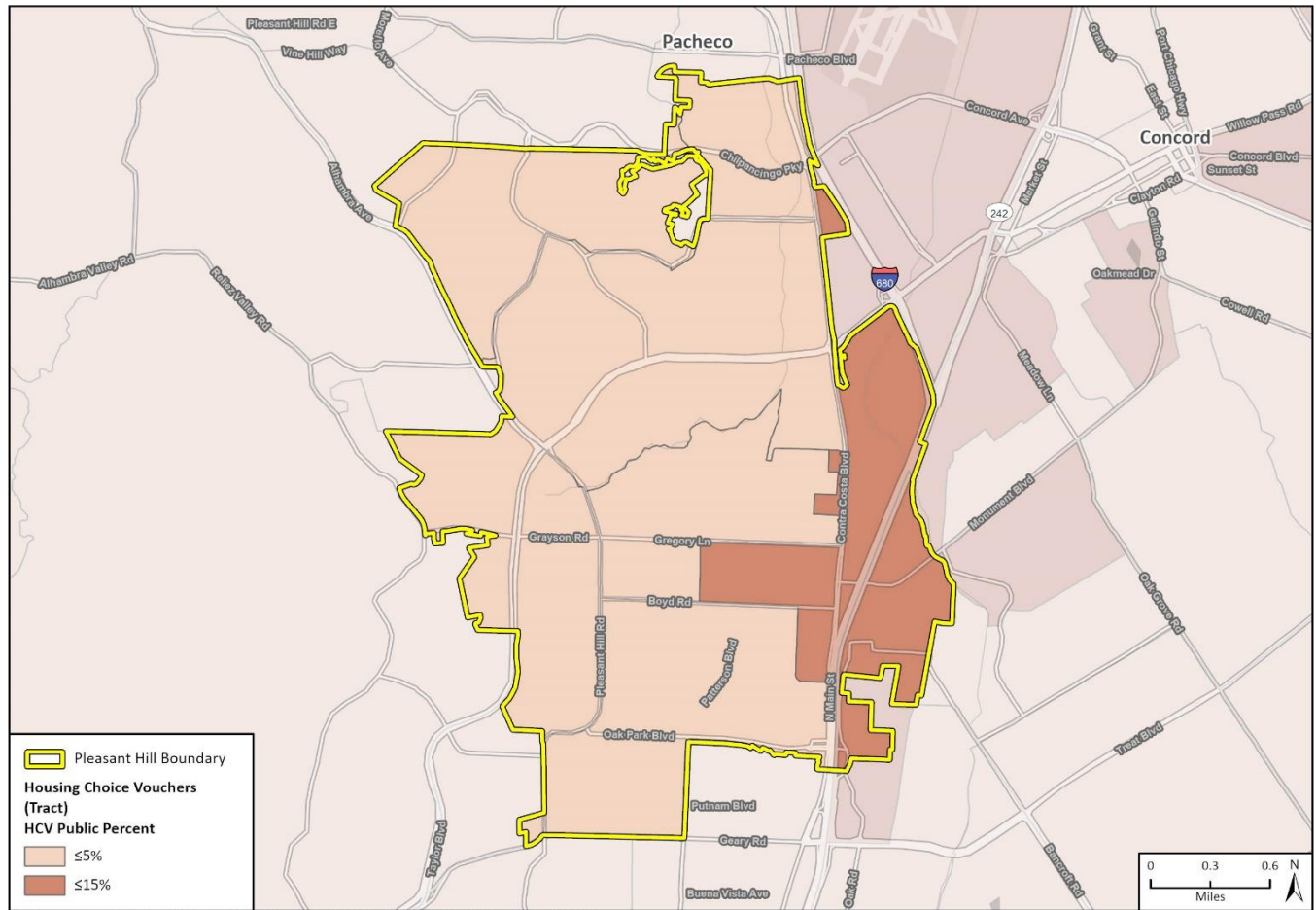
As referenced in Appendix B, Housing Needs Assessment, five publicly assisted rental housing developments, which provide a total of 295 affordable units to lower- and moderate-income households. None of these units are at risk of converting to market-rate housing during the 2023 to 2031 planning period.

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⁶⁰ City of Pleasant Hill. City of Pleasant Hill Zoning Map, 2011. <https://www.ci.pleasanthill.ca.us/DocumentCenter/Home/View/276>.

Figure A-32 Housing Choice Vouchers as a Percent of Renter-Occupied Units, by Census Tract



County of Contra Costa, 2022; ESRI, 2022; CalEnviroScreen 4.0, 2021; PlaceWorks, 2021; HUD, 2020; TCAC, 2021; ACS 2015-2019; U.S. Department of Housing and Urban Development, 2020; CHHS, 2020

HE AFFH
AFFH - City Basemap 8.5 x 11

1.11 Sites Inventory Analysis

The housing element must demonstrate that there are adequate sites zoned to accommodate the number of new housing units needed at each income level as identified in the Regional Housing Needs Allocation (RHNA). In the context of AFFH, the process of site identification involves an analysis of site capacity to accommodate the RHNA, and whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

The Sites Inventory, inclusive of pending and approved projects, identifies parcels to facilitate the development of 845 units affordable to lower-income (low and very low), 231 moderate-income, and 398 above moderate-income households within 9 census tracts, which vary with regards to the fair housing factors considered.

Access to Opportunity

HCD/TCAC opportunity maps identify areas throughout the state that support positive economic (low poverty, high employment, high median household income), educational (reading and math proficiency, high school graduation rates, low student poverty rates), and environmental outcomes (low exposure to pollution) for residents. The HCD/TCAC opportunity areas maps rank census tracts from Highest

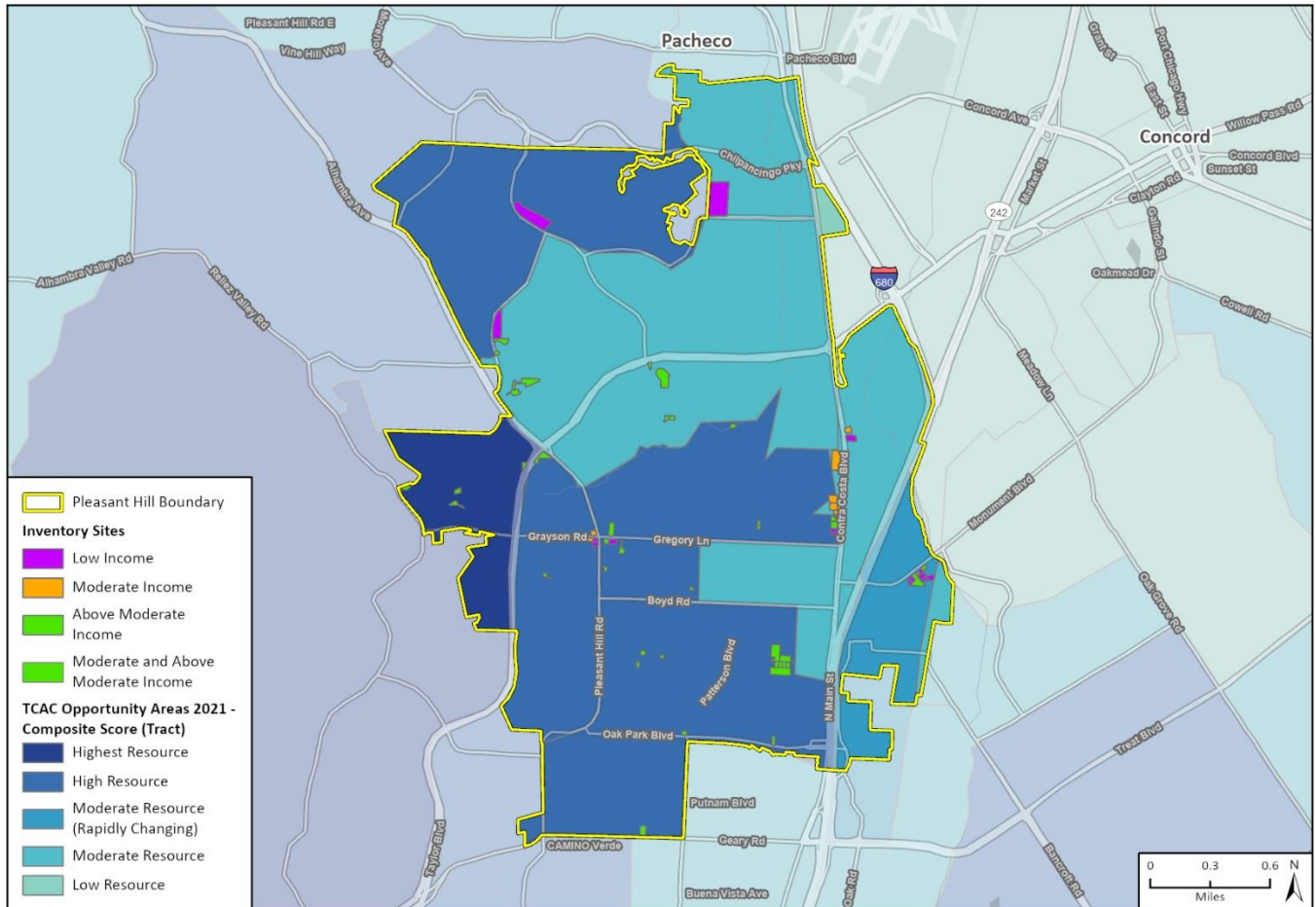


Resource to Low Resource based on these characteristics. A census tract with a designation of High Resource indicates that the census tract has strong educational and economic opportunities for current and future residents.

Sites with capacity to accommodate 274 low- and very low-income units lie within tracts classified by TCAC as “High Resource.” Sites with capacity to accommodate an additional 571 low- and very low-income units lie within “Moderate Resource” tracts. Moderate and High Resource census tracts have capacity to accommodate approximately all lower-income units in the City’s inventory.

No sites with capacity are located in low resource census tracts. Figure A-33 shows that sites identified for lower-income housing are spatially distributed throughout Pleasant Hill and are not concentrated in lower-resource areas.

Figure A-33 Sites Inventory: Vacant and Underutilized Sites by Income Category



County of Contra Costa, 2023; ESRI, 2023; CalEnviroScreen 4.0, 2021; PlaceWorks, 2021; HUD, 2020; TCAC, 2023; ACS 2015-2019; U.S. Department of Housing and Urban Development, 2020; CHHS, 2020

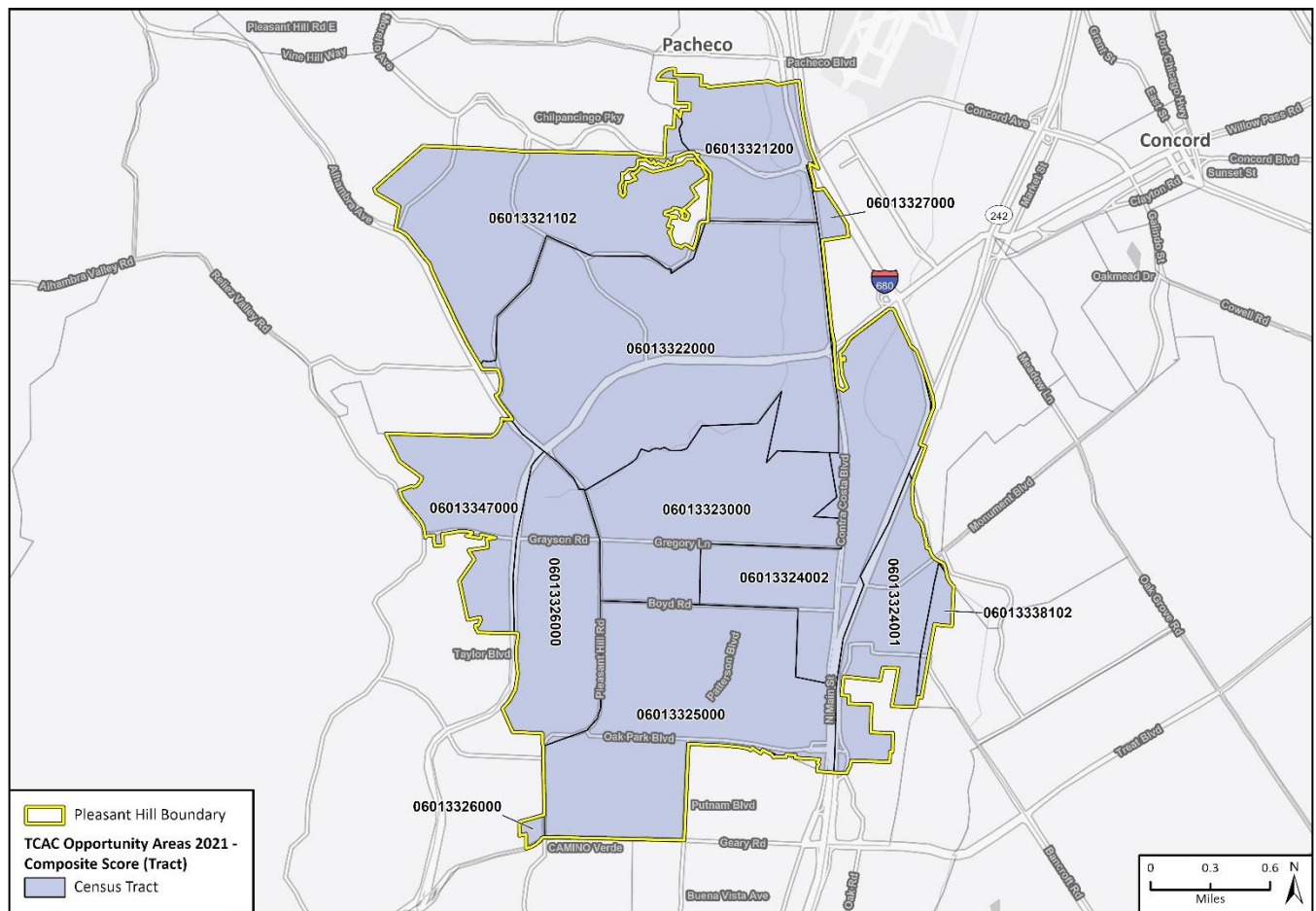
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Fig X Pleasant Hill AFFH Inventory



The Sites Inventory identifies additional capacity in Moderate Resource census tracts which can accommodate 203 above moderate-income units. Further, 28 moderate-income and 297 above moderate-income units of capacity have been identified in High- and Highest Resource census tracts. It is important to note that Senate Bill (SB) 9, signed into law on September 16, 2021, allows property owners within single-family residential zones to build two units and/or to subdivide a lot into two parcels, adding a total of four units. The passage of this law in combination with the relaxed regulations for Accessory Dwelling Units (ADUs) on all single- and multi-family properties will allow infill development throughout the city including in high- and highest-resource census tracts. Program P contains provisions to encourage the construction of ADUs and Program Q would establish a process for SB 9 applications.

Table A-13 shows the number of units allocated to census tracts of each TCAC resource level. The distribution of sites across income categories listed in the Sites Inventory does not exacerbate fair housing conditions with regard to access to opportunity.

Figure A-34 Census Tracts



County of Contra Costa, 2022; ESRI, 2022; CalEnviroScreen 4.0, 2021; PlaceWorks, 2021; HUD, 2020; TCAC, 2021; ACS 2015-2019; U.S. Department of Housing and Urban Development, 2020; CHHS, 2020

IR: APFH
Fig X Pleasant Hill TCAC Census Tracts

Table A-13 Units by TCAC Opportunity Areas

TCAC Opportunity Category	Lower-Income Units (% of Total Lower Income)	Moderate-Income Units (% of Total Moderate Income)	Above Moderate-Income Units (% of Total Above Moderate Income)	Total Units (% of Total Units)
Low Resource	-	-	-	-
Moderate Resource	571 (67.5)	-203 (87.8)	102 (25.6)	876 (59.4)
High Resource	274 (32.4)	28 (12.1)	290 (72.8)	290(19.6)
Highest Resource	-	-	7 (1.7)	7 (0.4)
Total Units	845 (100.0)	231 (100.0)	398 (100.0)	1,474 (100.0)

Integration and Segregation: Income

In all Pleasant Hill census tracts, low- and moderate-income households make up between 7 and 63 percent of all households in each tract. All census tracts except one (tract 327000) in Pleasant Hill have a median household income which is greater than the 2020 statewide median household income of \$87,100. Furthermore, census tract 327000 has the highest proportion (63 percent) of low- and moderate-income households in the city. The Sites Inventory does not identify any capacity in this census tract.

Sites identified in the inventory are suitable for the development of all 845 lower-income housing units in census tracts where the median household income is greater than the statewide median. The development of new housing units affordable to lower and moderate-income households in these census tracts may increase housing choices for lower income residents in higher income neighborhoods as well as reduce potential displacement in lower income neighborhoods.

Table A-14 shows the number of units allocated to each census tract with respect to the median income and percentage of low- and moderate-income households in that census tract. The distribution of sites across income categories listed in the Sites Inventory does not exacerbate fair housing conditions with regard to income segregation, and it does not cause an undue concentration of sites dedicated to the development of lower-income housing.

Table A-14 Number of Units by Income Characteristics of Census Tract

Census Tract	Median Income	Percent Low- or Moderate-Income Households	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
321102	> \$125,000	< 25%	-196	-	15	196
321200	> \$87,100	25 - 50%	350	-	-	350
322000	> \$125,000	< 25%	102	-	27	129
323000	> \$87,100	< 25%	53	-	123	176
324001	> \$87,100	25 - 50%	86	-	78	164
324002	> \$87,100	25 - 50%	33	203	-	236
325000	> \$87,100	25 - 50%	-	-	163	163
326000	> \$125,000	< 25%	25	28	1	54
347000	> \$125,000	< 25%	-	-	7	7

Integration and Segregation: Race and Ethnicity

All census tracts in Pleasant Hill are predominantly white by a sizable (10 to 15%) or predominant (> 50%) gap. No census tracts in the city are classified by HUD as R/ECAPs, and seven tracts (321102, 324002, 323000, 322000, 326000, 347000, and 338102) are considered racially concentrated areas of affluence (RCAA). The Sites Inventory identifies sites to accommodate 384 units for low- and very low-



income households, and 203 units for moderate-income households, and 157 units for above moderate-income households in tracts that meet the definition of a RCAA. This means 45 percent of the lower-income units 88 percent of the moderate-income units, and 39 percent of the above moderate-income units in the City’s inventory are accommodated in tracts which HCD considers to be a RCAA. Sites with capacity to accommodate an additional 461 lower-income units (55 percent of the lower-income units in the City’s inventory), 28 moderate-income units (12 percent of the moderate-income units) and 241 above moderate-income units (61 percent of the above moderate-income units) in non-RCAA tracts. New development of units across the affordability spectrum in these areas may allow for the opportunity to increase housing mobility and reduce segregation in these neighborhoods.

Table A-15 shows the number of units allocated to each census tract with respect to the percentage of non-white population, predominant population, and R/ECAP or R/CAA status in that census tract. The distribution of sites listed in the Sites Inventory across income categories does not exacerbate fair housing conditions with regard to racial or ethnic segregation. Furthermore, the inventory attempts to alleviate the racial/income segregation of the city’s neighborhoods by increasing the availability of housing affordable to lower-income households in areas of concentrated affluence. The Sites Inventory does not cause an undue concentration of sites appropriate for the development of lower-income housing in predominantly low-income or racially segregated neighborhoods.

Table A-15 Number of Units by Demographics of Census Tract

Census Tract	Percent Non-white	R/ECAP	R/ECAA	Predominant Population	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
321102	20 - 40%	No	Yes	White (Predominant)	-196	-	15	196
321200	40 - 60%	No	No	White (Sizeable)	350	-	-	350
322000	20 - 40%	No	Yes	White (Predominant)	102	-	27	129
323000	20 - 40%	No	Yes	White (Predominant)	53	-	123	176
324001	20 - 40%	No	No	White (Sizeable)	86	-	78	164
324002	40 - 60%	No	Yes	White (Sizeable)	33	203	-	236
325000	20 - 40%	No	No	White (Predominant)	-	-	163	163
326000	20 - 40%	No	Yes	White (Predominant)	25	28	1	54
327000	20 - 40%	No	No	White (Sizeable)	175	-	-	175
347000	20 - 40%	No	Yes	White (Predominant)	-	-	7	7

Disproportionate Housing Needs

While no census tracts in Pleasant Hill have a rate of overcrowding higher than the state average of approximately 8 percent, renter households are cost burdened at high rates in several census tracts. The Sites Inventory has identified sites with capacity to accommodate 25 units suitable for lower-income households in census tracts in which 60 to 80% of renter households are cost burdened. Capacity for an additional 335 units of housing suitable for lower income households is identified in

census tracts in which 40 to 60% of renter households are cost burdened. Lastly the Sites Inventory has identified sites with capacity to accommodate 485 units suitable for lower-income households in census tracts in which 20 to 40% of renter households are cost burdened. The development of new high-quality, housing units affordable to low- and very low-income households on these sites may increase housing choice and decrease the proportion of renter households that are cost burdened.

There is some concentration of Housing Choice Voucher (HCV) recipients and subsidized housing projects in Pleasant Hill. The proportion of HCV recipients in a given census tract in the city ranges from 0 to 6.7 percent. Sites with capacity for 119 lower income units are located in census tracts where HCV recipients represent greater than 5 percent of renter-occupied housing units. Conversely, sites with capacity for 350 lower income units are located in census tracts where HCV recipients represent less than 5 percent of renter-occupied housing units. The development of lower-income housing units on the sites identified do not create an unusually high concentration of lower-income units near existing projects or in neighborhoods with high concentrations of housing choice voucher recipients.

No census tracts in the city are classified as “vulnerable” to displacement by the UC Berkeley Urban Displacement Project. Table A-16 shows the number of units allocated to each census tract with respect to the percentage of renter households experiencing cost burden, the percent of households which are overcrowded, and the displacement vulnerability of households in that census tract.

The distribution of sites across income categories listed in the Sites Inventory does not exacerbate fair housing conditions with regard to disproportionate housing needs. Furthermore, it may improve conditions related to overcrowding and cost burden through the provision of new residential units affordable to lower-income households.

Table A-16 Number of Units by Housing Need Factors of Census Tract

Census Tract	Percent Rent Burdened	Percent Over-crowded	Displacement Sensitivity	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
321102	40 - 60%	< 8.2%	Other	-196	-	15	196
321200	20 - 40%	< 8.2%	Other	350	-	-	350
322000	20 - 40%	< 8.2%	Other	102	-	27	129
323000	40 - 60%	< 8.2%	Other	53	-	123	176
324001	40 - 60%	< 8.2%	Other	86	-	78	164
324002	20 - 40%	< 8.2%	Other	33	203	-	236
325000	60 - 80%	< 8.2%	Other	-	-	163	163
326000	60 - 80%	< 8.2%	Other	25	28	1	54
327000	60 - 80%	< 8.2%	Other	175	-	-	175
347000	40 - 60%	< 8.2%	Other	-	-	7	7

Fair Housing Summary of Sites Inventory by Census Tract

Table A-17 Number of Units by Fair Housing Factors of Census Tracts

Census Tract	Existing Households	Unit Capacity				AFFH Indicators						
		Lower	Moderate	Above Moderate	Total Units	TCAC Opportunity Category	% Non-white	R/CAA	Median Income	% Low or Moderate Income	% Overcrowded	% Rent Burdened
321102	2,794	-196	-	15	196	High Resource	20 - 40%	Yes	>125000	< 25%	< 8.2%	40 - 60%
321200	2,295	350	-	-	350	Moderate Resource	40 - 60%	No	>87100	25 - 50%	< 8.2%	20 - 40%
322000	2,489	102	-	27	129	Moderate Resource	20 - 40%	Yes	>125000	< 25%	< 8.2%	20 - 40%
323000	1,631	53	-	123	176	High Resource	20 - 40%	Yes	>87100	< 25%	< 8.2%	40 - 60%
324001	2,554	86	-	78	164	Moderate Resource	20 - 40%	No	>87100	25 - 50%	< 8.2%	40 - 60%
324002	2,510	33	203		236	Moderate Resource	40 - 60%	Yes	>87100	25 - 50%	< 8.2%	20 - 40%
325000	2,121	-	-	163	163	High Resource	20 - 40%	No	>87100	25 - 50%	< 8.2%	60 - 80%
326000	1,345	25	28	1	54	High Resource	20 - 40%	Yes	>125000	< 25%	< 8.2%	60 - 80%
347000	2,293	-	-	7	7	Highest Resource	20 - 40%	Yes	>125000	< 25%	< 8.2%	40 - 60%

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Appendix B: Evaluation of the Previous Housing Element

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
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.					
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.	Public Works & Community Development Department, Planning Commission	N/A	Annually	Annual reports are provided to the City Council and Planning Commission.	Required program. 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. 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	Ongoing	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.	Keep program. Continue to work with and participate with TRANSPAC and CCTA to address traffic congestion related to new development.

