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:

Contents

Section	Title	Page
4.1	Key Terms	4-2
4.2	Components of the Housing Element	4-4
4.3	Key Findings from the Needs Assessment	4-4
4.4	Goals, Policies, and Implementation Programs	4-9
4.5	Quantified Objectives	4-37

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.

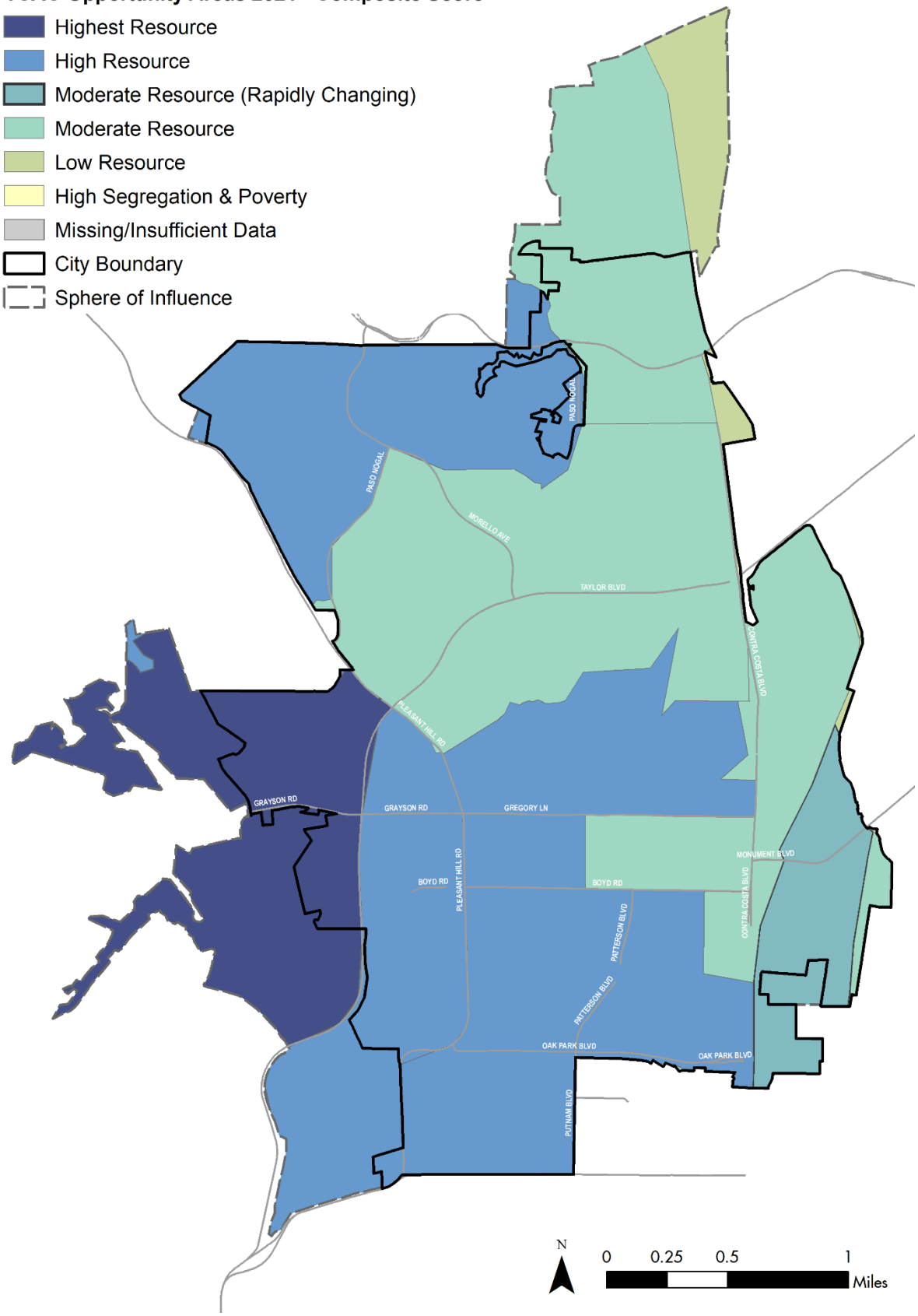
Low barrier navigation center: Housing or shelter in which a resident who is homeless or at risk of homelessness may live temporarily while waiting to move into permanent housing.

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



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.*

- **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 will need to update the Municipal Code to allow for low-barrier navigation centers and emergency shelters, and to update the Density Bonus Ordinance for continued compliance with recent State law, as necessary.

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 high opportunity 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. *[Source: Existing Goal, Goal: 1]*

H-1.1 Monitor Development
Monitor residential and job producing development in the city in order to maintain an adequate housing supply for city residents. *[Source: Existing Policy 1A]*

H-1.2 Maintain Adequate Supply
Maintain a sufficient supply of residential land with appropriate zoning to meet locally generated housing needs. *[Source: Existing Policy 1B]*

H-1.3 Implement the Action Plan
Provide active leadership in implementing the policies and programs contained in the Housing Element. *[Source: Existing Policy 1C]*

H-1.4 Inter-jurisdictional Development
Encourage and facilitate inter-jurisdictional development of affordable housing. *[Source: Existing Policy 1D]*

H