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
<p>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 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.</p>	<p>Public Works & Community Development Department, Planning Commission, City Council</p>	<p>N/A</p>	<p>Ongoing</p>	<p>Review proposed changes to zoning districts to ensure a range of densities to accommodate single and multi-family residential development. 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.</p>	<p>Keep program and modify to include sites inventory, sites form, and no-net loss of housing inventory. Maintain and respond to future housing needs by rezoning 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.</p>

4. Housing Element



Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
<p>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.</p>	<p>Public Works & Community Development Department, Planning Commission, City Council</p>	<p>N/A</p>	<p>Ongoing</p>	<p>The City has approved new Planned Unit Development zoning districts and various projects within the Planned Unit Development zoning designation. This includes a PUD to allow development of a single-family development and other commercial and residential projects throughout the City.</p>	<p>Keep program and add a similar program for utilizing mixed use. Continue to utilize planning unit development zoning when appropriate.</p>
<p>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.</p>	<p>Public Works & Community Development Department, Planning Commission, City Council</p>	<p>2 Low 28 Moderate</p>	<p>2015-2023</p>	<p>The existing zoning ordinance allows residential uses in the PAO (office) zoning district through a use permit process. The City approved a change in land use from PAO-Office to a small lot single family residential project.</p>	<p>Modify program to address mixed use as the City is moving towards mixed use zoning designations.</p>

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
<p>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.</p>	<p>Public Works & Community Development Department, City Council</p>	<p>Contact County and surrounding cities on a semi- annual basis to explore opportunities for affordable housing.</p>	<p>2015-2023</p>	<p>The City continues to work with Contra Costa County where possible. In 2016, the City and County provided grant funds to the Mercy Garden Park Apartment Community (GPAC) to fund critical capital upgrades and enable it to qualify for additional federal funding. The property has 28 units affordable to extremely low to low-income households. In 2018, the City collaborated with the County to amend agreements with Satellite Affordable Housing Associates (SAHA) for the Hookston Senior Apartments, a property with 99 units affordable to very low- and low-income seniors. The amended agreement extended the affordability term for 22 years, from 2053 to 2075. In 2019, the City worked with the County to amend an Intercreditor Agreement for the BRIDGE Grayson Creek project to preserve an annual welfare tax exemption. Without the amendment, BRIDGE would have been unable to cover its operating expenses for this 70-unit complex affordable to very low- to moderate- income households. In 2021, the City approved PUD Concept Plan and Specific Plan to allow 81 senior affordable housing units.</p>	<p>Keep program. Continue to collaborate with the County regarding affordable housing.</p>



Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
<p>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.</p> <p>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.</p>	<p>Public Works & Community Development Department, City Council</p>	<p>59 ELI units</p>	<p>2015-2023</p>	<p>The City completed an analysis of local ELI housing needs and determined that 50% of the very low-income need is at the extremely low-income level. The City provided a refundable loan to Rehabilitation Services of Northern California (RSNC), now Choice in Aging (CiA), in 2016 to support its predevelopment activities related to a proposed 81-unit affordable senior housing project that will include ELI units.</p>	<p>Required program, keep program. Complete the posting of information/ creation of a handout promoting permitting assistance for affordable housing proposals. 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.</p>

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
<p>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.</p>	<p>Public Works & Community Development Department, City Council</p>	<p>N/A</p>	<p>Each year as part of the annual monitoring reports</p>	<p>The City continues to monitor the impact of the former Measure B provisions on achieving the City's housing objectives. The City has modified various provisions that resulted from the former Measure B provisions, that better allowed rezoning of parcels for residential uses.</p>	<p>Remove program.</p>



Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
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 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.	Public Works & Community Development Department	24 Very Low 34 Moderate 40 Above-Moderate Units	2015-2023	The city allows this type of small lot development through the Planned Unit Development process. Small developments have taken advantage of the flexible development standard allowances to cluster the development. The City also completed an update to its 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.	Keep, but modify to discuss “small lot infill projects” and remove references to single family designations. Revise to discuss objective design standards.
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 Very Low Units	2015-2023	The City allows manufactured housing provided that it meets certain design standards related to architecture including siding, roofing, etc.	Keep program. Modify program to discuss compliance with the City’s Design Guidelines and Objective Design and Development Standards (ODDS).

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
<p>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.</p>	<p>Public Works & Community Development Department, Planning Commission, City Council</p>	<p>Zoning Ordinance Amendment</p>	<p>Within one year of 5th Cycle Housing Element Adoption, 2015</p>	<p>The City continues to maintain a Mixed-Use land use designation in the General Plan.</p>	<p>Keep program. Modify and expand based on proposed zoning changes.</p>
<p>Housing Program 2.4. Continue to provide appropriate flexible parking requirements that allow shared use in locations being considered for higher-density housing development.</p>	<p>Public Works & Community Development Department, Planning Commission, City Council</p>	<p>N/A</p>	<p>Ongoing</p>	<p>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.</p>	<p>Modify program to include an incentive for projects with an affordable housing component. 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 warranted.</p>

4. Housing Element



Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
<p>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.</p>	<p>Public Works & Community Development Department</p>	<p>N/A</p>	<p>Ongoing</p>	<p>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. 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.</p>	<p>Keep program. Continue to be flexible with City requirements affecting the cost of construction materials. Review and modify, if appropriate, engineering standards to reduce public infrastructure costs for affordable housing projects.</p>
<p>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.</p>	<p>Public Works & Community Development Department, Planning Commission, City Council</p>	<p>20 SRO units</p>	<p>2015-2023</p>	<p>The City achieved compliance with this program by adopting an ordinance amendment that allowed and established development provisions for single-room occupancy projects.</p>	<p>Keep program, however update based on next steps as the City has already achieved compliance with the initial goals of this program.</p>

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
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.				
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.	Planning Commission and City Council	10 Very Low 30 Low (Senior)	2015-2023	The City adopted a density bonus ordinance that complies with the State requirements (See Section 18.20.150 of the Zoning Ordinance).	Modify program for compliance with current state law.



Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
<p>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.</p>	<p>Planning Commission and City Council</p>	<p>N/A</p>	<p>Ongoing</p>	<p>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 money collected through the in-lieu fee has been placed in a dedicated interest-bearing account (not co-mingled), and can only be used to fund affordable housing per the City Municipal Code. The December 2021 fund balance was approximately \$568,000, of which \$400,000 is encumbered for a pending affordable housing project pending at 250 Cleaveland Road.</p>	<p>Modify program to specify in-lieu fees. Continue to implement the inclusionary housing ordinance, including allowing in-lieu fees as appropriate. Continue to review the in-lieu fees every odd year to determine whether the fees are appropriate.</p>

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
<p>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:</p> <ul style="list-style-type: none"> 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). <p>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 development of the City’s fair share of regional housing needs, the City will revise the ordinance accordingly.</p>	<p>Public Works & Community Development Department, Planning Commission, City Council</p>	<p>5 units per year, 13 VL 25 L</p>	<p>Feasibility analysis in 2014 and 2015-2023</p>	<p>The City continuously approves residential projects that provided affordable housing consistent with the adopted inclusionary ordinance.</p>	<p>Keep program. Continue to implement the inclusionary housing ordinance.</p>



Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
<p>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 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.</p>	<p>Public Works & Community Development Department</p>	<p>16 Secondary Units</p>	<p>2015-2023</p>	<p>The City updated its ordinance to be consistent with recent State law and allows accessory dwelling units in all single-family residential zoning districts. The City has provided information to its citizens through various media methods including hand-outs and newsletters. The City continues to process ADU applications throughout the City.</p>	<p>Modify program for compliance with current state law. Add incentives for ADWU production, particularly affordable rental ADUs, and those in high resource areas.</p>

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
<p>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.</p>	<p>Public Works & Community Development Department</p>	<p>\$100,000 per year, 10 L and 10 M per year</p>	<p>Apply for available funding annually</p>	<p>As noted previously, the City provided funding to two affordable housing projects in 2016 (GPAC and CiA) and 2017 (GPAC). The City funds to GPAC will leverage federal Rental Assistance Demonstration and Project-Based Voucher funds. The City funds to CiA are supporting predevelopment of a project that is envisioned to eventually be substantially supported by low-income housing tax credits. In 2018, the City amended an agreement with SAHA to extend the term of an existing loan. The amendment was made in conjunction with new financing SAHA obtained from CalHFA and LIHTC to rehabilitate the Hookston Senior Apartments. The City recently obtained a SB2 HCD Grant to support the SAHA senior affordable housing project. In addition, the City recently made a submittal to HCD for TOD funds in support of the SAHA senior affordable housing project</p>	<p>Keep program. 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. Continue to work with County staff regarding the development of affordable housing where feasible.</p>
<p>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</p>	<p>Successor Agency</p>	<p>\$285,000 per year; \$2.28 million total between 2015 and 2023</p>	<p>2015-2023</p>	<p>The Pleasant Hill Redevelopment Successor Agency spends \$235,000 per year funding Grayson Creek Apartments which are 100% affordable. The City has committed \$2.5 million in Housing</p>	<p>Delete program. The City will Continue to fund Grayson Creek; and continue to assist non-profit organizations that</p>

4. Housing Element



Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
development of the Grayson Creek Apartments affordable housing project. This amount will recur annually until the debt is paid in full (2031).				Successor funds to SAHA to assist with an 82-unit affordable housing development and \$285,000 to Habitat for Humanity to develop 4 affordable units. The City has also entered into agreements to sell two former redevelopment agency properties to Habitat to Humanity to develop affordable housing units.	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.
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.	Public Works & Community Development Department	N/A	Ongoing	The City is currently working with SAHA on development of a new 82-unit project. The City is also listed former Redevelopment Agency properties for sale in 2018, inviting proposals from developers to develop affordable housing on two sites. The City has agreed to sell one of these properties at 250 Cleveland to Habitat for Humanity and provide a forgivable loan to encourage affordable housing at this location.	Keep program. Continue to work with affordable non- profit housing developers to provide affordable housing in Pleasant Hill.

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
<p>Housing Program 3.8. Provide developers with the opportunity to utilize tax-exempt revenue bonds. Table H11²⁶ 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. 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.</p>	<p>Public Works & Community Development Department</p>	<p>50 L</p>	<p>2015-2023</p>	<p>During this reporting period, the City did not use/issue any tax-exempt revenue bonds.</p>	<p>Keep program The City will continue to offer support to developers through tax-exempt financing when affordable housing will be produced and where feasible. 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.</p>

²⁶ This references Table H11 on the 5th cycle Housing Element. The corresponding existing table for the current revision of the document is Table 4-17.

4. Housing Element



Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
<p>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.</p>	<p>Planning Commission and City Council</p>	<p>Annual outreach to developers and other nonprofit housing agencies</p>	<p>Ongoing</p>	<p>The City collects inclusionary housing in lieu fees in an affordable housing fund, which it considers a Housing Trust Fund. In October 2019, the City committed \$400,000 in Housing Trust Fund monies to Habitat for Humanity to develop 6 to 7 affordable units at 250 Cleaveland Road.</p>	<p>Keep program. Refer to in-lieu fees as opposed to the Housing Trust Fund by name. 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. Continue to research ways to assist development of affordable housing with the use of housing in-lieu funds.</p>
<p>Housing Program 3.10. Continue to participate in the Contra Costa County Mortgage Credit Certificate Program for first-time homebuyers.</p>	<p>Public Works & Community Development Department</p>	<p>10 M</p>	<p>2015-2023</p>	<p>The City provides information about the County’s Mortgage Credit Certificate Program on the City website.</p>	<p>Keep program. The program responds to a constraint. Continue to refer prospective buyers to the MCC program as long as funding remains available.</p>

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
<p>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.</p>	<p>Public Works & Community Development Department, Planning Commission, City Council</p>	<p>N/A</p>	<p>Investigate and apply for available funding annually</p>	<p>No action was taken during this reporting period.</p>	<p>Keep program. The program responds to a constraint. Continue to search for funding sources to assist low-income families purchase homes.</p> <p>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.</p>
<p>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.</p>	<p>Public Works & Community Development Department, City Council</p>	<p>N/A</p>	<p>Ongoing</p>	<p>Design Guidelines have been adopted and were recently updated and the City started the process to have residential objective design standards that would apply to all residential projects throughout the City.</p>	<p>Delete program. The City is transitioning to Objective Design and Development Standards (ODDS).</p>
<p>Housing Program 3.13. Continue to provide fast-track permit processing for affordable housing developments.</p>	<p>Public Works & Community Development Department, City Council</p>	<p>N/A</p>	<p>Ongoing</p>	<p>Policies have been established to expedite affordable housing projects through the City's various processes.</p>	<p>Modify program. The City has reduced possible issues with permitting new developments through the transition to Objective Design and Development Standards (ODDS). Continue expediting affordable housing</p>



Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
					projects when submitted to the City.
<p>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 H22²⁷, 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 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 higher densities on consolidated parcels, flexibility in development standards, expedited processing and/or reduced fees related to consolidation. The City will provide marketing materials for residential opportunity sites and technical assistance to interested developers, including technical assistance to acquire necessary funding. The City will encourage and facilitate development</p>	<p>Public Works & Community Development Department, City Council</p>	<p>N/A</p>	<p>Ongoing</p>	<p>To comply with this program, the City adopted a voluntary parcel merger ordinance. 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.</p>	<p>Keep program. Update program based on new sites and lot consolidations needed. Consider additional incentives to encourage lot consolidation. Monitor development on City underdeveloped parcels and report to the City Council and the Department of Housing and Community Development. Provide marketing materials for residential opportunity sites and provide technical assistance to interested developers, including technical assistance to acquire necessary funding. Due to the dissolution of redevelopment by action of the State of</p>

²⁷ Table H22

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
<p>on underdeveloped sites on Site 1 (Jewell Lane) by providing assistance with entitlement processing, and provide marketing materials for residential opportunity sites, and 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.</p>					<p>California, the City will no longer have an affordable housing fund financed by redevelopment to assist in the funding of this program.</p>



Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
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 development includes at least 35 units.	Planning Commission, City Council	Ongoing	Ongoing	The City's adopted density bonus ordinance notes that a density bonus is granted for any senior housing project. The City also updated the Density Bonus ordinance consistent with recent Federal and State law changes.	Keep program. Responds to a constraint. Modify program to incentivize senior housing.
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.	Public Works & Community Development department, Planning Commission	Ongoing	Ongoing	The City has approved and 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.	Keep program. Responds to a constraint. Modify program to incentivize special needs housing. Continue to attempt to assist those projects that provide units that meet federal, State and local requirements.

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
<p>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.</p>	<p>Public Works & Community Development Department, Planning Commission</p>	<p>Consult with nonprofits and apply for funding annually</p>	<p>Consult with nonprofits and apply for funding annually</p>	<p>The zoning ordinance allows facilities for the mentally disabled. The city approved a PUD Concept/Specific Plan for a redeveloped CIA facility that provides assistance for those with disabilities.</p>	<p>Keep program. Responds to a constraint.</p>
<p>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.</p>	<p>Planning Commission, City Council</p>	<p>Code amendment in 2015 & Ongoing</p>	<p>Code amendment in 2015 & Ongoing</p>	<p>The City adopted an ordinance amendment for emergency homeless shelters in compliance with this program of the Housing Element and in compliance with Section 65583 of the Government Code (SB 2).</p>	<p>Delete program as the City allows transitional and supportive housing by right in all residential districts.</p>



Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
<p>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 2017 found 25 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.</p>	<p>Public Works & Community Development Department</p>	<p>Ongoing</p>	<p>Ongoing</p>	<p>The results of the point in time survey from 2020, showed results that there were 90 unsheltered homeless in the City at the time of the count.</p>	<p>Keep program. Responds to a constraint. The City will continue to correspond with local homeless agencies.</p>

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
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	Ongoing	The City has not approved any rezoning of property from residential to non-residential. Most non-residential uses are not allowed in residential zonings districts. Those allowed are residential serving and requires substantial analysis (through a conditional use permit) before the use is granted.	Delete program. The State of California prohibits the reduction of housing units through SB 166 (2019), The No Net Loss Law.

4. Housing Element



Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
<p>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.</p>	<p>Public Works & Community Development Department, City Council</p>	<p>2 units per year, 5 L, 10 M</p>	<p>2015-2023</p>	<p>The City is no longer enlisting new participants in the Low Income Home Rehabilitation Loan Program.</p>	<p>Modify program with verbiage “seek funding to...” 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.</p> <p>Continue to use the Neighborhood Preservation program as deemed feasible considering funding constraints.</p>
<p>Housing Program 5.3. Establish and maintain an Emergency Repair Grant Program</p>	<p>Successor Agency</p>	<p>5 units per year</p>	<p>2015-2023</p>	<p>The City is no longer enlisting new participants in the Emergency Repair Grant Program.</p>	<p>Modify program to “seek funding to...” 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. The Rehabilitation Loan program will be revised to focus on emergency repair grants.</p>

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
<p>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.</p>	<p>Public Works & Community Development Department</p>	<p>N/A</p>	<p>Ongoing</p>	<p>City Staff has not surveyed older neighborhoods during this reporting period.</p>	<p>Keep program. Responds to an identified need. Continue to survey older neighborhoods as necessary.</p>
<p>Housing Program 5.5. Monitor the city's residential districts for housing suitable for rehabilitation or code enforcement.</p>	<p>Public Works & Community Development Department</p>	<p>N/A</p>	<p>Ongoing</p>	<p>City staff works in conjunction with code enforcement when necessary to assist homeowners comply with housing code violations.</p>	<p>Modify program based on objectives for compliance regarding assistance to homeowners.</p>
<p>Housing Program 5.6. Preserve neighborhood appearance through the enforcement of City ordinances.</p>	<p>Public Works & Community Development Department</p>	<p>N/A</p>	<p>Ongoing</p>	<p>The City Code Enforcement Officer regularly enforces the City Community Beautification Ordinance to ensure that the City maintains an attractive appearance.</p>	<p>Delete program. This program is not required.</p>
<p>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.</p>	<p>Public Works & Community Development Department, Planning Commission, City Council</p>	<p>N/A</p>	<p>Bi-annually, 2015-2023</p>	<p>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.</p>	<p>Keep program. Continue reviewing the CIP on a bi-annual basis.</p>



Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
Housing Goal 6. Preserve the City’s affordable housing stock whenever and wherever feasible.					
<p>Housing Policy 6A. Housing Policy 6B. Housing Policy 6C.</p>	<p>Discourage the conversion of older residential units to other uses. Ensure that units produced for low- and moderate-income households are made available to those households and maintained as affordable units. 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.</p>				
<p>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.</p>	<p>Public Works & Community Development Department, Planning Commission, City Council</p>	<p>N/A</p>	<p>Ongoing</p>	<p>No conversions of assisted housing units to market rate during this reporting period.</p>	<p>Keep program. 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.</p>
<p>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.</p>		<p>56 units</p>	<p>2015-2023</p>	<p>The City maintains a list of affordable units and periodically rechecks it. A new affordability covenant was executed for the Ellinwood Apartments, replacing a prior covenant that had expired in 2015. The new covenant requires 19 low-income rental units for 55 years. A prior condition requiring the property to be restricted to seniors was lifted in order to expand affordable housing opportunities for households of all ages.</p>	<p>Required program. Keep and expand program with objectives. Continue to monitor the affordable units and assist with keeping them affordable when and where feasible. 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</p>

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
					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. 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.	Public Works & Community Development Department, Planning Commission	N/A	Ongoing	The City qualifies all purchasers of affordable units and conducts annual monitoring to ensure properties with affordability covenants are occupied by qualified households.	Delete program. This program is not required.
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.	Public Works & Community Development Department, Planning Commission, City Council	N/A	Ongoing	The City has resale and rental controls on all assisted units. The City also updated duration for rental units to 55 years, consistent with ownership unit provisions.	Keep program. Modify verbiage to "continue to..."
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.	Public Works & Community Development department	56 L	2015-2023	As mentioned previously, the Ellinwood Apartments had an affordability covenant that expired in 2015. A new covenant was executed in 2018 making 19 units affordable to low-income households for 55 years. City staff continues to explore ways for preserving assisted units.	Merge program with Program 6.4.
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	Ongoing	No condominium conversion requests were received during the most recent planning period.	Keep program.



Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
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	Ongoing	Rental units account for approximately 31% of the City's dwelling units.	Merge with Program 6.6
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	N/A	Ongoing	All assisted affordable housing complexes and single-family units submit annual reports demonstrating compliance.	Keep program.

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
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.	Public Works & Community Development Department	N/A	Ongoing	The City falls under the County’s CDBG “umbrella.” As such, residents with discrimination complaints are referred to those housing counseling services.	Keep program. Continue to refer residents to appropriate agencies.
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.	Public Works & Community Development Department	N/A	Code amendment in 2015 & Ongoing	The guidelines for reasonable accommodation requests are in use when the City received reasonable accommodation requests.	Keep program. Modify based on next steps as necessary. 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. 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.	Public Works & Community Development Department	N/A	Ongoing	All complaints of housing discrimination are promptly addressed.	Keep program. Modify verbiage to “continue to...”

4. Housing Element



Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
The City will distribute literature annually in City offices and on the City website.					
<p>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.</p>	Architectural Review Commission, Planning Commission	N/A	Ongoing	Encourage and recommend multi-family projects to provide recreational facilities, when senior centers are proposed, appropriate amenities are encouraged.	Keep program. Move to Special Needs section. Continue to review appropriate projects and require amenities to serve the project.

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
<p>Housing Goal 8. Require energy conserving practices in the maintenance of existing dwellings and in new residential development, additions and remodeling.</p>					
<p>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.</p>					
<p>Housing Program 8.1. Enforce the State’s Energy Conservation Standards for new residential construction and additions to existing structures.</p>	<p>Building Division</p>	<p>N/A</p>	<p>Ongoing</p>	<p>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.</p>	<p>Required program. Keep program. Modify program to commit the City to triannual updates of California State Building Code and CalGREEN.</p>
<p>Housing Program 8.2. Encourage innovative designs to maximize passive energy efficiency.</p>	<p>Architectural Review Commission, Planning Commission</p>	<p>N/A</p>	<p>Ongoing</p>	<p>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.</p>	<p>Keep program. Continue to encourage new development to incorporate energy efficiency techniques into projects.</p>
<p>Housing Program 8.3. Provide information to the public, and support efforts by public utilities, to encourage home conservation practices.</p>	<p>Public Works & Community Development Department</p>	<p>N/A</p>	<p>Ongoing</p>	<p>The City has worked cooperatively with utilities (PG&E, CCWD, EBMUD) to promote energy conservation and provide education to the public.</p>	<p>Keep program. Expand program. Continue to work with utilities to support efforts to conserve energy. Provide information to the public about home conservation practices through the internet, city newsletter and other forms of media.</p>



Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
<p>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 further revisions to the State of California Green Building Standards Code.</p>	<p>Public Works & Community Development Department, Architectural Review Commission, Planning Commission, City Council</p>	<p>N/A</p>	<p>Ongoing</p>	<p>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. The City adopted provisions that requires incorporating electric vehicle chargers for certain development projects.</p>	<p>Keep program. Continue to encourage sustainable building practices through the design review process.</p>

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Recommended 6 th Cycle Action
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.	Public Works & Community Development Department	N/A	Ongoing	The City provides enhanced noticing for neighborhood, area-wide and city-wide projects.	Keep program. Expand with Affirmatively Further Fair Housing (AFFH) objectives to reach the whole community. Continue to provide enhanced noticing for projects when deemed appropriate.



Appendix C: Public Comments

The following appendix contains verbatim public comments received during community engagement events that addressed housing issues in the community.

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GPAC Meeting #13: May 11, 2021

GPAC Meeting #13: May 11, 2021	
Author	Comment
Lynda Deschanbault Public Comment	<ul style="list-style-type: none"> • GP should reflect climate action plan • equity needs to be considered • jobs/transportation access are important • liked using box store areas for housing • impacts need to be mitigated
Alan Bade Public Comment	<ul style="list-style-type: none"> • History: Chilpanchango Park was given to city to protect the old Valley Oak trees – to build over this park would go against other goals of GP • Serves an underserved areas • In an area underserved with parks • Maybe look in Pacheco? • Consider old gas station off Hookston
Wendy Gollop Public Comment	<ul style="list-style-type: none"> • Perhaps consider areas north of DVC? Martinez area? • Seems like a lot of high density concentrated in areas in southern areas of the city • Salvation Army a good site?

GPAC Meeting #14: June 23, 2021

GPAC Meeting #14: June 23, 2021	
Author	Comment
Frank Hall Public Comment	<ul style="list-style-type: none"> • Owns 555-559 Contra Costa Blvd • 4800 sqft space empty • Wants review of retail commercial designation – hope will allow additional potential uses
GPAC Discussion	<p>Regarding the RHNA, what about projects underway? Response: We can only count toward RHNA if permit pulled after June 2022 (6 months before projection period starts on January 2023), including</p> <ul style="list-style-type: none"> • 85 Cleaveland – 180 units • Choice in Aging – 89 units (by DVC Overflow Parking Lot) • 401 Taylor Project – would be good above mod units • 490 Golf Club
Jack Prosek Public Comment	<ul style="list-style-type: none"> • There will be a loss of jobs on JFK and JC Penny sites • Low densities proposed in Mangini – area could support higher densities • Winslow Center – will they sell the site? • Appreciate efforts to put in increased density in the city
GPAC Discussion	<p>Site A: DVC Overflow Parking Lot</p> <ul style="list-style-type: none"> • Could be student housing with smaller units (e.g., studios) • DVC has considered developing housing in the past • The site backs up to 4 story developments • Potential for increasing density on this site – but hold off increasing unless needed to meet the RHNA

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GPAC Discussion	Site B: Chilpancingo Site <ul style="list-style-type: none"> Remove from consideration
GPAC Discussion	Site C: Winslow Center/PH-Taylor Intersection <ul style="list-style-type: none"> Would Rec and Park be willing to sell the site for development? A creek goes through this site – would want to preserve that and may impact amount of available buildable land Density could be decreased here.
GPAC Discussion	Site D: Mangini-Delu <ul style="list-style-type: none"> 3.2 du/ac a little low – the potential to bump up to 5-6 du/ac? There is community interest in green spaces in this area/on this site It's the last vestige of PH's ag heritage Would be great to incorporate park/urban ag(?) part of the site
GPAC Discussion	Site E: JFK University Site <ul style="list-style-type: none"> Building is close to trail and other city amenities Maybe a good spot for Mixed Use, first floor retail – would allow to retain some potential for sales tax generation Higher density on this site can help offset lower densities elsewhere in the city Consider 70-100 du/ac MU on this site
GPAC Discussion	Site F. ACE Hardware <ul style="list-style-type: none"> Extend the site boundary north to include TAP plastics
GPAC Discussion	Site G. Gregory Gardens Shopping Center <ul style="list-style-type: none"> Would be a good Mixed Use area
GPAC Discussion	Site H. Salvation Army <ul style="list-style-type: none"> Remove from Consideration
GPAC Discussion	Site I. Pleasant Hill/Gregory intersection <ul style="list-style-type: none"> Concerned about 2 new buildings – Walgreens and Zio Fraedo's very new More potential on south side of Gregory or east of Zio Fraedo's Would like Mixed Use in this area Walgreens could be the anchor Consider 40-70 du/ac MU designation for this site
GPAC Discussion	Site J: Gregory Lane/Contra Costa Boulevard Intersection <ul style="list-style-type: none"> Extend the focus area boundary north to Caspers Potential site for brewery or brew pub Consider 40-70 du/ac Mixed Use
GPAC Discussion	Site K: Jewel Neighborhood <ul style="list-style-type: none"> Currently there's an informal housing development proposal in the works Rezoning would be good for that development project Expand the focus area to include the L-shaped building to the east
GPAC Discussion	L. Beatrice Area <ul style="list-style-type: none"> Part of site is taken by Habitat for Humanity build; remove from site area Flooding issues on the site Not impossible to build, but would cost a lot of money Most people would go elsewhere before building here Remove from consideration – reconsider if having trouble meeting RHNA targets

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GPAC Discussion	<p>Site M: Monument Triangle Area</p> <ul style="list-style-type: none"> • Challenging to displace a mobile home park; remove this parcel from consideration within the focus area
GPAC Discussion	<p>Site N: Former JCPenney Furniture Store Site</p> <ul style="list-style-type: none"> • Consider to 40-70 du/ac Mixed Use in this area.
GPAC Discussion	<p>New suggested areas: Dunn Edwards –</p> <ul style="list-style-type: none"> • On Contra Costa Blvd, basically Target to Pacheco • Mixed Use should allow for office, retail • GP needs to make sure city can retain commercial capacity • Taylor/Morello Ave • Good area for Mixed Use • All along Taylor, some of these commercial areas would be good for Mixed Use – consider a Mixed Use General Plan Land Use Designation along the corridor.
Danielle Drier Emailed Comment	<p>I am making a comment on the proposed Land Use plan that was shared On July 14th, 2021. I am a local Pleasant Hill resident with 4 young children we're a very active family in the community- always biking,hiking and using the park space available to us. I was highly alarmed when the discussion of the Mangini Land came up as an option to build living units on it. It only seems natural for the City of Pleasant Hill to want to preserve the very last vestige of Pleasant Hill's rural roots.</p> <p>As an active member of our community raising a family here in Pleasant Hill it would be my hope that we can offer our future beings knowledge of land, history and community. Restoring part of the land to its natural being and creating a space for our community-parks, trails, biking area etc. for the health of our people, families and community would be my vote!</p> <p>LESS HOUSES. More people outside.</p>
Jack Prosek	<p>Overall, it was a long but productive GPAC meeting last night.</p> <p>However, some of the comments on the eight density figure used left a lot to be desired. There was some indication that the numbers represented only one point on a range of values rather than a fixed number, but we do not know what those figures are.</p> <p>The consultants were vague about the number of stories & building heights that each density range might involve, but the public needs to be provided with a much better sense of this for each density, will the buildings need to be 3 to 5, 5 to 7, 7 to 10, or more than ten stories for both Mixed Use & pure residential developments ??? And you need to include any elevated parking levels that may be required in order to meet the overall demands.</p> <p>My thoughts on the specific sites follow:</p> <p>A – DVC North Parking Lot DVC still needs to INCREASE the number of parking stalls for their commuter students. I would see this site as being developed with three story walk-up housing units over a podium of a three-level parking garage – possibly one level underground. ADA accessible units can all be provided on the first residential level. It also should be noted that the residents on the west side of the canal were already concerned about the height of the CiA project to the north</p>



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	<p>C – Winslow Center & D – Mangini/Delu Given the right terms, the RPD should be interested in a land swap – perhaps a parcel along the creek towards the southern end of this property that could be developed into a park serving this new part of our community. This was strongly suggested (but totally ignored) during their Master Plan process ! The Winslow Center building itself is dilapidated & has been living on borrowed time ever since they needed to bring in a Structural Engineer TEN YEARS ago. It was good to see that “D” was revised to include the entire site; you also must recognize the slopes of the east & north parts of this site. I always envisioned a more dense development of this site than what is being proposed.</p> <p>E – JFK University Chad’s comments about the loss of jobs here was inappropriate – just because JFKU is leaving does not make this site less attractive to other office tenants. At the very least, serious consideration should be given to a multi-use development as the AC suggested. And do remember the numerous objections that were made for the FOUR story hotel project to the north – portions of that building were reduced to 2 & 3 stories in order to gain approval !!</p> <p>I – PH Road / Gregory Lane For the RHNA study, you might want to consider excluding the Walgreens site; the larger area discussed seems appropriate for the 2040 GP.</p> <p>L – Beatrice Area Development of a significant portion of this area would likely require the construction of a large retention pond for stormwater control – far too heavy a burden for even Moderate Housing. (The Library could have been constructed here elevated over a parking garage that could be allowed to flood during critical times since it is not essential that a Library be open every day; however, the opponents to this concept carried the day. The City or County Staff also gave the LTF a very bleak picture of the cost to purchase the three existing homes).</p> <p>N – JC Penney Here, as at “E”, adding a multi-use component makes a great deal of sense.</p> <p>O – CCB North (added) Adding the retail areas along CCB north of Chilpancingo (including Dunn-Edwards & Target) to the GP 2040 for a future MU development makes good sense.</p> <p>P – Hillcrest Shopping Center (added) Same as “O” but do note that a portion of the site is occupied by the very active Hope Center Church.</p> <p>All of the Multi-use developments will need to consider the potential need for parking on elevated level(s) to accommodate the more intense site development. Many areas along CCB are unlikely to be very conducive to underground parking solutions due to the naturally high groundwater elevations. Note that a MINIMUM of three residential floors are needed to be cost effective for the proposed developments.</p> <p>Please provide a listing for all the vacant lots including the proposed density & type of development.</p> <p>Just my thoughts in the hours following</p>

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Jack Prosek	<p>Your Memorandum for the June 23rd meeting of the General Plan Advisory Committee (GPAC) included a great deal of valuable information about potential sites for additional housing within the City of Pleasant Hill. After making a brief review, I have one major issue & found a few minor clarifications that are needed.</p> <p>First, the major issue is that I could not follow the information shown in going from the details for the individual sites to Table 17 under the Site Summary. The only number that is directly supported is the TOTAL of 1,898 new units on the twelve (of 14) listed Sites. Nothing in this Memorandum appears to support the distribution of these units into the various Income Categories shown nor the numbers shown for the Vacant Sites & the Assumed ADUs please connect the dots !!! A Chart showing the number of each type of units from each of the 12 sites would be helpful.</p> <p>Minor items noted include:</p> <ul style="list-style-type: none"> - which are the “two additional sites” referred to on the third page (numbering of the pages would be helpful for references) ? - Figure 4 shows the Winslow Center site (not Chilpancingo Park). - for Table 6 – there are one or more existing housing units on the Mangini-Delu property that would be displaced which would reduce the net increase. - the site boundaries shown in Figure 5 are significantly different than shown in the aerial view ... why is the land area shown on the East side not included ? - the development of site “E” (JFK University) as shown would result in a significant loss in the number of JOBS available in the local area; smaller numbers of jobs would also be lost on sites “C” (Winslow Center) and “N” (JC Penney). This conflicts with the objective to locate housing near jobs - sites such as the Flood Control District property “L” Beatrice Area may be cheap to acquire, but will be very expensive to develop due to the potential flooding here & elsewhere. <p>One final note for today: with all these new housing units, will there also be a need to increase the areas available for new retail spaces ... especially at sites C, D, E and/or N ????</p> <p>I would hope that you will clarify all of these items prior to the meeting on Wednesday !</p>

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Darcy	Please consider historic homes and work to preserve them.
Karen	Consider parking, we may not need so many parking spots in the future. Walgreens is brand new and won't work.
Jack	Requested via email and in person types of data and would like that request filled. Please provide density range for each density. Clarify what the density levels look like. This would be helpful for the public. JFK University and JC Penney site. We don't want to lose jobs.
Alex	Contra Costa Boulevard has congestion. Be mindful when placing units here.



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	ADUs present an opportunity to reach housing goals. How can we get the word out? Mixed use: be mindful of our character when choosing where to allow Mixed Use.
Max	If businesses are profitable, they may not want to sell. Let's make sure those owners are willing to sell. Can we use a confidence number within the methodology? RE: congestion: We can reduce parking by locating units near transportation routes.
Alan	Older commercial centers have cheaper rents and are valuable for small businesses compared to new developments that have higher rents. Concerned about congestion and parking. It will be a complex issue. Thank you for removing Chilpancingo. Beatrice has environmental constraints. Winslow, Mangini, and Beatrice have our last remaining open creeks. We need to plan for creek corridors with public access and restored riparian areas. They will enhance the property value and will be a benefit to residents. Please identify creeks on maps and diagrams. Open Space/Parkland standard: consider this when planning units.
Wendy	Surveys show that people want smaller low density areas. Schools, how can we deal with added capacity? Where would new schools be built? Childcare: is there enough available? Open space standard: We need to consider this as part of the process. We need a livable community. Transportation: consider bus routes. Buses don't run on the weekend. Sometimes run only every 80 minutes. Existing solar should be considered. New development should not shade existing solar panels. List the creeks on the map. The city has flooding issues in some areas.
Jack	What opportunities does the City have for the areas within the Sphere of Influence, outside the city boundary.
Darcy	Housing should be inclusive for all. Consider tiny homes and other housing formats. Build for the people and the community. We don't need more hotels.
Alan	ADU's are really helpful but they may or may not increase our low density numbers.
Martin Gibb Emailed Comment	The Housing Element (HE) as a subpart of the General Plan (GP) does not consider the desired future characteristics of PH which are yet to be articulated in a GP draft. The general trend appears to be changing PH toward a higher density, semi-urban area. The HE needs to be aligned toward future needs and avoid creating dense residential "islands" where cars are the only viable way to access the daily needs (job, groceries, shopping). Toward this end I: <ul style="list-style-type: none"> · support continued challenge to RHNA targets based on viability; · propose grouping and prioritizing mixed use designations consistent with the long-term vision of the GP. i.e. development of area close to Contra Costa Blvd corridor first; · propose outlying areas are designated at lower densities (e.g. west PH areas C, D and I);

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	<p>· propose that an overarching story be included that supports the HE and will help explain its direction, rather than present a seemingly hodgepodge grab-bag of sites of unknown availability or interest.</p> <p>My specific area of concern is the west PH areas C, D and I in July 14, 2021 presentation</p> <p>a. Propose lowering overall density to be more consistent with areas characteristics;</p> <p>b. Need to Articulate long-term vision for complete area since these three areas are in close proximity and interrelated (housing and shopping).</p> <p>c. These three would be significant traffic adds to area with limited public transit.</p> <p>C. Winslow Center/Pleasant Hill-Taylor property - Multi Fam -LD – 40 units proposed</p> <p>and</p> <p>D. Mangini-Delu Area – mix of designations – 221 units proposed</p> <p>a. In the last HE (April 2015), this site was shown supporting 60 AMI housing units. A change to 221 (and 40 multi family, low density on Winslow) is a significant increase.</p> <p>b. This would be a significant change to the characteristic of the surrounding neighborhood, generally Single Fam R10, R7 and R6 type.</p> <p>c. Consider no more than 110 units for this area (incl. Winslow) 4/ac consistent with existing zoning.</p> <p>d. Consider setting aside some of this area as open space/ parkland because higher densities will need this amenity.</p> <p>e. Continue with community use area for Winslow – adjacent parkland?</p> <p>I. Pleasant Hill-Gregory lane Intersection - Mixed use High density – 309 units proposed</p> <p>a. Consider how to retain current community shopping area features (vegetable store, drug store, bike shop, café restaurants, etc.) in consideration of total area needs.</p> <p>b. Significant traffic adds to area with limited public transit</p> <p>c. Consider lower density or height restrictions to keep more in character with area and limit traffic impact</p> <p>Additional site specific comments based on July 14, 2021 presentation:</p> <p>A. DVC Overflow Parking Lot – Mixed Use VHD - 350</p> <p>a. Appears to be a site with potential to create housing on underutilized land.</p> <p>B. Chilpancingo Park - removed</p>



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	<p>C. Winslow Center/Pleasant Hill-Taylor property - Multi Fam -LD – 40</p> <p>a. See above</p> <p>D. Mangini-Delu Area – (mix of designations – East = Single fam HD)</p> <p>a. See above</p> <p>E. JFK University</p> <p>F. ACE Hardware (+adjacent) – Mixed use HD - 120</p> <p>a. Agree this is an opportunity area with underutilized land area (large parking lots)</p> <p>b. Propose there be an overarching plan for community shopping needs (groceries, sundries, etc.) in conjunction with areas G, I and J below</p> <p>G. Gregory Gardens Shopping Center (Grocery Outlet) – Mixed User HD – 175</p> <p>a. Consider how to meet current and future community shopping area features grocery, dining, etc. in consideration of total area needs.</p> <p>H. Salvation Army - removed</p> <p>I. Pleasant Hill-Gregory lane Intersection - Mixed use High density – 309</p> <p>a. See above</p> <p>J. Gregory-Contra Costa Intersection – Mixed use - HD 115</p> <p>a. Consider expanding all the way to Woodsworth Lane – the other buildings are not of better stock</p> <p>b. Extension of “downtown” – walkability and connection to shopping center on east side of Contra Costa Blvd.</p> <p>K. Jewel lane Area – Mixed use HD - 71</p> <p>a. Appears to be a site with potential to continue in character of area – Apts and retail</p> <p>b. Consider adding adjacent triangular area (shopping center/ biz park?)</p> <p>L. Beatrice Area – Mixed User HD</p> <p>a. Agree the area is an opportunity to develop housing – disagree with the mixed use concept for this area – no existing retail in area</p> <p>b. Propose changing to housing only option.</p> <p>M. Monument Triangle – Mixed User HD - 220</p> <p>a. Agree that this is a potential site</p> <p>N. Former JCPenney Furniture store Site - Mixed User HD – 281</p>

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	a. Agree that this is a potential site
Chris Klein	<p>My family happily resides at 8 Erin Ct and we are writing you to express our deepest disappointment after hearing about this recent Mangini and Winslow Center proposed high density housing development.</p> <p>I, alongside everyone in this neighborhood, am 100% against this proposal. I do not support it and will fight it alongside everyone in this area.</p> <p>It is absolutely ridiculous to even consider adding that many units to that area. How are we going to support the cars, parking and traffic bottleneck? Among other many issues this would cause.</p> <p>We just did a beautiful job redoing this corridor. I attended city council meetings and fully supported the planning committee. Great job on that.</p> <p>Please do not disappoint us long standing citizens of this community and ruin it with a greedy proposal that will crush the charm of Pleasant Hill that we call home. I will move my family right out of here.</p> <p>Block this proposal and think about single family or low density housing or just preserve this beautiful land!</p>
Debby Badsky	<p>I have lived in PH. for over 30 years. I don't want PH like WC. PH has a much needed home town feeling- I worked in SF and and loved to come home and feel like I lived in a homey community. I don't want 261 units in the Mangini area. more traffic more problems with the sewer lines- Not to mention redoing the sewer lines on PH RD. twice in a couple of years. I never really found out why you had to redo the sewers. The bikes lanes, the congestion of more people in 261 units, and cars in the morning will be a nightmare. Please stop zoning for condo- high density areas in PH.</p> <p>Thank You, Debby Badsky</p> <p>I've paid property tax for a PH home for 35 years- trying to make PH a community I want to live in- PH you get enough money from downtown. Stop trying to make it a WC apartments complex</p>
Mark de Wit	<p>Opposition to proposed land use changes to high density for the Mangini-Delu and Winslow Center properties</p> <p>My family and I are strongly opposed to the proposed changes for the Mangini-Delu and Winslow Center properties as described in the virtual community workshop because the proposed housing density changes are in gross conflict with the General Plan and the values of Pleasant Hill. The proposed plan for the properties changing the current single-family medium density (63 dwelling units) to high-density housing (221 dwelling units) will severely negatively impact existing residential neighborhoods and families.</p> <p>The proposed increase in housing density is does not comport with the General Plan, which states retaining the character and charm of residential neighborhoods is a top priority for Pleasant Hill residents. The proposed plan with rezoning from SF Medium Density to a combination of SF High Density and Multi-Family Low and Medium Density will change the area and negatively impact the character of the surrounding neighborhoods. (It is quite disturbing how the presentation glossed over the proposed changes, neglected to identify the current and proposed zoning</p>



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	<p>changes, and did not make clear the overall change from 63 dwelling units to 221 high density units). The proposed changes for these properties do not protect and maintain the character of Pleasant Hill’s residential neighborhood and quality of life. To the contrary, the proposed changes will degrade the residential neighborhoods with looming multi-story story structures and increases of congestion and traffic, hazards to bicycles and pedestrians, and noise impacts.</p> <p>The proposed plan is not compatible with adjacent neighborhoods. The General Plan says that multifamily developments generally are separated from single-family neighborhoods. The properties are surrounded by single-family residential neighborhoods. The proposed plan would be in conflict with Community Development Policy to encourage aesthetic enhancement of residential areas, while retaining the charm and character of individual neighborhoods.</p> <p>The proposed high density plan would greatly increase impacts to Grayson Creek beyond those of a single-family medium density development. The General Plan emphasizes preserving and reclaiming streams, wetlands, and riparian areas to function as open space and requires reclamation of degraded streams. High density housing on both sides of Grayson Creek will diminish its potential as riparian habitat and surely increase the quantity of pollutants entering waters of the creek.</p> <p>Rezoning to high density housing is not justified on any transit basis. The properties are not near public mass transit as BART is 3 miles away, too far to walk. The local CCC Transit bus route runs so infrequently (every 80 minutes), that proximity to a high-quality bus corridor cannot be claimed.</p> <p>Pleasant Hill has long prided itself on being a wonderful community to live in and raise families in safe single-family residential neighborhoods that have charm and character. It is the City’s responsibility per the General Plan to protect and preserve our residential neighborhoods. The proposed housing high density changes for the two properties fly in the face of this top priority and should be dropped.</p>
Jack Prosek	<p>Today’s email did absolutely NOTHING to actually ANSWER the questions that I raised</p> <p>Rather, the only real new information is the inclusion of 13 du’s on the Salvation Site "H". The Staff Recommendation for the June 23rd GPAC meeting was that this site should be removed from inventory - maybe I missed it, but I did not hear anything during the public meetings about keeping this site - much less increasing its density from 6 units.</p> <p>Also, I believe that I acknowledged up front that there is no hard & fast way to determine the possible number of stories & the likely building heights for each density being proposed, especially since the size of the units is also unknown. But ranges for these numbers can be reasonably estimated; I recognize that many of the general public will be unable to evaluate your proposals without having some idea of these parameters.</p> <p>You must have had some methodology to go from the densities at each site to the total number of units for each income category. With the proper incentives I can even see the potential for Moderate or Above Moderate Income units on the upper floors of taller buildings (likely over ten stories) that are along the freeway given the views that they would have - sites E & N in particular especially if they have separate entrances !! And how did you get MINUS 8.45 Acres for MF-MD ?</p> <p>Still looking for the City’s List of Vacant Properties as well</p>

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Bruce Irion	<p>Thank you for allowing me to comment on the Housing Element of the PH 2040 General Plan. The RHNA goals for the General Plan represent an audacious goal, one that will take ingenuity, creativity, and a different mindset to solve - As Albert Einstein said, "No problem can be solved from the same level of consciousness that created it."</p> <p>My comments and questions fall into several categories:</p> <p>Agreement on overriding objectives, Comments on 2040 trends impacting housing, and Specifics on the 2040 Housing Element presented in the July 14, 2021 meeting.</p> <p>Agreement on overriding objectives:</p> <p>While RHNA mandates that all California cities, towns and counties must plan for the housing needs of residents regardless of income, it sets the backdrop that this will be done in a way that protects the environment; encourages efficient development patterns; achieves greenhouse gas reduction targets; and improves intra-regional jobs-to-housing relationship. In a nutshell, the RHNA mandate seeks to optimize the quality of life for the maximum number of people by encouraging sustainable development.</p> <p>The Association of Bay Area Governments (ABAG) used the RHNA methodology to set housing targets for each city in CCCounty. It did so on the projected growth in population which presumes a growth in jobs.</p> <p>QUESTION #1 – ABAG used RHNA to set income specific city housing targets. But how did RHNA address the recognized need to improve intra-regional jobs-to-housing relationship? More specifically, did RHNA do an assessment of the current housing need in Pleasant Hill based on local jobs or address the jobs imbalance in the Bay Area that has allowed job growth in SF and the Silicon Valley to impacting housing and transportation infrastructure around the Bay Area?</p> <p>Comment #1 – RHNA says it recognized the need to “improve intra-regional jobs-to-housing relationship” yet it seems to focus exclusively on housing and setting targets for the distribution of income specific housing. The housing/housing distribution crisis can equally be described as a jobs/jobs distribution crisis. Yet there is no focus or assessment of jobs. If, as Einstein said, “No problem can be solved from the same level of consciousness that created it”, then this need to change! During the July 14 th teleconference, one of the PH officials asked how to manage Sacramento. The Bay Area housing crisis was created because there was no regional jobs planning, and a regional housing plan alone will NOT solve that problem!!!</p> <p>Further comment – Pleasant Hill is a great place to live! People live in Pleasant Hill by choice – they do not resign themselves to live here. And that is because Pleasant Hill is an actively managed and planned community for all residents. It values parks and open space, maintains its infrastructure, provides activities for all ages from children through seniors, all while being fiscally responsible. In short, I think Pleasant Hill does a great job of sustainable development and optimizing the quality of life for the maximum number of people, something I can’t say for all communities in the Bay Area. If there is credible data to show that Pleasant Hill is not fairly treating residents who live and work here, please show it to me. But I do not see why Pleasant Hill should be tasked with solving problems that were created elsewhere. (FYI – I see where Pleasant Hill has sent an appeal to ABAG on the RHNA target for Pleasant Hill. I have sent an email supporting the city’s appeal.)</p>



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	<p>Comments on 2040 trends impacting housing:</p> <p>While I recognize the agenda of the July 14, 2021 meeting was the Housing Element of the 2040 General Plan, I believe it would have been helpful to have summarized this against the backdrop of trends which are and will impact the Housing Element. Specifically, here are a few trends that I believe have significant impact on housing:</p> <p>Growth in e-commerce and a commensurate reduction in brick and mortar stores Trend toward tele-commuting for jobs Trend toward on-line learning Automation is/will reduce the number of lower income service industry jobs Let's look at each of these trends and the potential impact it would have on housing needs for the 2040 General Plan.</p> <p>Growth in e-commerce and a commensurate reduction in brick and mortar stores As this trend continues, there will be less need for retail stores freeing up space for more housing.</p> <p>Comment #2 – I saw some conversion of business to housing in the proposed 2040 General Plan but I think considerably more is possible. Further, while I saw some leverage of the idea in the 2040 General Plan, I think there is room for considerably more conversion of retail space to mixed use. This would allow for retail owners and employees to live above retail space which, in line with RHNA goals, would reduce commuting and minimize carbon footprint</p> <p>Trend toward tele-commuting for jobs As this trend continues, more people working in SF and the Silicon Valley will be working from home. This trend helps to mitigate the deficiency of the failure of RHNA to address the jobs imbalance in the Bay Area.</p> <p>Comment #3 – The RHNA income specific housing target disproportionately emphasized lower income housing. As telecommuting allows higher income workers to choose where they elect to live, more will move to suburbs and Pleasant Hill reducing the apparent “over-abundance” of higher end housing.</p> <p>Trend toward on-line learning As this trend continues, there will be less need for classrooms, especially at colleges. This means DVC will need fewer classrooms.</p> <p>Question 2 – Has this been discussed with DVC, and since the trend is true for the state as a whole, has the issue been addressed with the state who set the RHNA mandate? More pointedly, as the demand for classrooms declines, to what degree is the state prepared to use this windfall to build on-campus housing and thus reduce the housing impact colleges have on their surrounding communities?</p> <p>Automation is and will continue to reduce the number of lower income service industry jobs As this trend continues, there will be fewer low income jobs and less need for low income housing.</p> <p>Comment #4 – As previously commented, the RHNA income specific housing target disproportionately emphasized low income housing. The need for low income housing will decline as the number of low income jobs declines. Additionally, this further supports my belief that the 2040 General Plan MUST start</p>

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	<p>with an assessment of current and future jobs in the Pleasant Hill vicinity so that equal weight is given to jobs as to housing.</p> <p>Specifics on the 2040 Housing Element presented in the July 14, 2021 meeting.</p> <p>I will provide comments on specifics in the 2040 Housing Element presentation by the letter corresponding to the specific site in the plan.</p> <p>COMMENTS:</p> <p>A – DVC Overflow Parking lot As stated above, given the trend for on-line learning, I believe there will be an opportunity to repurpose sites on-campus for student housing.</p> <p>B – Chilpancingo Park While I applaud conserving open space, given the magnitude of the housing goal set by RHNA, it seems early in the process to categorically eliminate the whole of this site</p> <p>C & D – Winslow Center & Mangini Delu Area The Winslow, Eastern, Northern and Southern areas are respectively targeted for 13.9, 4.8, 8.3, & 21.0 du/ac. With closer access to the greater capacity of Taylor Blvd (vs PH Road), it would seem the higher density housing would be better suited for the Winslow or Northern site as opposed to the Southern Site. With such a large area, the General Plan should provide for a park or other open area.</p> <p>E – JFK University No comment</p> <p>F – ACE Hardware No comment on this site Given previous comment about trend toward e-commerce and ability to leverage additional retail to residential or mixed use sites, what other sites can be considered? Thoughts around the Orchard Hardware site?</p> <p>G – Gregory Gardens No comment</p> <p>H – Salvation Army Given the magnitude of the housing goal set by RHNA, it is not clear why this site would be eliminated.</p> <p>I & J – Gregory/PH & Gregory/Contra Costa Intersections Both are targeted to average 49 du/ac. With closer proximity to freeways, the Gregory Lane/Contra Costa Blvd intersection would seem to warrant higher density what Gregory Lane/PH Road intersection would seem to warrant lower density development.</p> <p>K – Jewel Lane No comment</p> <p>L – Beatrice Area GPAC recommendation is to “Review and use if needed to meet RHNA”. – QUESTION 3 – What does this mean??? Where does this site sit in the prioritization for use and at what density?</p> <p>M – Monument Triangle As with many other areas, this area is targeted to average 49 du/ac. This site would seem the most appropriate to consider for even higher density should that be required.</p> <p>N – Former JCPenney Again, as with many other areas, this area is targeted to average 49 du/ac. This site would seem the most appropriate to consider for even higher density should that be required</p>
Jack Prosek	Second Effort - The morning light brought out some additional comments as follows:



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	<p>I. Sites F, G, I, J, K, L & M - these smaller MU sites should be limited to a maximum of six stories & about 80' in height.</p> <p>II. Think that I heard a comment about developing around the existing Winslow Center building - that structure has been living on borrowed time for TEN YEARS now & definitely will need to be demolished within the next few years. The RPD will be much better off trading that prime land for a new park elsewhere - my choice would be on the Mangini/Delu property along the creek.</p> <p>We should continue to fight to maintain our suburban environment - the well planned, small town atmosphere that has been included in the City Council's stated GOALS for a number of two year cycles now - not the urban one that the politicians in Sacramento want us to have !!!</p>
Jack Prosek	<p>Overall, it was a good meeting tonight on the Housing Element despite the small number of residents who spoke</p> <p>but it was extremely disappointing to find that the consultants did NOT respond either before or during the meeting to my requests for additional information that were made before, during and/or immediately following the June 23rd meeting.</p> <p>1- A listing of the vacant properties, their assigned densities & the potential number of units. 2- Descriptions of what the various densities (now six) would likely represent in terms of the numbers (ranges okay) of stories & building heights. 3- A spreadsheet showing the transition from the various parcels A thru N to the counts in Table 2 of the June 23rd Staff Report.</p> <p>In my opinion, many of the interested citizens would need some or all of these documents in order to provide meaningful comments on the plans being presented ! Thanks Ken for your support on the typical density build-outs !!</p> <p>In addition, I have the these thoughts on the various sites following the presentation:</p> <p>A. Another reminder that DVC needs to ADD parking for their current number of commuter students while many residents - especially those living nearby - would object to having dormitory TOWERS there.</p> <p>C & D. Consider allowing multi-use developments on these two sites. Also, I think that these are the best locations for Moderate & Above Moderate Income level - hence larger - units, so that should be reflected in the building sizes. Also need to allow landscape area for the creek riparian area.</p> <p>E & N. Noted that these were changed to allow multi-use - as previously suggested to retain jobs close to the new housing.</p> <p>G. There was some discussion during the June 23rd meeting about expanding this area to include the houses immediately west of the shopping center - which I support.</p> <p>We also note that the densities for sites F, G, I, J, K, L & M were all increased from 30 units per acre to a range of 40-70 units per acre - not sure what the justification is for this especially since these all are the smaller MU sites ?? This might be too much to expect !</p>

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	<p>Of course, ample PARKING will be a big issue as each of these sites are developed so there is not a negative impact on the surrounding neighborhoods !!!</p> <p>Looking forward to receiving the requested documents sooner rather than later (needed NOW - not after August 11th) !!!</p>

October 27, 2021 Housing Element Townhall

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David Blau Public Comment	Mangini site: to dense, no transit, no jobs. Traffic issue is likely most critical. Public safety, environmental, school and water issues. Reconsider to keep R-10 (with the inclusion of expected ADUs).
Bruce Public Comment	Mangini: The proposed density will change the neighborhood. Also, single family homes are in demand, and this focus area is the only area left to develop single family homes in Pleasant Hill. Please do not change the zoning.
Max Public Comment	Re: Mangini: Why is everyone saying 500 new cars? Can a developer choose no parking? Please would ride transportation, rather than all bring 2 cars. Suggest allowing developments to come in below parking requirements; let the developer decide.
Jonathan Public Comment	I echo the Mangini comments. Please reconsider the density increase here.
Bobby Public Comment	HCD does this to try to fix the issues with housing, but with those large numbers, can we have to approve that many units in the planning period? Consider Diversity Equity and Inclusion. Stop putting up barriers to housing.
Eric Public Comment	ADUs: No parking required within 0.5 miles of transit. They may be a solution to addressing the RHNA.
Joyce Public Comment	How can the public be involved? When will the zoning changes happen? How can the public be involved in the zoning amendments? There is a site on Cleaveland to explore further.
Dave Public Comment	Consider active transportation. A built-out bike network is needed if we are to meet our RHNA goals.
Shereen Public Comment	Concerned with Mangini site. What if a developer wants to do something different than the proposed zoning changes?
David Blau Public Comment	Concerned that the State's goal of spreading out density throughout the community is not right for Pleasant Hill.
Denise Gudzikowski	I listened with interest to tonight's session with the consultant on the Housing Element update, and look forward to the General Plan update workshops on the Housing Element. One idea that did not come up in the discussion of possible ways to get to the current draft 1803 number. And that is - ADUs. Perhaps it is possible to come up with a city wide number of potential ADU additions (5%? 2.5%?) that might be built over the next 8 year RHNA period? Given there is data on the number of ADUs permitted in the past few years, there is data to support and a reasonable assumption could potentially be made there. That could be several hundred units, easily. As was mentioned, we are going to have to get creative and realistic on this next 8 year plan. I look forward to public input on under-utilized properties (Winslow Center, many church parking lots, DVC parking lots, etc etc) thanks, Denise

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Sharron Breedlove	<p>I reside at Steven Circle/Linda Lane across from the Mangini property for the past forty years. After viewing the housing video, what I can determine from all lettered general plan proposals for the next 8 years to satisfy the state's various housing quota, we are 382 units short of low density housing by 8 years' end & at a surplus of high density housing beyond the state's requirements.</p> <p>The Mangini land tract was initially zoned years ago for low density housing & was the only remaining open space on PH to build so many single family homes in one place. Now the city has rezoned it for mixed density. The Molino's property that was recently built with only low density housing, it does makes a resident wonder why one project requires mixed density & another builds only million dollar single family homes.</p> <p>As a resident, I do ask the question what's the differences between the two properties that warrants the rezoning changes?</p> <p>When the city has already designated so many other possible sites for high density housing why consider this Mangini/Delu site for mixed density?</p> <p>However, working with the current status of mixed density of the Mangini/Delu properties here is what I propose, a couple alternative solutions to deal with this massive land tract previously known as the Mangini/Delu farms. Hopefully, a fresh view on how to divide it up may be considered.</p> <p>Two alternate rezoning plans to consider with the Mangini/Delu property:</p> <p>First alternate Mangini/Delu plan proposal:</p> <p>If you have to build high density units on the Mangini property consider totally rezoning it by rearranging the areas. (High density) to the center area as a long strip for apartments/condos rather than placing them along PH road & then surround them with single family homes on all sides. In other words, have single family homes along the back side of the property like in the original drawing but add them also along side PH Rd then place a strip of apartment/condos no taller than two stories in the center portion (middle area section long strip) place them all the way up to Taylor Blvd. Restricting the height to only 2 story apartments/condos which would be more eye appealing & it would be no worse than looking at a two story home. Plan to have three roads exiting the entire Mangini property (the current intersection at Linda Lane, close the road at the Winslow center, then create a new road out to Taylor Blvd right turn only & then create another exit on Mercury (optional may be needed for emergency fire exit). If you place apartments/condos as in the city's original drawing with 2-3 stories (high density) along PH Rd the city may devalue the current properties facing across the street(on PH Rd). If those current homeowners move away with significant loss of property value it may domino into the surrounding streets which could be catastrophic. By placing the high density in the center of Mangini property the future(low density) single family homeowners will buy knowing their (high density) neighbors, it will make for a more cohesive neighborhood.</p> <p>In the current drawing, the city gives the current homeowners across the street on PH Rd a long strip of high density apartments/condos with the potential of 2-3 stories height (based on the video's chart original drawing) that may reduce their property values. This is something to consider when the developer presents their plans to the city council, planning commission, etc.</p> <p>The city could encourage the developer to "enclose" or surround the high density with low density housing because the city could rezone and specify in "new" drawings redrafted by the city by my proposal(s) to streamline and hide the high density units within the entire complex. The "current" drawing lacks imagination & doesn't takes into account the surrounding neighborhoods' character, integrity & maturity. My proposal</p>



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	<p>integrates the high density smoothly within the new neighborhood without making the units unsightly and noticeable.</p> <p>A high rise apartment/condo complex placed all along PH RD may contribute significantly to the current PH Rd homeowners' property value reduction. The city should consider concerns about property values maintained as it benefits from taxes paid to city coffers.</p> <p>Second alternate Mangini/Delu plan proposal:</p> <p>Rezone Delu Winslow center property to "high density" housing from its current low density status. Placing a high density complex (reasonable height of 2 stories max) there makes sense & would not devalue the church property value across the street as most churches are not generally on the real estate market. Also plan to close off the Winslow center street exit/entrance onto PH Rd & create a new exit further up the road onto Taylor Blvd as a right turn only exit which would eliminate traffic off of PH Rd. The new road right turn exit onto Taylor Blvd from the high density units (no traffic light needed) will allow traffic to flow easier easing onto Taylor Blvd freeing up PH RD commuter traffic which was supposedly the purpose of the recent repaving project. If this Delu property corner is done with high density & Mangini property is entirely kept as single family homes (low density) this could satisfy the state's requirements by concentrating each property with only one type of building structure. This would require one intersection at Linda Lane probably needing a traffic light, a new exit right hand turn lane onto Taylor Blvd between the two existing stop lights-no traffic light needed, closing existing entrance/exit at Winslow center, adding exit on Mercury(optional) but probably needed for emergencies with that much housing density.</p> <p>Either proposal satisfies state's housing density requirements. Hopefully, the city will consider the current residents input as possible alternatives or adjustments to the general plan.</p> <p>With the recent repavement, new LED lights, low water landscaping & new traffic lights added on PH Rd, I would hope that the Mangini/Delu project would not jeopardize all the forward strides toward reducing our carbon footprint & dealing with climate change. The city has many sites stated in the video proposed to the state that could be used for high or mixed density. I would like to see each location become a possible project since the city missed that opportunity with the Molino's property so now the it's playing catchup to hit goal.</p> <p>There also should be some designated open space for kids to play & adults to walk about under trees within this complex. In the UK, in a neighborhood there is a center garden square park area where only residents can enjoy...it's something to consider instead of wall to wall homes. If the city mandates it, the developers will have to build something similar as well as mandating how many trees, what kind need to be planted & what the landscape should look like. Again this may address climate change & reduce our carbon footprint.</p> <p>Generally, for every one resident's email or input it represents ten unspoken opinions.</p> <p>Thank you for your consideration and time. Be safe.</p>
John Cumbers	<p>I placed a call to you during the December 16, 2020 GPAC meeting asking the committee to include the Grayson Woods Golf Course Open Space parcel into the General Plan alongside the other open space land parcels in our community.</p> <p>Thank you on behalf of the 5 neighborhoods bordering this land for formally including this open space parcel in the City of Pleasant Hill's General Plan.</p>

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	<p>We are grateful that you honored your commitment to exchange the increased housing density for the open space in perpetuity designation. Thank you for protecting this open space land for us and for future generations. We genuinely appreciate your efforts and dedication.</p>
Karen Panico	<p>Hi Rick and Troy, I'm still getting up to speed on all things related to Pleasant Hill Planning. In the meantime here are my comments (I've piggybacked on others) for the Housing Element.</p> <p>I believe we have a great community and want to continue our success.</p> <p>Please let me know if you have questions or need more input.</p> <p>_____</p> <p>Comments on Housing Element for General Plan update</p> <p>Challenge the imposed RHNA targets of 1800 units.</p> <p>Articulate the drivers for the imposed RHNA targets (1800 units)</p> <p>PH is not adding jobs so why should our community bear the burden of already scarce resources.</p> <p>Articulate the consequences if we do not meet the targets? Is 'no' a viable option?</p> <p>The proposed Housing Element (HE) Workshop 'opportunities' do not represent Pleasant Hill's (PH) community for many reasons:</p> <p>Pleasant Hill does not have an updated articulated General Plan (GP) to which this proposal can be tested. We're addressing a sub-element (housing) before broader trends.</p> <p>The proposed opportunities change some quiet suburban neighborhoods to a semi-urban environments.</p> <p>Limited natural resources including water are a real concern. Adding more units directly threatens our environment and resources.</p> <p>I have similar comments to those submitted by another resident as follows:</p> <ul style="list-style-type: none"> · support continued challenge to RHNA targets based on viability; · propose grouping and prioritizing mixed use designations consistent with the long-term vision of the GP. i.e. development of area close to Contra Costa Blvd corridor · propose outlying areas are designated at lower densities (e.g. west PH areas C, D and I); · propose that an overarching story be included that supports the HE and will help explain its direction, rather than present a seemingly hodgepodge grab-bag of sites of unknown availability or interest. <p>Specific area of concern, west PH areas C, D and I</p>



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	<p>a. Propose lowering overall density proposed to be more consistent with area</p> <p>b. Need to Articulate long-term vision for complete area since these three areas are in close proximity and interrelated (housing and shopping).</p> <p>c. These three would be significant traffic adds to area with limited public transit.</p> <p>C. AND D. Winslow Center (40 units) /Pleasant Hill-Taylor Mangini (221 units) properties</p> <p>a. In the last HE (April 2015), this site was shown supporting 60 AMI housing units. A change to 221 (and 40 multi family, low density on Winslow) is a significant increase.</p> <p>b. This would be a significant change to the characteristic of the surrounding neighborhood, generally Single Fam R10, R7 and R6 type.</p> <p>c. Consider no more than 110 units for this area (incl. Winslow) 4/ac consistent with existing zoning.</p> <p>d. Consider setting aside some of this area as open space/ parkland because higher densities will need this amenity.</p> <p>e. Continue with community use area for Winslow – adjacent parkland?</p> <p>I. Pleasant Hill-Gregory lane Intersection - Mixed use High density – 309 units proposed</p> <p>a. Consider how to retain current community shopping area features (vegetable store, drug store, bike shop, café restaurants, etc.) in consideration of total area needs.</p> <p>b. Significant traffic adds to area with limited public transit</p> <p>c. Consider lower density or height restrictions to keep more in character with area and limit traffic impact</p> <p>+++++</p> <p>A. DVC Overflow Parking Lot – Mixed Use VHD - 350</p> <p>a. Appears to be a good site with potential to create housing on underutilized land.</p> <p>B. Chilpancingo Park - removed</p> <p>C.</p> <p>a. See above</p> <p>D.</p> <p>a. See above</p> <p>E. JFK University</p>

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	<p>F. ACE Hardware (+adjacent) – Mixed use HD - 120</p> <p>a. Agree this is an opportunity area with underutilized land area (large parking lots)</p> <p>b. Propose there be an overarching plan for community shopping needs (groceries, sundries, etc.) in conjunction with areas G, I and J below</p> <p>G. Gregory Gardens Shopping Center (Grocery Outlet) – Mixed User HD – 175</p> <p>a. Consider how to meet current and future community shopping area features grocery, dining, etc. in consideration of total area needs.</p> <p>H. Salvation Army - removed</p> <p>I.</p> <p>a. See above</p> <p>J. Gregory-Contra Costa Intersection – Mixed use - HD 115</p> <p>a. Consider expanding all the way to Woodsworth Lane – the other buildings are not of better stock</p> <p>b. Extension of “downtown” – walkability and connection to shopping center on east side of Contra Costa Blvd.</p> <p>K. Jewel lane Area – Mixed use HD - 71</p> <p>a. Appears to be a site with mixed-use potential</p> <p>b. Consider adding adjacent triangular area (shopping center/ biz park?)</p> <p>L. Beatrice Area – Mixed User HD</p> <p>a. Agree the area is an opportunity to develop housing – disagree with the mixed use concept for this area – no existing retail in area</p> <p>b. Propose changing to housing only option.</p> <p>M. Monument Triangle – Mixed User HD - 220</p> <p>a. Agree that this is a potential site</p> <p>N. Former JCPenney Furniture store Site - Mixed User HD – 281</p> <p>a. Agree that this is a potential site</p>
Alan Bade	<p>I'd like to share my comments on the preferred alternatives presented. I hope we can support open space, riparian corridors, and creek restoration as we develop our new GP. Certainly there is ample support in the community for this as evidenced by comments during the planning and scoping sessions. I believe these are compatible, even complimentary, with other planning goals.</p> <p>Focus area 1 (DVC); I fully support the idea of opening a multi-use trail along Grayson creek all the way from Pacheco to the Viking Bridge. Part of this is supposed to be opened as part of</p>



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	<p>DVC Plaza's approval. I'm hopeful that this actually happens. This would be an excellent bike and pedestrian trail that can also be used for north/south non-motorized commuting, helping alleviate traffic issues.</p> <p>This concept is also being articulated in the bike and pedestrian path plan update that will come to the GPAC later this summer.</p> <p>Encouraging businesses to see the creek as an asset and opening up towards the creek I also support. Many communities have found their creeks to be economically and aesthetically beneficial to restaurants and other businesses. With a multi-use trail nearby and grand oaks in Chilpancingo Park, a restored creek could be very attractive and stimulate economic growth in the area. This concept is true for other areas as well.</p> <p>Focus area 2 (Mangini); This area also has a creek that needs to be carefully looked at if this area is developed. It is important to allow enough setback from the creek to achieve several goals. First, the creek needs to be publicly accessible with walking trails. Second, the Contra Costa Flood Control Agency has a goal of using more environmentally friendly flood control solutions than it has used in the past. Constrictive channels are not consistent with these goals. It is important to adopt policies that are not in conflict with the better flood control practices being advocated by CCFCA for the future.</p> <p>The map for this area only had two colors in the legend, so it was hard to know where the multi-family low and single family-high densities were proposed. Was the gray Multi-family and the orange yellow the single family- high? This should have been clearer in the legend.</p> <p>Focus area 3 (Downtown); I agree with leaving as is, with the idea that mixed use here allows for housing/commercial combinations.</p> <p>Focus area 4 (Hookston); Light industrial is important to retain as it allows for diversity possibilities in employment. Expanding the definition could spur new economic development.</p> <p>Focus Area 5 (Contra Costa Blvd); I share the concerns of some about the East Vivien neighborhood being changed to mixed-use. These homes are probably more affordable than other housing stock in the city. Will we encourage these units to be bought up and removed from our housing stock with a mixed-use designation? Care should be taken to protect the residential character further east from Contra Costa Blvd frontage.</p> <p>Focus areas 6 and 7 (Gregory and Taylor); I agree with the discussion on traffic safety being a priority.</p> <p>Focus area 8 (Oak Park); I very much disagree with changing a row of single-family homes along the southern side of Oak Park Blvd to mixed use, especially west of the EBMUD trail. I believe this would be counter to the goal of easing traffic, parking, and congestion along Oak Park Blvd. These are narrow lots, so consolidating an aggregate of them would NOT be amenable to creating parking in association with whatever business went in. This would lead to more street parking, exacerbating the existing problem. This area is already seeing a lot of development with the new Oak Park subdivision, a new library, etc. Also, these homes are once again lower priced in general and rezoning them to mixed use may lead to conversion of good, more affordable housing stock. They also back up to other similar homes, even if they are in Walnut Creek.</p> <p>Focus area 9 (Pleasant Hill Plaza); makes sense to incorporate into Downtown, as it's immediately adjacent.</p> <p>Additional identified area; I agree with the stated goal of preserving the mobile home park, as it is also an affordable housing option in the city.</p> <p>Thanks for the opportunity to comment.</p>

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<p>Dr. Quy Tran, Chair, on behalf of the Pleasant Hill Commission on Aging</p>	<p>The Pleasant Hill Commission on Aging recognizes the challenges of securing adequate and affordable housing for all communities. We appreciate the careful deliberation of the General Plan Advisory Committee (GPAC) as the City attempts to move forward. As part of our advisory role, we wish to present some information that may assist the GPAC in this purposeful process and to ensure that the needs of the fast-growing senior population are taken into account.</p> <ol style="list-style-type: none"> 1. As we have previously advised the Pleasant Hill City Council, the population of older adults will exceed the population of children by 2035. In Pleasant Hill, that will mean that over 40% of all residents will be over the age of 55 and 10% of all residents will be over the age of 75. Moreover, about 2/3rd of seniors will have at least 1 medical limitation and about 1/4th could be considered disabled by In-Home Support Services standards. The American Association of Retired Persons (AARP) projects that about 30% of adults are or will be living alone, which exceeds the 20% of residents who live in an idealized nuclear family. Yet the AARP also notes that the US housing stock to house these single older adults for studio accommodations are <1% and 1 bedroom accommodations are <12%. In contrast, 2 bedroom homes are 27%, 3 bedroom homes are 40%, and 4 bedroom homes are 17%. As a mainly suburban community, this distribution is likely very similar in Pleasant Hill. 2. Given the above, we are supportive of the GPAC’s concept of Flexible Density Options that potentially allow for a wide variety of intermingled housing choices and mixed-income housing that may not fit in the traditional single family residential planning rubric. In the 2018 AARP Home and Community Preferences Survey, 76% of respondents aged 50 and over expressed a preference to stay in both their current community and residence. This number jumps to 86% in respondents aged 65 and older. The vast majority of older adults wish to age in place and remain integrated within their current community. In order to make this possible, we support the GPAC’s suggestion to include a wide mix of housing options that seniors may find attractive like Missing Middle housing options, Accessory Dwelling Units, multigenerational and intergenerational housing, shared housing, cohousing, and tiny homes (in addition to traditional senior housing options of assisted living, residential care, and skilled nursing facilities). 3. We have also presented data to the Pleasant Hill City Council that the majority of single older adults in Contra Costa County are housing cost-burdened. 54% of single older adults who rent and 65% of single older adults with a mortgage spend more than 30% of their income on housing. Over half of these older adults depend solely on Social Security for their income while about a quarter live below the 200% Federal Poverty Line. This presents a gap as the median Social Security income is about \$1800 per month while the Elder Economic Security Index notes that living and housing costs in Contra Costa County total about \$2300 per month. Given that, we strongly support GPAC’s efforts to make Very Low and Low Income housing stock a priority. In addition, we are proponents of affordable housing policies and practices that may potentially take into account rent stabilization, sustainable low income funding sources, and more flexible planning and permitting processes. We are hopeful that many of these decisions and practices will support the needs of Pleasant Hill’s senior population. 4. Finally, we support the promotion of an age-friendly community that includes age-friendly housing, services, and businesses. Age-friendly communities constitute a wide variety of concepts. In general, we feel that the 8 domains of the World Health Organization and AARP Age-Friendly Cities Framework may be helpful for the GPAC in ensuring inclusivity and equity for the senior population. The 8 domains include: <ul style="list-style-type: none"> • Health Care and Health Promotion which may include local community activities and services that support wellness and greater access to health, mental health and home health care;



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	<ul style="list-style-type: none"> • Transportation which may include increased public transit, reduced-cost ride services, walkability, mobility, and accessibility; • Housing and other Building Design which may include building standards for affordable, adaptive and accessible housing, increased age-friendly planning practices and multi-generational options; • Social participation and Services which may include local meal delivery, adult day programs, and caregiving support; • Social Inclusion which may include activities and initiatives that meaningfully engage seniors to keep them connected within the community; • Outdoor Spaces which may include accessible, equitable and inclusive green spaces that are safe and secure for the older population; • Civic Participation and Engagement which may include intergenerational initiatives and opportunities for meaningful volunteering and paid work that benefit older people; and • Communication and Information which may include effective systems and technology that is accessible and available to residents of all ages. <p>We are appreciative of the time and effort that the GPAC commits to this process. We are optimistic that as the General Plan moves forward, we will continue to have a welcoming community for all Pleasant Hill residents, including our older population. We remain available if the GPAC wishes to access any expertise within the Pleasant Hill Commission on Aging.</p>
Friends of the Pleasant Hill Creeks	<p>Friends of Pleasant Hill Creeks (FPHC) is a nonprofit organization of Pleasant Hill residents who care about our creeks. Since 2017, FPHC volunteers have participated in creek cleanups, wildlife surveys, water quality monitoring, habitat restoration, and educational activities in our community. FPHC appreciates the opportunity to submit comments on the General Plan Housing Element.</p> <p>General Comments</p> <ol style="list-style-type: none"> 1. At the Pleasant Hill General Plan Planning and Design Workshops, the community expressed strong support for restoration of creeks, riparian corridors, and open space areas, all of which improve our urban environment for both people and wildlife. 2. Five of the 14 potential housing sites reviewed in the Preliminary Housing Sites Memorandum (June 23, 2021) and Workshop (July 14, 2021) are adjacent to or crossed by creeks. We offer specific comments on these sites below. Where creeks are adjacent to or cross a development site, we support designation of a Creek Protection Zone, a riparian corridor/buffer zone that extends 50 feet from the top of each bank, with wider buffers where significant habitat areas or high potential wetlands exist. This is consistent with Pleasant Hill’s Draft Environment Element (ENV-3) as well as Contra Costa County’s policies for new development along natural watercourses (General Plan, Conservation Element, Section 8.12). 3. Access to natural open space, parks, and walking/biking trails is important for residents at all income levels and should be a priority when evaluating and planning potential housing sites. This priority is consistent with General Plan Guiding Principles, which call for protection of the environment and open space resources as part of the sustainable development of our City. <p>Specific Comments to Preliminary Housing Sites Adjacent to or Crossed by Creeks</p> <p>Site B: Chilpancingo Park</p> <ul style="list-style-type: none"> • We support GPAC and staff recommendations to remove this site from inventory due to its current use as a community park, with multiple heritage oaks and deeded restrictions, in an underserved area. <p>Site C: Winslow Center</p> <ul style="list-style-type: none"> • The site description and map should indicate that Grayson Creek flows through this site. The creek channel is in a natural state and includes mature native oaks and other

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	<p>riparian species. Native and migratory bird species, including raptors, have been observed at the site.</p> <ul style="list-style-type: none"> • We recommend designation of the riparian corridor extending at least 50 feet from each creek bank as a Creek Protection Zone with adjacent open space and public access trails serving as a benefit for future residents and the Pleasant Hill community. This site also has potential for creek restoration as part of a future mixed-use / housing development. <p>Site D: Mangini-Delu Area</p> <ul style="list-style-type: none"> • The site description and map should indicate that Grayson Creek flows through this site. The creek channel is in a natural state and, as an extension of the creek that flows through the Winslow Center, is likely to include mature native oaks and other riparian species. Native and migratory bird species, including raptors, are likely to be present at the site. • We recommend designation of the riparian corridor extending at least 50 feet from each creek bank as a Creek Protection Zone with adjacent open space and public access trails serving as a benefit for future residents and the Pleasant Hill community. This site also has potential for creek restoration as part of a future mixed-use / housing development. • Please note that the creek corridors on Sites C and D are connected and should have equivalent levels of protection. <p>Site E: JFK University</p> <ul style="list-style-type: none"> • The site description and map should indicate that this site is adjacent to Ellinwood Creek, a section of historic Walnut Creek. The creek channel is in a natural state and includes mature native oaks and other riparian species. The southwest corner of this site currently has an open space area (with benches) adjacent to the creek. • We recommend that the existing creekside open space area be retained and improved as part of a future mixed-use / housing development to serve as a benefit for residents and the Pleasant Hill community. This site also has potential for creek restoration as part of a future mixed-use / housing development. <p>Site L: Beatrice Area</p> <ul style="list-style-type: none"> • We support the GPAC recommendation to hold this site outside of inventory due to hydrology/flooding issues and sensitivity of habitat. Grayson Creek flows through this site. <p>The creek channel is in a natural state and includes mature native oaks and other riparian species. This site is part of an ongoing avian biodiversity survey that has documented more than 80 species of native and migratory birds, including multiple raptor species.</p> <ul style="list-style-type: none"> • We recommend this site for consideration as protected open space. This site has outstanding potential for restoring riparian habitat and enhancing public access via connectivity to the existing East Bay MUD trail and school/park/library sites. <p>Thank you for your consideration of our comments.</p>
Betsy Webb	<p>Thank you very much for the very informative Housing Element meeting last night. It was professional yet relaxed; open and engaging. I learned a great deal. I wonder if parking lots, school yards and parks could be looked at as housing possibilities. Just small slices of properties that would help to increase housing. As example, Christ the King church on Gregory rarely fills its parking lot, even in the best of times. When College Park was built, the DVC football field was shared. School yards are important, but many could be whittled down a bit. The cash strapped school district might welcome, and benefit, from additional money. Small sections of city parks might be utilized as well, although I can only imagine the uproar that would create. Finally, my parents bought our house in 1948. The Mangini family has been close neighbors for decades. This year has been a very hard for them with the passing of Louie and Marian. It would be difficult to see a wall of tall condos in place of a cornfield or walnut orchard. But time does move along. I understand the city is between that proverbial rock and a hard place. I trust you and other members will do the best for our community. Thanks for reading. And thanks again to you and other staff for a clear presentation last night.</p>



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Andrew Pierce	Councilmember Carlson, I would like to commend you and Mayor Noack for the recent Housing Element Townhall meeting held on 10/27. I learned an immense amount about the upcoming RHNA cycle and what it could mean to the PH landscape. Members of the public asked thoughtful questions and those were answered concisely by you, Sue, and staff. I'm hopeful that the virtual meeting will be linked to the city website and the pleasanhill2040 site for residents to view, and that the FAQ page on both sites might be updated to include questions and answers from the meeting specific to the housing element and this sixth RHNA cycle. I think it would behoove all PH residents to have a better understanding of the potential development sites, density, zoning, and why PH and neighboring cities are suddenly faced with a mandatory housing construction increase. I commend the city's transparency, the available resources/ materials for the public's consumption/education, and the council's position on RHNA in the Bay Area (and housing numbers specific to PH). I'm confident that continued transparency and communication with the public will only lead to more thoughtful conversation, understanding, engagement, and involvement. Thank you again.
Jeremy Magruder	I noticed that the Mangini property was listed as a focus area in the General Plan feedback report, and that discussion of focus areas was included on last night's GPAC meeting. I had a childcare obligation so I was unfortunately unable to attend but I would like to stay as up to date as possible on any news regarding plans for that property. My house is immediately adjacent to the Mangini farm, and naturally any redevelopment or rezoning choices could have massive implications for my neighborhood and for my family's financial well-being. How can I ensure that I am updated about development and planning choices being considered regarding that property? Also, what is the best venue for me to provide feedback on those choices? If rezoning to high density housing or commercial development is being considered, it would clearly be devastating to the families who own homes in the neighborhood.
Wendy Gollop	Regarding the Winslow site. If it is decided to be used for RHNA, I think that this site is better for mixed use instead of all residential. It is located at the intersection of two major streets. Any commercial development could be situated to have minimal impact on residential development. In the present plan it is designated all residential.
Jack Prosek	Reminder that DVC needs to ADD parking for their current number of commuter students while many residents – especially those living nearby would object to having dormitory TOWERS there. C&D Consider allowing multi-use development on these two sites. Also, I think that these are the best locations for Moderate and Above Moderate income level – hence larger – units, so that should be reflected in the building sizes. Also need to allow landscape area for the creek riparian area. E&N – Noted that these were changed to allow multi-use – as previous suggested to retain jobs close to the new housing. G – There was some discussion during the June 23 rd meeting about expanding this area to include the houses immediately west of the shopping center, which I support. We also note that the densities for sites F, G, I, J, K, L, & M were increase from 30 units per acre to a range for 40-70 units per acre – not sure what the justification is for this especially since these are the smaller MU sites?? This might be too much to expect! Of course, ample PARKING will be a big issue as each of these sites are developed so that there is not a negative impact on the surrounding neighborhoods!!
Nancy Anderson	I am pleased to hear you are in the process of appealing the RHNA numbers. I attended one of the meetings pre-COVID and heard the city council members/GPAC members place the blame on the state. They then engaged in this exercise in futility by cramming housing into every possible nook and cranny in PH. I think it explains why so many residents are so frustrated with our City Council and their lack of vision. The plan does not reflect the values and wishes of our community. It simply is a check mark to meet the RHNA numbers, and please ABAG.

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	<p>The correct action is to challenge the requirement. I recently listened to a Podcast about the poor governance in San Francisco. The city has allowed unconstrained growth in business and jobs without accounting for housing. We in the Bay Area are living with those poor decisions, and now we are asked to solve the problem. However, businesses and residents are leaving the area in considerable numbers. What will that do to the needs in the area? I encourage our city council to be more thoughtful and progressive in their plan. We are a suburb. We moved here to enjoy the benefits of suburban life.</p> <p>I am particularly concerned about the Winslow Center and Mangini property. To see that you are considering 261 units between those two properties is astounding! The increase in population and vehicles will be unsustainable in this neighborhood. We have yet to see what traffic will be like when COVID has run its course and commutes have resumed full force. The intersection at Pleasant Hill Road and Gregory/Grayson was modified pre-pandemic. I am curious what that intersection will be like when things return to normal – then add population and cars from Mangini/Winslow – it will definitely feel like a San Francisco traffic jam!</p> <p>What about the environmental impact? This area is rich with wildlife. The creeks and native oaks are home to so many birds, animals, reptiles. At a time when we need to be focused on saving, nurturing, and regenerating our natural world, this should not even be under consideration. I urge you to, at the very least, maintain the current zoning of R-10 for the Mangini property.</p> <p>Lastly, transparency was mentioned at the Housing Element Workshop of July 14, 2021. I did not see any reference to conversations that have occurred with the Mangini Family. Has anyone on the city council, and/or GPAC members been having conversations with them? If so, why was this not disclosed? If so, please direct us to documentation of the context and content of these conversations.</p> <p>Please do right by the residents of Pleasant Hill.</p>
David Blau	<p>I'd like to introduce myself to you. My wife, Jennifer, and I have lived happily in Victoria Crossings since this development was constructed in the late 1970s. We have always loved being located next to a true working farm that has produced an amazing variety of crops year after year. It's one of the main reasons that we moved here from Walnut Creek in 1980.</p> <p>I served for many years as the Senior VP for EDAW, an internationally renown land planning, environmental, and design firm headquartered in San Francisco. I built and directed the environmental practice for 38 years and retired about eight years ago. I have a career's worth of experience in land planning, site master planning, and EIR/ EIS preparation. I personally have directed the preparation of over 200 EIRs and EISs and understand all the in's and out's of these documents. I have been an expert witness in lawsuits over ill-conceived project proposals.</p> <p>I have followed the multi-year General Planning process that the City has undertaken and appreciate the pressure that you are under to comply with the State mandate for adding housing. I am also aware of the many communities that are fighting to reduce their mandate as being unreasonable based on limited vacant land supply. (I believe Beverly Hills has a mandate of adding three housing units!)</p> <p>I see that you are currently in Phase 5 of the GP process, "Plan Preparation", and hope that the CEQA process is being done concurrently or at least has begun. Your City website states that the EIR will be released along with the Draft GP next spring. We are anxious to see its content and more specifically, how you address and theme the alternatives in the DEIR. Your 2003 EIR on the GP concluded that Alternative C, the</p>



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	<p>""Reduced Density/ Open Space Alternative" was the "Environmentally Superior Alternative", which we applaud.</p> <p>I realize that times have changed, but many of us that live in the surrounding area are seriously concerned with the ultimate density and character of housing that would be built on the Mangini property. When and if the owners decide to sell, we want to make sure that the master plan for the site and its associated EIR fully explore the range of alternatives between housing and agricultural/ open space preservation. In fact, we suggest that this theme be the basis for the "reasonable range of alternatives" as defined in CEQA. I number of communities are preserving a component of their developments for a working farm. We, however, do not want to see this as "tokenism" to appease the community but a real, honest and viable component.</p> <p>The Mangini heirs will make plenty of money regardless of the ultimate number of housing units built on this site, so protecting the creek corridor, providing open space, and including a working agricultural component should be paramount. We do not want to see a crowded, unsightly development like the Molino Ravioli property just down the road where the homes are oversized, the lots are undersized, there are no setbacks from the street, and the architectural design is very poor. One of the ugliest housing developments I have ever seen.</p> <p>The EIR for the Mangini property will have to address a number of serious environmental impact issues and offer suitable and effective mitigation measures to reduce impacts to less than significant. Top of the list will be the significant increase in traffic due to added congestion, increased wait times at intersections, safety crossing issues, turning lanes, etc. Other issues include air quality, climate change, noise, aesthetics, stream corridor protection, soils and erosion, vegetation, etc.</p> <p>Keeping the density at a moderate level will help to keep the balance that we are all looking for on this property. Please let me know if you have any thoughts on my comments.</p>
David Blau	<p>I wanted to thank you for your response and for forwarding my comments to your planning consultant, Rick Rust, at mintierharnish for his consideration. I also wanted to comment that many locals were on vacation during mid-July and missed the opportunity to express their serious concerns about the future use of the Mangini property. Please do not use the low attendance at this event as any indication of the level of interest. In future public meetings, I assure you that there will be much greater attendance and participation by neighbors on all sides of the property and from HOAs.</p> <p>To be clear, many of us feel very strongly that the current zoning of R-10 should not be changed to allow for increased densities on this 29-acre property. Constructing 100 or so housing units on this site is consistent with the character of the surrounding neighborhood. Victoria Crossings, for example, has 106 single family homes on 40 acres. The density allowed under the R-10 designation would offer full protection and enhancement of the creek corridor as well as the historic significance of some of the Mangini buildings. We do not want to see anywhere near 261 housing units with multi-story structures crowded onto this site as quantified in two of Rick's slides, "Potential Sites C & D".</p> <p>You owe it to the community to illustrate clearly what different densities might look and feel like. Density is an abstract term to most people. They cannot visualize densities. They need to see examples from other communities of what 4 units/ acre, 6 units/acre, 10 units/ acre, etc., would look like with photo images. Please make sure that your planning consultant illustrates these at all subsequent public meetings.</p>

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	<p>Finally, as an example of the neighborhood's passion, about five years ago, a fellow from Antioch proposed to construct an 18-hole disc golf course in Paso Nogal Park. He said that "the use was compatible with other passive park uses" plus he claimed that "nobody uses the Park anyways". The neighborhoods surrounding the Park were incensed and mobilized to defend the Park from a use that forces out all other park users. We successfully argued that the disc golf course was inappropriate for the Park and had about 250 people attend the Recreation & Parks District public meeting to decide its fate. We received a unanimous decision to decline the proposal from the District Board after illustrating the environmental damage caused by these courses in other communities. In other words, do not underestimate the power of the people (i.e., voters) in this community.</p>
David Blau	<p>The PPT slide in the Housing Workshop in mid-July showed a potential for 261 housing units on 29 acres on the Mangini/ Winslow properties. Simple math says that would be an average density of 9 units per acre. If you intend to see a good amount of single family residential homes constructed on this site, the density for the multi-family housing component would have to be considerably higher, I'm guessing maybe as high as 12-15 units per acre and a high number of floors.</p> <p>This would be totally out of character with the surrounding suburban residential neighborhood. Maybe suitable for the transit-oriented village at the BART Pleasant Hill Station or even for the Cleaveland Road project closer to the town center, but entirely inappropriate for the Mangini/ Winslow property.</p> <p>Please do not push for a change in zoning for this property. The R-10 designation is entirely appropriate for this site, which would allow for approximately 100 homes.</p> <p>The community is very upset and is organizing around the banner, "Neighbors for Mangini/ Winslow 100".</p>
David Blau	<p>Troy, thank you for having your planning consultant prepare such an informative set of built housing density examples both within Pleasant Hill and beyond. It is very difficult for the average person to comprehend density and the photos really help visualize what is possible.</p> <p>We appreciate more than ever how difficult a spot the City is in. Very little vacant land left. All projects will be complex. But I hope the City now understands more about us as well. We are not against housing development. We just want to see it done properly and with a character that is consistent with the surrounding neighborhoods. The question asked by Dr. Joyce Tang was very direct: "If a developer builds 100 single family homes on that site, how many ADUs could the City get credit for?" The response was, "Well, it depends on the past 3 yrs results". Not an answer that we understood. Would the number likely be: 10 20, 50? How and who determines the number that the City would be credited with?</p> <p>I also found it curious that there was no mention of CEQA in the meeting. Even under the last slide on "Next Steps", there was no mention of certifying an EIR before the GP and Housing Element are adopted. I realize there are many State bills floating around to streamline and even pre-empt CEQA, particularly if a project provides affordable housing, is an urban infill project, or is in a transit-rich area. It's difficult to even follow the huge number of proposed bills and what is actually law and what is not.</p> <p>So, here's my three questions for Brena Weatherby of RINCON, your environmental consultant:</p> <ol style="list-style-type: none"> 1. What portion of the City's Housing Element needs to address affordable housing to qualify the City as exempt from CEQA?



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	<p>2. Isn't a full EIR still required to support the General Plan?</p> <p>3. If the Mangini/ Delu/ Winslow development has a component of affordable housing, does that qualify as exempt under CEQA?</p> <p>Could you please forward these three "burning" questions to your env. consultant and have her respond with some clear answers? That would be very helpful. And thank Mayor Noack and Council member Carlson for their time and attention.</p>
David and Veronica Roche	<p>I was unable to send our comments on the website.</p> <p>This is ridiculous. You are trying to force a square peg into a round hole How will squeezing more people into PH make it a better city?; more traffic, less parking, more demands on infrastructure (schools/police). The city needs to fight harder against these mandates put on to us by larger cities and counties that have made mistakes with their own planning. Having lived in Stockton I have seen the disastrous impact that forced higher density housing (apartments, duplexes, triplexes etc) into single family housing neighborhoods has been. The once nice neighborhoods became "tired", dirty and crime ridden very quickly and bringing down the values of the pre-existing single family homes. The proposed project at 401 Taylor for multi family is a terrible idea and would do a great disservice to the city and the neighborhoods that would be directly impacted. More ADU's would allow for a more organic solution as it would allow for citizens make their own decisions w/ their own property.</p> <p>The people mandating this do not and will not live in Pleasant Hill and be forced to live with consequences.</p>
Russell Erickson, Patty Erickson	<p>We understand, via a well to do acquaintance who plans to lead some opposition, that the Mangini "farm" on Pleasant Hill Road, might begin development in the next year. That might entail condominiums or town houses such as sold so well near downtown PH years ago. He and other "NIMBYS" appear against anything other than over \$1 Million single homes. The last 3 housing developments allowed in Pleasant Hill all involve single family homes at \$1.1 million and up! Where will our children and grandchildren live? Where will city workers, teachers, police, business employees live in the future? Will we drive them all away from Pleasant Hill? Shall they have excessive commutes trying to stay where they grew up or work?</p> <p>Our acquaintance states Pleasant Hill should follow the path of "Lamorinda" where monied powers and too many lawyers stand off the state mandate for more homes, which he states "has no legal teeth" for compliance. We lived in Moraga once and Lafayette and much prefer Pleasant Hill and its more equal outlook for all citizens. The Mangini property could easily accommodate clustered townhomes (downtown PH demonstrated their worth and easy salability), or condominiums which likely will still be expensive, but much less so than single family homes. Pleasant Hill Road fronting it was recently redone and can handle the traffic with another stop light at the entry. Alhambra Avenue is already a small freeway at commute hours, but most splits off at Taylor, though our NIMBYS will use traffic and maintaining home values as the usual excuse for limiting development.</p> <p>SB9 and SB10, recently passed by the state legislature, allowing up to 4 units per single family lot and up to 10 apartments per lot, will likely influence the city's judgement, though these will doubtless face many court challenges by people dedicated to no change even in the face of increasing population world-wide (more than doubled in our lifetime).</p> <p>California has 12% of USA population and 28% of its homeless, partially due to our weather, broad outlook on welfare, but also greatly to the fact that the average USA</p>

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	home is \$374,000 and the average Bay Area home is over \$1 million. Please think in terms of not adding to this with so many good people we have mentioned above!
Richard & Patricia Albright	<p>We have received information and requests related to subject. While we understand the desire of the Mangini family to maximize the value of its (inherited) property and the (insatiable) desire of Pleasant Hill (and other government entities) to increase the property tax base and consequent revenues, we are opposed to the proposed development and, absent more cogent arguments, any development.</p> <p>High density housing may improve the property’s value to its current owners and the City’s tax coffers, but it significantly and permanently impairs the value of surrounding single family housing, increases traffic congestion, would reverse the claimed improvements to pedestrian and bicycle safety.</p> <p>Our opposition to the proposal(s) is not merely the result of ‘NIMBY’. We are philosophically opposed to government officials, whether elected or not, arbitrarily enacting laws, regulations, etc. that effect our lives and the quality of life that attracted us to this community. What this community needs is more open space, safe recreational fields, and restored wildlife and watershed spaces..</p> <p>The City initiated the Pleasant Hill Road (“PH Rd”)project and trumpeted its promised effect on traffic, and bicycle and pedestrian safety. The Mangini Land Plan would appear to be counter productive to the claimed benefits of the PH Rd project, add to the burden on neighborhood schools and tax the shrunken traffic lanes.</p> <p>Which brings us to the PH Rd project itself; viz.,</p> <p>The sidewalk bump-out at Linda Lane remains an invitation to accidents, causing southbound vehicles which are attempting to turn on to Linda Lane to merge back into traffic;</p> <p>The narrowed lanes increase the risk of accidents as large vehicles (buses, fire engines, 18-wheelers) tend to impinge on the adjoining lane;</p> <p>The reduced speed limit does appear to have materially reduced actual speeds. I have yet to see a vehicle pulled over;</p> <p>Northbound sign reducing speed to 30 mph is idiotic, at best, since a 35 mph speed limit sign is seemingly yards after the 30 mph sign;</p> <p>Making a left turn from Linda Lane remains an adventure given the limited visibility and speed of north-bound traffic combined with the narrowed traffic lanes. I remain convinced a traffic light at Linda Lane is needed without the increased traffic the Mangini Land Plan would bring, was and is more needed than the additional (confusing) traffic light on Gregory Lane and Eleanora Drive given that there is no alternative outlet for residences on Linda Lane, Linda Court, Stevens Circle and Erin Court;</p> <p>The reduction in left-turn lanes at Gregory Lane should be reversed, traffic cones delineating the change were quickly mowed down and vehicles continue making left turns from the now straight only lane;</p> <p>Prohibition of left turns from southbound PH Road into Walgreens while permitting U-turns to accommodate apartment dwellers was a problem before the PH Rd project and remains problematic and dangerous as drivers make left turns into and out of Walgreens and apartment dwellers make left turns out of their complex onto southbound PH Rd. Moreover, drivers who obey the signage and are then trying to make a left turn into Walgreens from eastbound Gregory Lane frequently find themselves partially or fully obstructing the #1 eastbound lane and in danger of being rear-ended.</p>
Richard & Patricia Albright	California is in another drought. Why is Pleasant Hill's government even considering adding homes and the resultant increased demand for water while simultaneously asking current residents to greatly reduce water consumption?



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Jared Gragg	<p>Thank you for taking the time to discuss the future of the Oak Park Shopping Center. This letter is to reiterate the following points from our conversation:</p> <ul style="list-style-type: none"> • We are the owners of the Oak Park Center. • As the shopping center was built in the 1960's, the next stage of the property's life should be considered in planning for the neighborhood. • We believe the property could become a great mixed use neighborhood amenity, as it makes up the heart of the Oak Park Boulevard GPAC Focus Area. • If zoning were amended to allow such development, Oak Park Property, LLC would pursue a mixed use redevelopment of the site, incorporating neighborhood commercial businesses as well as housing. • In this scenario, Oak Park Property, LLC would attempt the acquisition of the vacant and underutilized neighboring parcels for incorporation into a unified development. • Mixed use development is feasible from a business perspective, as the property's existing leases largely expire before 2029. <p>Please let us know if we may be of additional assistance.</p>

Emailed Public Comments

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Author	Comment
jmagruder0 (at) gmail.com	<p>I was unable to attend the 6/23 meeting but noticed that the recommended density for redevelopment on the Mangini/Delu property had increased substantially compared to the previous preferred alternative. The previous recommendation rezoned the southern section to multi-family low density and the northern section to single-family high, while retaining the section bordering Apollo Way as Single Family Low. This recommendation balanced the need for new housing with the need to protect the community and families who already live in the Apollo/Mercury community. If I'm not mistaken, the new recommendations would further increase the density on both the southern and northern portions substantially. This would substantially harm the families, community, and traffic in and around Apollo/Mercury. I urge the GPAC to return to the previous "preferred alternative" recommendations for this property.</p>
golwern (at) gmail.com	<p>Regarding the Winslow site. If it is decided to be used for RHNA, I think that this site is better for mixed use instead of all residential. It is located at the intersection of two major streets. Any commercial development could be situated to have minimal impact on residential development. In the present plan it is designated all residential.</p>
cathleen.kirk (at) sbcglobal.net	<p>So, we're in phase 5. What does preparing the plan mean? Is all of this building a done deal as of today? We can't handle any more traffic in this area. Where is the water coming from for these houses? Pleasant Hill road was just redesigned but this design won't accommodate 200 houses on Mangini Farm. You'll need a stop light. I'm against all of this development but don't want to waste my time giving input if</p>

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	this is already a done deal. Please contact me and let me know.
briannabeall (at) gmail.com	I am not in favor of developing this land with so many houses on it. However, I understand that housing is needed in our area. One solution could be housing in the back part of Mangini area with a public park/green space along the land that butts up against Pleasant Hill Road.
aprilbush (at) comcast.net	Please find a solution that keeps the Mangini Property part of the agriculturally history of Pleasant Hill AND develops needed housing. Be creative! How about a... community garden and play area along Pleasant Hill Road with housing behind, and a green community with solar, and connecting the walking trails, and thinking about the space for future generations. Building a community not just housing. You have the power to save the last remaining evidence of the heritage of our town and build for future climate friendly needs!
csgraham228 (at) yahoo.com	HORRORS!! TWO HUNDRED UNITS IN THAT SPACE IS A WAY TO MAKE LIVING IN THIS AREA IMPOSSIBLE. ALL THE STATE MANDATES INCLUDING CONSIDERATIONS FOR CLIMATE CHANGE ARE REDICULOUS. MAY GOD PROTECT US FROM MORE OVERCROWDING, OVERTAXATION AND BLIGHT IN OUR COMMUNITY.
telzeyhome (at) yahoo.com	Worried about the overuse of ADU's in neighborhoods, don't like that idea AT ALL. I am worried about taking away business property to build housing. I think we need to be very careful and thoughtful about where housing is inserted. Preservation of our community is vital.
khelfter (at) yahoo.com	I live at 44 Erin Court. I am commenting on the proposed use for Mangini and Winslow center areas. I am opposed to the plan to add 261 housing units **Estimated 500 additional cars / drivers would be added to an already congested area along Pleasant Hill Road **The city just spent money updating PH road with the new bike lanes. Extra traffic will negatively impact that progress by forcing cars to the green lane. **Residents and guests would end up parking on our streets We would ask for 33% (?) of this land to be used for low density housing (single family homes) and the rest to be preserved. This land has a rich history of farming and seasonal activities for our local families to enjoy. It has been a place for: agriculture, outdoor landscape painting, spring Easter events, summer fruit/veg stand, autumn hay rides/pumpkin patch etc., Christmas tree lot and open space to observe wildlife and nature. The property contains a canal that we believe should be restored No High Density!



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catherine.boccellari (at) gmail.com	<p>We are opposed to the proposed plan for the Mangini Land. We would like to see the following instead:</p> <ul style="list-style-type: none"> -1/3 of the land used for low density housing/single family homes -The remaining 2/3 preserved for the community and residents of Pleasant Hill. -Restore the canal to its natural condition. <p>There are so many other multi-unit developments in Walnut Creek area that are close to Bart that haven't even been filled yet- adding yet another one and contributing to more traffic and pollution, not to mention water consumption in drought-sensitive conditions, is not the right path for this plan.</p>
nancy.gerber63 (at) gmail.com	<p>I think it's a shame how little the city cares about developing soccer fields and ideally a soccer complex. While you can't turn around without running into baseball/softball fields, there are no high quality soccer fields in the entire city of Pleasant Hill. The Mangini space would have been perfect for a complex, but no, we're putting more houses in an area with massive commuter traffic. With a soccer complex the local clubs could host tournaments that could bring in needed dollars from players and their families, as well as help our kids develop as athletes. Reconsider, PLEASE!</p>
mdwsmw (at) comcast.net	<p>I support the general plan in relation to the Mangini development. We have seen too many LARGE single family homes built recently in PH, and the Mangini development would provide housing for more people, on a corridor that would support the additional traffic and access to public transport. Prior developments of condominiums and townhouses along Pleasant Hill Rd. seem to me to be appropriate for the area, and the Mangini Farm can easily fit into this same pattern. Ingress and egress from that development is straightforward, and utilities are right along that corridor. Please do not capitulate to the single family home cries, and keep to the plan you have developed. Thank you, Mike Weston</p>
paul.boccellari (at) gmail.com	<p>I am opposed to the proposed mangini land plan to build 221 total units. The proposed high density development will create additional cars on an already congested area along pleasant hill road. Extra traffic will negatively impact the investment that the city just spent updating PH road with new bike lanes. It is recommended to use the land for low density housing and the preserve a majority of the land for open space.</p>
chicostategrad (at) gmail.com	<p>Low density housing along with green space would preserve the character of Pleasant Hill. The sense of community is why I moved back from San Francisco to raise my kids in the shadow of the Mangini's farm. My children enjoy the Winslow Center and we hope it is greatly expanded. I will leave the city if these plans are realized. Voting with my pocketbook may be all I have at this point</p>

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Author	Comment
mdewit (at) sspa.com	<p>I am strongly opposed to the proposed plan for the Mangini-Winslow properties because the housing density changes are in conflict with the General Plan and the values of PH. Changing the current SF medium density to high-density housing will negatively impact existing residential neighborhoods and families.</p> <p>The proposed increase in housing density is does not comport with the General Plan, which says retaining the character and charm of residential neighborhoods is a top priority for Pleasant Hill.</p> <p>The proposed plan is not compatible with adjacent neighborhoods. The General Plan says that multifamily developments are separated from single-family neighborhoods, which surround the properties.</p> <p>The proposed high density plan would greatly increase impacts to Grayson Creek.</p> <p>It is the City’s responsibility per the General Plan to protect and preserve our residential neighborhoods. The proposed changes for the two properties fly in the face of this top priority and should be dropped.</p>
bpjeas6 (at) comcast.net	<p>The southern section of the Mangini-Delu site should be targeted for 4.8du/ac which is consistent with the eastern section. In addition, a portion of this area should be designated as a park/open space.</p> <p>The proposed plan of 21 du/ac is inconsistent with the surrounding neighborhood, inconsistent with the current R10 zoning, and will lead to excessive congestion along Pleasant Hill Road.</p> <p>As your presentation shows, you are significantly over the RHNA target for low and very low income housing (2154 vs 892) and under for above moderate housing (295 vs 657). This change can easily be accommodated and will put you closer to RHNA targets.</p>
jskroner (at) pacbell.net	<p>Opposed to the plan for the Winslow Center and Mangini farm. This should NOT be high density housing with 261 units. This would be a crime to the existing residential area-adding too much traffice on our very small streets, erode the quiet nature of the residential area, would not preserve the canal/wildlife status. Not opposed to similar housing that already exists but NOT condominiums or townhomes, or apartments. Please be considerate of the already existing neighborhoods and plan something that would appear seamless and low density to this corner window of Pleasant Hill.</p>
spechtleslee (at) gmail.com	<p>I am opposed to the housing proposal for the Mangini property. There will be too much traffic coming through Taylor and Pleasant Hill Rd. I would like to see less houses and children’s park built. Thank you.</p>



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shereen56 (at) yahoo.com	In general, I would hope that most development could be concentrated near the CC Blvd. corridor. Regarding the Mangini property: I understand that housing is inevitable, but could we please consider a so-called Agri-hood? Let us preserve a small patch of the farm for a community garden for example. Please require that the design of new housing reflect our town's charm. I wouldn't be opposed to tiny homes for low income people as part of it.
kpmg (at) sbcglobal.net	The Housing Element (HE) as a subpart of the General Plan (GP) does not consider the desired future characteristics of PH which are yet to be articulated in a GP draft. The general trend appears to be changing PH toward a higher density, semi-urban area. The HE needs to be aligned toward future needs and avoid creating dense residential "islands" where cars are the only viable way to access the daily needs (job, groceries, shopping). Toward this end I: <ul style="list-style-type: none"> • support continued challenge to RHNA targets based on viability; • propose grouping and prioritizing mixed use designations consistent with the long-term vision of the GP. i.e. development of area close to Contra Costa Blvd corridor first; • propose outlying areas are designated at lower densities (e.g. west PH areas C, D and I); • propose that an overarching story be included that supports the HE and will help explain its direction, rather than present a seemingly hodgepodge grab-bag of sites of unknown availability or interest.
pwmosher (at) att.net	Think the proposal for the Mangini property has too many homes - will overly impact that intersection and property. Also feel a Starbucks Drive Thru on the old Tahoe Joe's site is overkill - maybe a Sarbucks but NOT a Drive Thru
f.levy (at) comcast.net	I am writing to voice my opposition to the city's plans for Mangini's. I have lived in P.H. for 56 years and little by little the open spaces where kids used to be able run, play and have fun have been paved over. The field that was at the end of Linda Ln where we had 2 creeks meet into a pond and a giant oak tree with a rope swing gone, the field on the other side of Taylor Blvd where kids used to build forts gone, hangman's hill where we use to go to ride our bike's gone. Instead of building more high density housing packing us in like sardines in a can why not use part of the land to teach kids at the local schools how to grow food,rent out other parts of the land to residents who want to grow their own food.
vickiweiland (at) gmail.com	I understand the City is considering how the land previously held by Mangini Farm on Pleasant Hill Road is going to be developed. Is this correct? If so, I would strongly encourage the City to engage the community with goals that could be to 1) preserve the historical nature of this property; 2) preserve as much open space as possible; 3) be as environmentally conscious as possible. It is NOT ok to keep developing land (like we've done with Molino's on Boyd and Pleasant Hill Road

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	and like we've done on Taylor and Mercury and now the homes that are about to be built just down the street on Taylor) with \$1.5m++ single family homes. Our City is turning into a cement jungle and the traffic and number of people living in the area continues to explode. And the "privilege" that we continue to attract with housing that only the top 1% can afford, waters down our ability to be inclusive and attract a diverse profile residents. Please respond. Thank you.
debbyclary (at) cs.com	Re the Mangini property, I am against high density housing on our already depleted resources, i.e., WATER. We do NOT need more housing, period, in Pleasant Hill.
k.barens (at) comcast.net	I'm very concerned about future development to the Mangini property. Traffic is already an issue and adding 221 units will make it unbearable. Please take into concern those of us living in this area.
shari.riffe (at) sbcglobal.net	If the Mangini property is up for sale I think the agri-community idea would be great for P Hill. With the property at the corner of Lucille and Taylor being developed the congestion will be bad enough. Too bad it can't be a park.
gelinasannette (at) gmail.com	I was active in the General Plan 2020 process and still stand by my opinion that the Mangini property should stay zoned as it is. Although there will still be a lot of impact to the surrounding area in the way of traffic, schools, and other services, it is much less than the proposed 221 units. Pleasant Hill road already has traffic issues. Although the city needs affordable housing, placing it closer to the 680 corridor makes more sense. Most will miss the Mangini Farm and many would like to preserve the land but unfortunately I know that is probably not feasible. Leaving the zoning reduces the impact that will occur when this property is developed.
NormaJ49 (at) gmail.com	As a 40+ year resident who lives just blocks from the Mangini Farm, as a local Realtor for 34 years,, I would love to see NO more density than the property is currently zoned for. This is not the area to put high density housing. It would change what we have all loved and enjoyed as long as each of us has lived here. To change it to high density would not appeal to any of the local residents. It would of course create traffic, drowded schools and an ambiance none of us look for in our beloved central Pleasant Hill location! Please keep the Pleasant in Pleasant Hill. I believe Louie Mangini would want it to remine as the area he loved so much! I know I would and my friends and neighbors would. Thank you for listentin. Adding 120 single family homes is a lot iin itself! Thank you for considering our input.
suzannejo16 (at) gmail.com	On Nextdoor someone brought up the idea of an Agrihood. Sounds fabulous. I would vote for no more houses or density. More green space please!
estherann11 (at) gmail.com	Regarding development of the Mangini property. I fully support the idea of creating a Agrihood on the Mangini property. It's time for Pleasant Hill planning commission to



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	embrace ideas that benefit residents and the environment. Agriculture is a part of our history. Thank you.
amy_email_1 (at) yahoo.com	I am opposed to the city approving increased housing units on the Mangini property located between Pleasant Hill Rd, Taylor Blvd, and Westover. Reduced housing would be even better to avoid traffic congestion, keep the area safe for bikes and pedestrians, and potentially avoid a hideous skyline of tall buildings.. I live 2 blocks away and am greatly concerned about traffic, crime and safety. Ideally, the property would be turned into agrihood. Thank you.
kma751 (at) gmail.com	We do not need 221 additional housing units on the Mangini Farm property. We are already dealing with the awful houses being built on the Molino property. The traffic in this area is already much, much worse than it was even 5 years ago. I will not support any council member who thinks this is a good idea. I would support an "Agrihood", but not mass housing on this property. You are ruining Pleasant Hill.
kostreet75 (at) gmail.com	As a resident of the Mercury and Apollo Way neighborhood I believe it is imperative to the to maintain the R-10 zoning of the Mangini/Delu property to keep with the surrounding area and the character of our neighborhood. Please keep the R-10 zoning for this property for the 2040 General Plan.
helenjcrump (at) gmail.com	Thank you for considering comments from residents of Pleasant Hill. The idea of agrihood is very appealing for the Mangini property. It seems to be the new and innovative way to incorporate the agricultural roots of this valley with the need for housing. Please consider an agrihood project when making decisions about the Mangini property.
kphillips101 (at) ymail.com	I would like the city to accomplish the following: 1. Please save open space and align with California's 30x30 conservation plan - to permanently protect 30% of open space by year 2030. 2. Incorporate new development with green spaces - trees, community gardens, parks. Plant pollinator plants and drought tolerant plants. Avoid water-hungry plants. 3. Include affordable housing per the state's requirement. Thank you.
ronaldred2 (at) aol.com	restrict growth! Too many people, too much traffic, noise is ungodly, and it just isn't anything like the town I grew up in. This is not progress!
dansheridan (at) comcast.net	The city should buy the Mancini farm and create some special farm, playground, multi-use community facility
bsuefine (at) outlook.com	I love the idea of an "agrihood" that has been suggested, and see no reason why it couldn't work here in Pleasant Hill, a former farm community. I realize that growth is inevitable and feel that we need more affordable housing in town. Also not opposed to some high-density development here, such as the proposed building near the city center, as long as we don't end up looking like downtown Walnut Creek. However, Walnut

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	Creek and Lafayette high-rises are being built close to their BART stations. That would be a more appropriate place for PH to build high-rises, rather than on this traditionally agricultural property. I also acknowledge the Mancini's right to profit from their property. Perhaps a compromise could be reached?
karelinnea (at) yahoo.com	I'm writing to ask that the Mangini/Delu property not be re-zoned. As it already stands, we will suffer the impact of increased school attendance, traffic, and other services.
golwern (at) gmail.com	There are no documents or other information links to the focus areas that you want comments to on the Pleasant Hill 2040 website. You have to know to go to the General Plan advisory agenda to find them. Perhaps I am just not finding them. Please make links and documents easy to find for people not following everything that is going on with the General Plan.
pgreid2 (at) gmail.com	Leave the property as is. Too many cars and we have no water.
pgreid2 (at) gmail.com	Leave the land as is. Too many cars & we have no water.
jaykee8 (at) aol.com	i think single family homes on the back perimeter of the mangini property whith a small park in front bordering pleasant hill rd. thank you, dan b.
shereen56 (at) yahoo.com	I would like to see a balance of housing and green space on the Mangini property. Ideally, 100-150 dwellings. The exquisitely beautiful creek corridor should be preserved for all as green space. Other green spaces throughout could be walkways, playground, a community garden or agriculture. I would like to find a way to pay for this green space – maybe a bond or a land grant. Would you know how I find out more about that? Thanks for listening 🙏!
masarweh63 (at) gmail.com	Pleasant hill is a beautiful town and it should stay that way. I am opposed to any housing or density housing on the Mangini properties. We don't want our view blocked.
julie39 (at) comcast.net	My choices for the Mangini development are: 1. Save the land as is 2. Part Housing/ Part Agriculture
betswebb (at) sbcglobal.net	Pleasant Hill is a great place to live; schools, restaurants, parks, housing. Additionally, we cherish what little rural open space we have in our land locked community. The 2040 general plan should preserve as much open area as possible. I understand the need for development income, but there is importance in balance between housing and parkland. Look into the possibility of an 'agrihood' (https://cngf.org/agrihood/) designation as a potential for future development on the Mangini/Delu property. The 2040 general plan calls for more than 200 housing units there in an area already extremely burdened by heavy traffic. Infrastructure expenditures (police, fire, schools, utilities,



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	<p>etc.)would increase as well, and not be significantly offset by any garnered income. 2040 is a long way off, but what is planned for the future impacts us all, and our community. When open land is taken away it is rarely replaced. This is much more than just a plan on paper. It is your legacy. Balance.</p>
dani.ferris (at) gmail.com	<p>Let’s preserve our limited land in pleasant hill. I’ve recently heard of one of the proposed plans to build on the Mangini property. My family choose to move to Pleasant Hill 15 years ago because we enjoyed the lifestyle of suburban living. If we wanted urban living we wouldn’t have moved here. That being said it is my hope the city does not develop these plots of land into multiple housing units. It is my hope this space can be preserved to some level, a community park and a small number of single family homes that aren’t on top of each other.</p> <p>Thank you, Dan</p>
catwraa (at) msn.com	<p>I was born and raised in Pleasant Hill, left for college and came back to buy my home 6 blocks from the house I grew up in that my parents still live in 55 years later. My family and I know what Pleasant Hill used to be like and the farms and ranches were a big part of that. We were so sad to see the Molino’s property turned into urban sprawl and now I am very, very against any developer building on the Mangini property should they choose to sell. I feel this land should be preserved either a community farm or park. Please don’t allow another development on this property. The traffic is already terrible down P Hill road, high density development would be horrendous here; crime would increase and our homes would depreciate in value. Thanks for listening. Catherine Beekmann, RN</p>
rgelinas (at) dvc.edu	<p>The property on Pleasant Hill Rd commonly known as the Mangini Farm has been zoned R-10 for many decades. While a change in zoning to allow for higher density would benefit the current owners, it would be at the expense of hundreds of others who live in that part of Pleasant Hill. It is not appropriate to subject many hundreds of residents to increased traffic and noise, to further impacted schools, and to potentially lowered home values so that one property owner can benefit. As a resident of Pleasant Hill for more than 30 years, I urge you to NOT change the zoning for the Mangini Farm.</p>
golwern (at) gmail.com	<p>Since the City is looking for suggestions on where to put RHNA housing, there is a parcel on Woodsworth and Contra Costa Blvd with a laundromat, cigarette store and is next to Big O Tires. This might be suitable for rezoning as there is a large parking lot in the back of the tire store. There is some</p>

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	residential nearby Perhaps better for mixed use than other areas being looked at.
golwern (at) gmail.com	There are large empty lots that front Geary Rd near the fire station that are zoned R 10. The corner of Bonnie and Geary (1 acre and more). Since these front a very busy street, these lots may be more suitable for higher zoning than single family.
golwern (at) gmail.com	Beatrice Rd site. That is not a good site for mixed use. It is a flood plain and a lot of the parcel is land locked. It is owned by Flood Control. It is surrounded by single family homes. There is also a creek corridor that has perennial water. The creek area supports wildlife such as birds, otters, and other wildlife. These issues will all need to be considered in developing the area. Any development should include large protected riparian corridor with public access. .
steve (at) saguaroequine.com	As much as we would love to see the Mangini farm remain, we understand this may not be practical. An "agrihood" would be a great compromise. At the very least, single family homes, with a neighborhood park, would be in keeping with the surrounding neighborhoods and have the least impact on traffic congestion. High density housing would surely cause serious problems in the area, degrade and devalue the surrounding neighborhoods, and increase crime. It is notable that residents love this area for its quiet atmosphere and low crime rate, in contrast with the downtown area where housing density and crime are proportionately higher. Thank you for taking these ideas into consideration when planning future development.
kandrhogan (at) yahoo.com	Thank you for the detailed information. I would greatly prefer that area C/D (Mangini area) plans for low density housing, maintaining the farms as is or be used as a park. I am not in favor of mid or high-density housing. The additional traffic, noise and crime inherent with high-density housing are certainly all negative factors which would detrimentally affect my family's security and quality of life. This would also have a negative impact on my home's value. Thank you.
imenegas (at) comcast.net	We have lived on Malaga Way for over 30 years. When we bought our home, we knew that the Mangini-Delu Area was zoned for housing at 4 houses to the acre, just like the neighborhood we were buying into. We understood that Malaga Way could be opened through that development. We recognize the urgent need for housing, but do not believe that land should now have twice the number of housing units as originally zoned. 221 units of housing will destroy the character of our neighborhood & will create terrible traffic & air pollution from all those cars. We have no objection to building 100 houses on the 25.90 acres, but apartments, condos or townhouses to create the density of 221 units would make our streets even more susceptible to car accidents. Happily, we have many children in the



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	neighborhood who ride their bikes on Apollo. That would not be possible with the influx of some 500 cars passing through this quiet neighborhood. Please respect the zoning in place when we invested in our home.
scoutmom2wwm (at) gmail.com	As much as you messed things up In the past, for fear of Lawsuits or just inviting Boutique hotel development to our city for the tax Money, you need to stop! Tiny homes and communities are they only way we will meet the RHNA #. No more HOA, tacky ugly Strip malls, no HOTELS and no Mansions! You have damaged ALL character this city has no history left! Nothing left to do but partner with Rec and Park, and preserve the 1920's school house! Your bad decisions have no class , after decades, the Pleasant Hill Historical Society folded. You couldn't even give us a closet or shelf In the new library! Vallie Jo Whitfield is rolling over in her grave! Get it together- stop chasing money over charm. The crime is horrendous- get license plate readers! Or don't run for office again. Thank you.
size1 (at) sbcglobal.net	After living in Pleasant Hill 23 years, and Lafayette the prior 25 years, I am very familiar with the Mangini tract . I believe that the current zoning for single family residential homes should not be changed both to maintain the character of the neighborhood and that of Pleasant Hill. The increased traffic on Alhambra from the Valley Ridge apartments on Alhambra, near me, is very substantial, and the increased vehicle traffic on Pleasant Hill Road from dense apartments would be a significant downgrade to the area. There is no rapid transit nearby, so residents would all use cars. The population density increase near the Concord, Walnut Creek, and Pleasant Hill (actually in Walnut Creek)is acceptable because residents can walk to the nearby BART station if they wish. There is no penalty to Pleasant Hill to maintain the current zoning.
snfstc19 (at) gmail.com	I am concerned about high density housing on the corner of Pleasant Hill Rd and Taylor.
dmg0039 (at) comcast.net	the plan must resist the temptation to over build our city. we must retain our small town appeal and not resort to highly dense developments.
willett.jason (at) gmail.com	We are at 213 Apollo Way, next to the Mangini property. Perhaps the most unique thing about Pleasant Hill - and one of aspects that attracted us most to this community - is the fact that the Mangini family farm exists at all. It is rare for a municipality, particularly one in a dense urban area, to be home to an agricultural landmark that continues to generate crops for the local community, and remain highly visible to residents and visitors. It is immeasurably valuable that Pleasant Hill can showcase a working farm so close to its downtown hub. Let's preserve this integral character and charm. In the aftermath of the global quarantine, there are massive quantities of existing commercial office space that

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	can be repurposed for high-density residential housing. Explore those options, but don't pave over our agricultural origins. From the plowing tractors and the fruit stand to the pumpkin patch, hayrides, and sunflower fields, Mangini Farm is essential and necessary to our city.
petersymonds (at) kennedyjenks.com	When will citizens who are unable to attend meetings be given an opportunity to comment on the draft documents?
golwern (at) gmail.com	If looking at rezoning in residential areas, Please consider areas along large roadways such as Contra Costa Blvd, Taylor Blvd near Co Co Blvd. There are residential areas that front or back to those roads that might be better suited to higher density housing than along smaller corridors such as Oak Park Blvd.
cindyXcats (at) gmail.com	Please NO MORE HOUSES. No more Car Max, Floor Decor. NO MORE PEOPLE. Leave the land green. Too many people, lines, overcrowded venues and restaurants. Not enough parking. Too much traffic . Only housing should be tiny homes and limit that. PLEASE.
paulamichael (at) gmail.com	Hi there! We live in the Linda Lane neighborhood, directly across from Mangini's produce stand and farm. We are incredibly concerned about the plan for new housing, especially regarding the increase in traffic. Have you ever tried to turn left out of Linda Lane during rush hour? Have you ever used Pleasant Hill Road to connect to Lafayette during rush hour? Have you tried turning left from Pleasant Hill Road on to Gregory Lane, with only one left turning lane instead of two? It's incredibly challenging with the amount of vehicle traffic today and to increase it would be debilitating for those of us living in the neighborhood, including our first responders. If you must use the Mangini space, please consider single family homes only. High density housing is a much better fit for downtown areas, which are close to amenities and public transportation hubs. The suburbs are meant to be suburbs. Thank you for listening and we'll be sure to continue to speak up. Have a great day!
billfeil57 (at) outlook.com	Please consider living conditions for all. Many of us cannot afford these large houses and we also don't want to afford cramped in small houses. Something in between that will incorporate more green ideas so the homes will have the efficiency needed to get us through these tough times. I see Pleasant Hill losing its small town atmosphere with too many hotels, too many large home, and poorly designed roadways. I am not sure where you are planning on letting homes being built, but do it smartly, please!
mike_flake (at) yahoo.com	Preserve the character and quality of Pleasant Hill by eliminating high density housing goals. Do not eliminate single family housing in favor of any type of development or redevelopment. Increasing density also causes more traffic



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	and negative impacts on city services, and other items such as schools, energy, and water.
storeygianakos (at) gmail.com	Regarding development of the Mangini property: Whatever is done, DO NOT PERMIT OPENING OF MALAGA WAY TO THROUGH TRAFFIC. Please follow the precedent set by planning for the Lippincott property. An attractive privacy barrier would be a valuable improvement. "Malaga Court" has a nice ring to it!
jocyetangmd (at) gmail.com	I oppose development of Mangini's Farm & Winslow Center into 200+ units of high density housing. I've lived in the neighborhood across from Mangini's Farm for 19 years. We own the homes at both 39 Erin Ct. & 158 Linda Ln. Our neighborhood of homeowners on Linda Ln., Linda Ct., Steven Cir. and Erin Ct. all know each other; we are organized, and are unified in vehemently opposing high density housing there. That would have devastatingly negative effects on our neighborhood. Our home values will go down and our location would become less desirable. We don't want the crime that comes with it, like the shooting that had happened in the downtown Pleasant Hill high density housing after a drug deal gone bad, or the drug deals that routinely occur in the parking lots of condos in Lafayette, or more traffic, or visitors of that development parking on our streets. WE WILL OPPOSE IT!!! However, we'll happily support building single family homes on 1/4+ acre lots to match the surrounding area.
khelfter (at) yahoo.com	Thank you to the council for the townhall meeting tonight. It was well organized and did a good job explaining the difficult position we are in. I hope we can find a creative way to maybe "spread the units" among as many sites as we can. Thank you for all your hard work.

GPAC Meeting #23, April 12, 2023

Public Comments	
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Bruce Irion	Local knowledge is critical to a good plan "Staff, GPAC, the City Council, and city residents fully considered and embraced the State's housing target in recommending the current General Plan and Housing Element. If the State was genuinely concerned with increasing the supply of housing, rather than blind adherence to regulations, they would recognize that the more they play in this and dilute the focus and dilute the priorities, the worse it will be for getting housing constructed."

Public Comments	
Name	Comment
Max Davis	<p>Agrees with many of the State’s fair housing comments</p> <p>Low income housing is up to 80 percent of the AMI, which equates to \$60,000 to \$70,000 per year, so we are discussing housing for teachers, firefighters, and city employees. Low density areas are desirable and can provide housing opportunities for young families in Pleasant Hill.</p> <p>Affordable units are desperately needed due to the housing crisis</p> <p>Removing constraints will enable construction of housing.</p>
Jack Prosek	<p>I just reviewed the draft Response to the HCD Comments on the Sites Inventory and Capacity to Meet the Lower-Income RHNA that was prepared for the April 12th meeting of the 2040 General Plan Advisory Committee (GPAC).</p> <p>Found it very surprising that the Morello Terraces & Paso Nogal are being proposed for "Lower-Income" Sites. Just to refresh my memory, I drove by both of these locations this morning only to see exactly what I expected - that both sites have a tremendous grade change within their limits. It would be helpful to know more precisely just what the elevations are at the low & high points on each of these properties.</p> <p>Extensive grading of these properties, as would be needed to accommodate the proposed density of dwelling units & the necessary parking spaces, would have an enormous ENVIRONMENTAL impact, would likely require very substantial retaining walls & may even require significant slope stabilization measures to minimize the potential for future landslides. These measures would come at a very substantial COST which would make it highly unlikely to be developed for "Affordable Housing" for "Lower-Income" families would ever pencil out - especially during the eight year planning cycle !</p> <p>Should these constraints be noted in the data being provided for each Site ?</p> <p>Also noted on page 5 of the Response that it is very confusing to see that the minimum densities have Realistic Capacities that are GREATER than those of the maximum densities for both of these Sites - are these figures reversed ??</p>



Public Comments	
Name	Comment
Jack Prosek	<p>Morello Terraces: - the closest bus stop is about one MILE away on Viking Drive just east of Morello. There is no bus service at all on Morello between Viking Drive & Center Ave in Martinez.</p> <p>Paso Nogal Hillside: - the additional traffic from this development would trigger the need to upgrade the very narrow, hilly & curvy roadway. - there are no bike lanes nor are the shoulders graded for same. - there are no sidewalks on the east side of this roadway & the narrow existing road shoulders are very unsafe for pedestrians. - construction of a new sidewalk from this development to the nearest bus stop on Alhambra Ave would be extremely costly & might well require the City to acquire additional land along the route. - even then, a new sidewalk down the hill to Alhambra Ave would NOT be ADA compliant unless the City also acquired one of the business properties at this intersection thereby making this improvement far more costly.</p> <p>These conditions make the use of this property for Lower Income housing even less probable</p>
Catherine Boccellari	<p>I am writing to provide my input to the City Council and GPAC on the response the city will provide to HCD on Pleasant Hill’s Housing Element and General Plan.</p> <p>On numerous occasions the GPAC has said “The city plans and developers build”. The statement is simple but all too true. The city can envision a plan but if developers do not think it will sell, they will not build it.</p> <p>The state asked Pleasant Hill to develop a plan that would provide 1803 new housing units in the city. The city spent over two years envisioning how best to accommodate that growth, documented it in the General Plan, and explained the first eight years of execution in the Housing Element. The state HCD has now come back with questions and asked the city to clarify that plan.</p> <p>Now is not the time to change the plan. The city and the GPAC spent over two years developing this plan and we, the city residents, have faithfully journeyed together with you in providing input and refining that vision. Now, as we near the end of the planning phase and prepare to begin its execution, it is not the time to change the plan. Rather it is time to better clarify and explain it. The plan is sound. Last minute changes will only sow confusion and distrust.</p> <p>If HCD is asking questions, we need to clarify the vision and execution plan for them. We should not be changing the plan at the last minute.</p>

Public Comments	
Name	Comment
Bruce Irion	<p>I am writing the City Council and GPAC regarding the General Plan, the Housing Element, and HCD’s Housing Element comments. I apologize for this is being provided so near to the GPAC meeting – I was waiting to see the staff report which only came out Monday afternoon.</p> <p>The General Plan is the vision – it sets the 20 yr plan and the ultimate potential for what is expected to be achieved in that time. The Housing Element lays out eight years of execution, setting priorities and focus areas.</p> <p>The state required Pleasant Hill to plan for 1803 units of housing. The city and its residents spent over two years envisioning how best to accommodate that growth, documented it in the General Plan, and explained the first eight years of execution in the Housing Element. That plan not only met the 1803 goal, it set a target for providing 2124 units of housing and an aspiration goal for the construction of 2419 units of housing. The state HCD has now come back with questions and asked the city clarify that plan.</p> <p>I believe the City Council and residents of Pleasant Hill know the city far better than HCD. Further, having spent two years developing the General Plan and Housing Element, I believe it would be a mistake to make changes now at the last minute. The General Plan sets a vision that far exceeds the state’s housing requirement. Based on local knowledge, the Housing Element set the priorities and focus areas that have the greatest near-term potential to quickly make progress in reaching the state goal. Making changes now would only serve to cause loss of focus and lead to distrust of the public process.</p> <p>That said, I would like to comment on staff’s recommendations to GPAC:</p> <ul style="list-style-type: none"> • I commend staff for pointing out HCD’s error on ADU permits. ADU interest and city permits far exceeded the numbers in HCD’s letter. I agree with the staff recommendation to include in the Housing Element tracking toward the goal – any plan for execution should track its progress against the long term goal. I see no benefit to reducing the premised number of ADU’s in the Housing Element. The state has taken great pains to incentivize the construction of ADU’s. Lowering the goal in the Housing Element will only serve to reduce the city’s focus and reduce the number of ADU’s constructed. • I oppose the staff recommendation to remove the JCP site and a portion of the Gregory Lane/CCBlvd site. Local knowledge trumps that of HCD. These sites are underutilized and are prime candidates for redevelopment. I can guarantee if these sites are redeveloped, as they should be, people will happily make their homes there. They are close to transportation and close to shopping making them



Public Comments	
Name	Comment
	<p>ideal locations for housing. As for HCD’s comment that housing is concentrated along transportation corridors, look to San Ramon or Orinda whose plans were both approved. The Orinda Housing Element said “In Orinda, Highway 24 is designated a scenic highway as it traverses through an area with significant amounts of permanent open space which already serves to mitigate impacts from the freeway. In addition, residents have access to numerous parks, trails, and open space. The City will continue to expand access to these amenities by implementing policies in the Open Space, Schools, and Utilities Elements of the General Plan. In addition, individual developments proposed in close proximity to Highway 24 will also be required to provide for tree coverage and vegetation to contribute to the scenic nature of the corridor and the environment.”</p> <ul style="list-style-type: none"> • And as for inclusion of Paso Nogal and Morello Terraces in the housing element, while I recognize the dilemma the state’s 50% rule presents, neither of these sites is as close to shopping or transportation as the JCP site or CCBlvd site staff is recommending to remove. <p>In summary, I believe Pleasant Hill’s Housing Element is as good a plan as either San Ramon or Orinda, both of whose plans have been approved. I believe staff, GPAC, and city residents fully considered and embraced the state’s housing target in recommending the current General Plan vision and the execution outlined in the Housing Element. Local knowledge trumps that of HCD, and if the state’s genuine concern is increasing supply of housing rather than blind adherence to regulation, they would recognize that the more changes are made to the Pleasant Hill Housing element, the more dilute the focus becomes, the worse the plan execution, and the worse off the housing plight becomes.</p>

Comments on the Public Review Draft Housing Element

The following pages include comment letters submitted in response to the Public Review Draft Housing Element.

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Appendix D: Public Response to the Revised HCD Draft

The City held public hearings with the Planning Commission (May 3, 2023) and City Council (May 18, 2023) to consider the Revised HCD Draft. These meetings generated significant community interest and concern, primarily focused on the inclusion of the Morello Terraces and Paso Nogal sites within the Housing Element. This appendix summarizes the concerns raised by the more 400 emails/comment letters and more than 100 in-person comments made during the hearings. All comments have been sent to the California Department of Housing and Community Development along with the Adopted Housing Element.

The bullets below summarize comments in opposition to the proposed rezoning of the Morello Terraces and Paso Nogal sites.

- Morello and Paso Nogal are not high resource areas as defined by the community, relative to access to services, employment, and alternative modes of transportation;
- The roadways in the area are already unsafe and dangerous, adding more traffic to the area will exacerbate these conditions;
- Currently, traffic is bad, especially during peak travel periods;
- There is a severe lack of parking;
- Not opposed to low-income housing, but opposed to the rezonings of these sites;
- The site is not conducive for development and would require too much grading which degrades the surrounding environment;
- Development on these sites affects open space assets in the area;
- The proposed density (30-40 du/ac) is too high and allows too many units for such a small site;
- The site is not conducive for development based on soil stability and history of geological impacts;
- The selection of this site will have negative impacts to wildlife;
- Development should shift back to areas with surrounding employment (i.e., JC Penney and Contra Costa Boulevard areas);
- Access to these sites is limited and increases safety issues;
- High density housing is not compatible with the surrounding low-density neighborhood;
- Increasing density on vacant parcels near single-family homes will negatively impact property values in the neighborhood.

While the vast majority of these comments were in opposition to the inclusion of the Morello Terraces and Paso Nogal sites, a handful of in-person comments and a few letters supported their inclusion or the need to provide affordable housing generally. These comments are summarized below.

- Affordable housing is needed to address the housing crisis.
- Affordable housing is needed throughout the city.
- Neighborhood opposition is a constraint to the development of affordable housing in Pleasant Hill. *Please note, this comment was sent directly to HCD and a copy was provided to the City.*

Following the Planning Commission hearing, the City re-evaluated vacant sites within city limits, however no other vacant sites were identified that meet HCD's criteria for lower-income capacity to meet the RHNA due to small parcel size (less than 0.5 acres) or issues related to accessibility, and location in flood zone areas. The City Council considered all comments received and discussed options at the adoption hearing on May 18, 2023. Although the Council agreed that the Morello Terraces and Paso Nogal sites have challenges, without additional vacant parcels to consider, the City has no alternative options to fully address HCD comments, which require that less than 50 percent of the lower-income RHNA is provided through nonvacant (underutilized) sites. However, despite changes to income assumptions in the sites inventory of the Housing Element, the Council supported additional land use changes included in the General Plan Land Use Element that redesignate all General Plan focus areas to high density mixed use, including DVC overflow parking lot and nonvacant sites along major transportation corridors. These areas include a minimum density of at least 40 dwelling units per acre and the City will work to incentivize production of affordable housing on these sites through the Housing Element planning period. The City Council adopted both the Housing Element and General Plan, without changes to the Land Use Element or Housing Element.



Appendix E: Public Response to the Revised Adopted Housing Element

Following adoption of the Housing Element on May 18, 2023, the City submitted the Adopted Housing Element to the California Department of Housing and Community Development (HCD) for 60-day review. On July 31, 2023, the City received a comment letter from HCD indicating the remaining revisions needed to achieve certification and full compliance with State law.

The City revised the Adopted Housing Element to respond to each of HCD's comments and held a study session with the City Council to review and discuss the revisions. Following the study session, the City posted the Revised Adopted Housing Element for a 7-day public review, as required by State law.

The City received 11 comments, both prior to the City Council study session and during the 7-day review period. This Appendix summarizes comments received and the City's responses. Please note, all comments have been sent to the California Department of Housing and Community Development.

Comment:

The Housing Element should commit the City to revising land use controls to overcome constraints, including the promotion of missing middle housing types.

Response:

The City is currently undertaking a Zoning Code Update that is working to further quantify and overcome constraints. The City is committed, through Housing Element Program H, to complete the Update by 2026 and to remove constraints to residential development related to height, lot coverage, parking, and setbacks along scenic routes. Additionally, Program R, commits the City to further missing middle housing types by adding new mixed-use zones and evaluating and revising development standards such as minimum lot sizes; setback, lot coverage and building height restrictions; and required parking ratios to allow for missing middle housing types, particularly on vacant sites in high opportunity, low-density areas.

Comment:

The City should include programs that specifically address constraints related to fees.

Response:

The City understands the potential constraints imposed by both development and impact fees. The City works diligently to ensure that development fees are not more than the actual costs of processing applications. Additionally, the largest fees imposed on new projects are water connection fees that are outside of the City's control. Further, the City has included a number of programs that work to overcome constraints related to fees for affordable housing, including:

- Program P commits the City to adopting incentives for ADU development. In implementing this program, the City will consider deferred or waived fees, or capping total fees. The City will implement incentives for ADU development within the Zoning Code Update currently underway.

- [Program T commits the City to amend the Inclusionary Housing ordinance to update in-lieu fees to reflect real costs of developing affordable housing.](#)
- [Program Z commits the City to providing \\$100,000 to support redevelopment projects through direct-financing or indirect means, such as waived fees.](#)
- [The City's Lot Consolidation Ordinance currently provides reduced fees as an incentive to encourage lot consolidations. Program DD commits the City to revise the Lot Consolidation Ordinance to update incentives, including reduced fees.](#)
- [Program FF commits the City to adopt incentives to encourage affordable multi-unit projects in low-density higher resources areas, and identifies reduced, waived, or deferred development fees as a potential incentive. The City will implement incentives within the Zoning Code Update currently underway.](#)
- [Program JJ commits the city to pay 100 percent of the application processing fees for development in which five percent of the units are affordable to extremely low-income households.](#)
- [Program EEE commits the City to incentivize development on the Morello and Paso Nogal vacant sites. The program specifies that the City shall identify funding to help offset costs of grading for 100 percent affordable developments on these sites, with a goal of providing \\$100,000 through direct funding or reductions to fees or permit processing costs.](#)

Comment:

[The sites inventory relies solely on two vacant sites for all of Pleasant Hills' new low-income housing, setting aside accessory dwelling units and developments already permitted.](#)

Response:

[This comment is incorrect. As shown in the Sites Inventory in the Adopted Housing Element, the City has provided capacity for just over half of the lower-income RHNA through the combination of pending and approved projects, ADUs, and vacant sites. This change was made at HCD's request. The remaining lower-income capacity is provided through underutilized housing opportunity sites, and these sites are focused primarily in higher resourced areas and/or racially concentrated areas of affluence, as requested by HCD.](#)

[Additionally, while the revised Housing Element includes two new vacant lower-income sites, the City is still committed to rezoning the underutilized lower-income housing opportunity sites previously identified in the HCD Review Draft to mixed use high density \(40-70 du/ac\). Although these underutilized sites have appropriate size and density to continue be counted as lower-income capacity, many were conservatively assumed toward moderate or above-moderate RHNA capacity in the Adopted Housing Element. In short, the two new vacant sites simply add to the City's lower-income capacity.](#)

Comment:

[The slope percentage for the Morello and Paso Nogal sites are based on google earth, but other sources show steeper average slopes.](#)

Response:

The City has updated the Housing Element to identify the range of data available related to the estimated slope of the Paso Nogal site. Regarding the Morello Terraces site, public comments identified a County data source that estimates a slope of more than 35 percent, however, City staff reviewed the source of the data and determined that the estimate slope from this information was approximately 25%, which is more than the google earth data (20%). The City is including this additional information as it is derived from a known County data source.

Additionally, in response to the constraints imposed by slopes on these sites, the City has committed through Program EEE to:

- revise development standards related to grading, building height, and density on these sites to ensure that maximum densities allowed under the multiple family high density residential (MRH) zone are achievable without necessitating a variance, conditional use permit, or discretionary action;
- adopt incentives to encourage the development of 100 percent affordable projects on sloped sites;
- seek partnerships with affordable housing developers and/or nonprofit agencies in pursuit of Federal and State grant funding, tax credits, or other financing to benefit 100 percent affordable projects on these sites; and
- identify funding to help offset costs of grading for 100 percent affordable developments on these sites, with a goal of providing \$100,000 through direct funding or reductions to fees or permit processing costs.

Finally, as documented in the Sites Inventory, the following Housing Element programs encourage/incentivize affordable development on these sites:

- Program L commits the City to providing flexible parking standards for affordable housing.
- Program M commits the City to providing streamlined ministerial review to affordable housing developments.
- Program S commits the City to allowing additional density bonuses to 100 percent affordable developments.
- Program EE commits the City to adopting incentives to encourage development on housing opportunity sites and vacant lower-income sites, potentially including, assistance with entitlement processing, flexible development standards, streamlined processing for affordable housing projects, and financial support when available. Incentives will be applied to projects incorporating a minimum of 20 percent of units affordable to lower-income households.
- Program FF commits the City to adopt additional incentives to encourage affordable multi-unit projects in highest opportunity areas, high opportunity areas, and low-density moderate opportunity areas where fair housing issues are less concentrated. The Morello

Terraces and Paso Nogal sites are in areas that qualify for all incentives under this program.

- Program JJ commits the City to providing financial incentives to developments in which five percent of units are affordable to ELI households. These incentives would apply to this site, if the affordability criteria is met.

Comment:

Realistic capacity calculations for Site A have used varying acreage, initially stated at five acres, then increased to seven acres.

Response:

The City's realistic capacity calculation for Site A has always been a conservative estimation that includes less than the total acreage of the site. Through early engagement efforts, the City discussed a realistic capacity for the site with the public and, based on public input, identified a realistic capacity of 350 units, which has remained consistent throughout the Housing Element Update. The acreage associated with this realistic capacity assumption was initially based on the minimum density allowed in the zone, however, due to HCD requirements for making this calculation, the City provided a deeper analysis that uses maximum density and then reduces capacity based on land use controls, development trends, and land use mix. This analysis, guided by HCD's sites inventory guidebook, indicated that seven of the ten acres would be required to be considered in order to reach the 350 unit realistic capacity identified with public input. While the ten-acre site can accommodate more than 700 units under the proposed zoning (Mixed Use Very High Density, 70-100 du/ac), a realistic capacity of 350 units on seven acres remains a conservative estimation of capacity toward the RHNA consistent with early discussions with the public.

Comment:

Pleasant Hill must adopt its final housing element to achieve substantial compliance.

Response:

Based on HCD's guidance, when the City adopted the Housing Element, language was included in the adoption resolution that allows staff to make non-substantive revisions to the Housing Element that are responsive to requests by HCD to achieve compliance with State law and certification. The City Council has reviewed the revised Housing Element and completed a publicly noticed study session on the revisions during the November 16, 2023, council meeting. After reviewing the Element and hearing public comments, the City Council indicated (during the public meeting) that the revisions were necessary to achieve compliance with State law and that these revisions do not require readoption of the Housing Element.

#	Comment	Response
1	<p>Racially Concentrated Areas of Affluence (RCAA): The element was revised to include maps for local and regional RCAA and included some high-level data regarding the City's RCAA census tracts. However, as found in HCD's prior review, the element must analyze these areas for trends, conditions, coincidence with other fair housing factors (e.g., race, highest resource, overpayment), effectiveness or absence of past strategies (e.g., lack of publicly assisted housing and lack of multifamily zoning), local data and knowledge and other relevant factors. Based on the outcomes of this analysis, the element should include significant and meaningful programs to promote housing mobility (not limited to the regional housing need allocation (RHNA)).</p>	<p>We have expanded the analysis of RCAAs within the AFFH Analysis (see pages A-24 and A-25) and included new meaningful actions in the contributing factors table that respond to the revised analysis (see pages A-61 and A-62).</p> <p>We also made slight revisions to Program I and Program T to target higher resource areas.</p> <p>Finally, we have revised Program F and Program FF to include new actions and/or objectives that work to overcome fair housing issues related to concentrated areas of affluence.</p>
1	<p>Increasing Housing Choices and Affordability in Areas of Opportunity: The element was revised to include some actions with geographic targeting and metrics for programs in low-density and higher opportunity neighborhoods. However, the revised analysis demonstrated that the City is majority RCAA and a large portion of the City's lower-income RHNA has been identified outside of these areas. These conditions and circumstances warrant significant and robust actions (not limited to the RHNA) to promote housing mobility and increasing housing choices and affordability in higher income, higher resourced and lower-density neighborhoods. The element should be revised with aggressively numeric targets and geographic targets that include RCAA, higher resourced and lower-density neighborhoods. Examples include creating more housing choices and affordability in single-family neighborhoods beyond complying with law (e.g., SB 9, ADUs), targeting affordable housing funding, homesharing programs, more than one junior accessory dwelling unit (JADU) (per single family structure, enhancing capacity, affordability, and housing choices on religious institutional sites beyond the RHNA and other alternative land use strategies. Lastly, the element must be revised to include quantified metrics (beyond the RHNA) programs focused on housing mobility and increased housing opportunities and affordability.</p>	<p>This was the original goal of Program F, however, previous HCD comments indicated that the rezone requirements to meet the RHNA shortfall should be included there. The rezone requirements have now been moved to Program C to remove the confusion between the goals of each program.</p> <p>We have revised Program F to identify the City's efforts to promote housing mobility and increasing housing choices and affordability in low-density RCAAs.</p> <p>Since 2019 the City has worked with the community and the General Plan Advisory Committee to create new multifamily and mixed use designations and to identify parcels for redesignation to achieve increased density in key Focus Areas with high potential for redevelopment as part of a comprehensive General Plan Update. This update was recently completed in May 2023, and included the new designations and redesignated parcels within the Focus Areas (as noted above). Program F now identifies the new designations established in the Update to increase residential density, as well as the acreage of parcels that will be rezoned in RCAAs (beyond the RHNA) based on the changes to the Land Use diagram. The program commits the City to adopting corresponding zoning districts and completing rezonings within two years of the Housing Element adoption deadline. These efforts will create additional capacity for more than 2,700 new units in RCAAs, and the City has set an aggressive target of encouraging 500 net new multifamily units on these parcels in the planning period through these changes.</p>

#	Comment	Response
1	<p>Place-Based Strategies for Community Revitalization: The element was not revised to address this finding. As found in HCD’s prior review, the element must include place-based strategies for neighborhoods considered low and moderate resource and have coincidences of fair housing issues such as higher concentration of lower-income households and more disparate access to opportunities compared to other parts of the City.</p>	<p>We have revised several programs to respond to this comment, including: Program Z Program BB Program LL Program MM Program NN Program OO Program UU</p>

#	Comment	Response
2	<p>Morello Terraces and Paso Nogal: The element now identifies two vacant sites in higher income and high-moderate resourced communities. While the location of these sites can help foster inclusive communities and create housing opportunities and affordability in higher-income and higher-resourced areas, HCD received public comments indicating that these sites may be unsuitable due to sloping conditions, local ordinances prohibiting development and infrastructure constraints. The element should evaluate any potential constraints related to infrastructure (water and sewer capacity), environmental issues (sloping conditions) or any other site-specific conditions that would preclude development on these sites. The element could discuss any outreach with developers regarding the potential of developing on these sites. Based on a complete analysis, the element may need to add or revise programs to remove or mitigate any identified constraints.</p>	<p>We have expanded the description of each site to include analyses of infrastructure constraints (water and sewer capacity), site-specific conditions and constraints (including local ordinances), and outreach to property owners. We have also expanded the existing discussion of environmental constraints on each site to include further analysis of issues related to sloping conditions. See Pages 4-139 to 4-148</p> <p>Additionally, Program EEE incentivizes development on these two sloped sites. The program commits the City to:</p> <ul style="list-style-type: none"> • providing incentives related to development standards, including additional density bonus beyond State law, additional height, FAR, or lot coverage allowances, and reduced setback requirements; • providing direct financial assistance to offset the costs of grading; and • partnering with affordable housing developers and/or non-profit agencies to pursue funding in support of development on each site. <p>Beyond these efforts, we have expanded the program to include:</p> <ul style="list-style-type: none"> • a commitment to amend municipal code sections related to sloped sites, including 18.20.120, 18.35.040, and 18.35.050, to remove constraints to the development of multifamily structures on the Morello and Paso Nogal sites, • engagement with property owners annually to discuss potential development and the various programs incentivizing housing production on the site, and • a specified goal for various State and Federal grant funding pursuits in partnership with local affordable housing developers (\$200,000 per site).

#	Comment	Response
2	<p>Suitability of Nonvacant Sites: The prior review found that the element must describe redevelopment potential of nonvacant sites and clarify how the various factors utilized is indicative of redevelopment potential. The element was revised to adjust the sites inventory to reduce the reliance of nonvacant sites and provide some additional information about the factors utilized to determine the degree of underutilization. However, as found in HCD’s prior review, the element must support these factors. For example, the element relies on the Choice in Aging and 85 Cleveland projects as past examples of redevelopment trends on underutilized sites. However, the analysis does not provide any details to describe how these projects relate to the identified criteria. To clearly support and relate project examples to the redevelopment criteria, the element could include a listing of local and regional projects that have redeveloped with similar criteria (improvement to land value, building age, etc.,).</p>	<p>We have expanded our analysis under the heading “Underutilized Sites and Redevelopment Trends” including the addition of an inventory of regional development trends and analysis to clearly support and relate project examples to the redevelopment criteria. See pages 4-154 to 4-160</p> <p>We have also revised the underutilized site descriptions to more precisely identify the criteria by which sites are compared to the local Choice in Aging and 85 Cleveland multi-family residential projects.</p>
2	<p>Program O (Municipal Code Updates – Supportive Housing): While the element was revised committing to allowing transitional and supportive housing by-right, this action must explicitly commit to revising the zoning code to comply with AB 2162 (Government Code section 65651) which includes supportive housing provisions related to approval timelines and parking requirements. For additional information, please see AB 2162 Fact Sheet.</p>	<p>We have revised the relevant action in Program O as follows:</p> <p><i>Allow transitional and supportive housing in compliance with AB 2162 (Government Code Section 65651), including, but not limited to, allowing these uses by-right (without discretionary action) in zones where multifamily and mixed uses are permitted.</i></p>

#	Comment	Response
2	<p>Program O (Municipal Code Updates – Accessory Dwelling Units (ADU)): While the element now commits to allowing ADUs consistent with state law and contacting HCD to identify ADU compliance issues, as found in HCD’s prior review, the element must include a specific commitment to revising the City’s ADU ordinance to comply with state law.</p>	<p>Program O currently achieves this. The first line of the program commits the City to amending the Municipal Code to comply with State law related to all listed actions. We have included the program text below. Although redundant, we have added the text shown in track changes.</p> <p>Program O Municipal Code Updates</p> <p><i>The City shall review and amend the Municipal Code, to comply with State law to:</i></p> <p>...</p> <p><i>Allow Accessory Dwelling Units in compliance with all recent state laws, including but not limited to, AB 3182 (2020), AB 345 (2021), AB 2221 (2022), SB 897 (2022), and AB 345 (2022). The City shall immediately contact the California Department of Housing and Community Development to identify compliance issues and shall adopt further changes to the Municipal Code to achieve full compliance with State law.</i></p>
2	<p>Shortfall of Sites – Program F (Increase Allowable Densities): As found in HCD’s prior review, the element is showing a shortfall of sites and must include a program committing to adopting zoning changes and comply with housing element rezone requirements pursuant to Government Code section 65583.2 (h) and (i). While the element was revised with a commitment to comply with some of these provisions, for sites to accommodate the lower-income RHNA, it must also commit to requiring a minimum density of 20 units per acre and rezoning sites by-right (without discretionary action) for multifamily developments in which 20 percent or more of the units are affordable to lower-income households. Additionally, as the City failed to adopt a compliant housing element within 120 days of the statutory deadline, this program must be completed no later than one year from the statutory deadline. This program should be revised with an updated timeline (e.g., completion by January 31, 2024) to reflect these statutory requirements.</p>	<p>Please note, the rezone requirements have been moved to <i>Program C: Available Sites Inventory</i>.</p> <p>The required text is now included in the listed actions for Program C, as shown below.</p> <p>Program C: Available Sites Inventory</p> <p>...</p> <p><i>Lower-income sites included in the sites inventory with a proposed zoning change to meet the RHNA shortfall, as well as vacant sites identified in two previous housing elements and non-vacant sites identified in the previous housing element, shall be rezoned, in compliance with Govt. Code Section 65583.2(h) and (i), to:</i></p> <ul style="list-style-type: none"> • <i>permit owner-occupied and rental multifamily uses by-right (without discretionary approval) for developments in which 20 percent or more of the units are affordable to lower income households.</i> • <i>accommodate a minimum of 16 units per site; and</i> • <i>require a minimum density of 20 units per acre.</i> <p>Timeframe: <i>“Rezone to meet RHNA shortfall: within one year of the statutory deadline (January 31, 2024).”</i></p>

#	Comment	Response
3	<p>Constraints on Housing for Persons with Disabilities – Reasonable Accommodation (RA): The element was revised to now include a description of the City’s RA process including the required findings to approve an RA request. The analysis indicated that the City’s process does not subject RA requests to discretionary findings related to compatibility with surrounding uses. However, the listing of required approval findings (pp. 4-112) indicated that the City must find that the request included measures to reduce impact on surrounding uses and the physical attributes of the property. However, granting a reasonable accommodation based on findings related to impacts on surrounding uses is essentially a conditional use permit (CUP) finding. A reasonable accommodation should be a unique exception process from a CUP, especially given its importance in addressing barriers to housing for persons with disabilities. The element should include a program to amend the reasonable accommodation ordinance and remove constraints, namely approval findings related impacts on surrounding uses.</p>	<p>We have identified these findings as constraints in the Constraints Analysis under the heading “Reasonable Accommodation.” (see page 4-114)</p> <p>We have provided a new action in Program WW as follows:</p> <p>Program WW: Reasonable Accommodation</p> <p><i>By 2025, the City shall amend the Municipal Code to remove constraints from the reasonable accommodation ordinance imposed by approval findings related to impacts on, or compatibility with, surrounding uses including, but not limited to: 18.112.060(B)(3)(e) and (f).</i></p>
3	<p>Program H (Development Standards): HCD’s prior review found that the City’s development standards are a constraint to providing a variety of housing choices and facilitating maximum densities including but not limited to heights, parking, lot coverage, setbacks and minimum unit sizes. The element was revised with a program committing to remove standards constrain the production of lower-income housing. However, the element should commit to removing or reducing standards that pose a constraint on housing regardless of income levels and not limited to accommodating the RHNA.</p>	<p>We have removed the reference to “lower-income” housing within the program. The change is shown in track changes below.</p> <p>Program H: Development Standards</p> <p><i>To ensure that development standards do not pose an unreasonable constraint to achieving the City’s housing objectives, the City shall continue to monitor development and report in its Annual Progress Reports required pursuant to Government Code Section 65400. The City shall evaluate development standards within the 2040 General Plan Update and subsequent Zoning Code Update and shall amend or remove any provisions that constrain the production of lower-income housing, including but not limited to height, lot coverage, parking for small units and multifamily developments, and setbacks along scenic routes.</i></p>

#	Comment	Response
3	<p>Program O (Municipal Code Updates – Group Homes): The element was revised with a commitment to allowing group homes in all zones similar to other uses of the same form. However, as found in HCD’s prior review, the element must commit to allowing these uses in the same manner as similar residential uses (e.g., single family home).</p>	<p>We have revised the relevant action within Program O to meet this requirement, as shown below.</p> <p>Program O: Municipal Code Updates</p> <p><i>The City shall review and amend the Municipal Code, to comply with State law to:</i></p> <p>...</p> <ul style="list-style-type: none"> • <i>Permit small residential care facilities (licensed and unlicensed), as well as large care facilities in all zones allowing residential uses with objectivity to facilitate approval certainty similar to <u>and in the same manner as residential uses</u> -other residential uses of the same <u>of similar type and</u> form.</i>
3	<p>For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), as the City failed to adopt a compliant housing element within 120 days of the statutory deadline (January 31, 2023), Program F (Increase Allowable Densities) to rezone 967 units to accommodate the RHNA must be completed no later than one year from the statutory deadline. Otherwise, the local government’s housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i). Please be aware, if the City fails to adopt a compliant housing element within one year from the statutory deadline, the element cannot be found in substantial compliance until rezones to accommodate a shortfall of sites pursuant to Government Code section 65583, subdivision (c), paragraph (1), subparagraph (A) and Government Code section 65583.2, subdivision (c) are completed.</p>	<p>As stated above, program actions related to rezoning to meet the RHNA shortfall have been moved to Program C. The timing for these actions has been revised to the following:</p> <p>Timeframe: <i>Rezone to meet shortfall: within one year of the statutory deadline (January 31, 2024).</i></p>

#	Comment	Response
3	<p>Chapter 654, Statutes of 2022 (AB 2339), adds specificity on how cities and counties plan for emergency shelters and ensure sufficient and suitable capacity. Future submittals of the housing element may need to address these statutory requirements. For additional information and timing requirements, please see HCD’s memo at https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/ab2339-notice.pdf.</p>	<p>We have revised the analysis of constraints related to emergency shelters to include a discussion of AB 2339, a capacity analysis based on current zoning, and the identification of constraints imposed by the zoning code that conflict with State law. (see pages 4-100 and 4-101)</p> <p>In response to the State law compliance issues identified in the revised analysis, we have added actions to Program O committing the City to revising the Municipal Code to allow for emergency shelters in compliance with recent amendments to Government Code section 65583 subdivision (a)(4), including:</p> <ul style="list-style-type: none"> • Allowing emergency shelters in a zone allowing residential uses with sufficient capacity to meet or exceed the most-recent point in time count; and • Revising the definition of emergency shelter to include interim interventions, including, but not limited to, navigation centers, bridge housing, and respite or recuperative care. <p>The program also commits the City to complete a capacity analysis at the time of the Municipal Code amendment to ensure that the identified zone includes sufficient available sites appropriate for development as an emergency shelter.</p>
3	<p>Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. During the housing element revision process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government’s website and to email a link to all individuals and organizations that have previously requested notices relating to the local government’s housing element at least seven days before submitting to HCD.</p>	<p>Response to this comment requires the team to post the revised document for seven days before resubmitting and to notify those on the mailing list, as well as local organizations/agencies.</p>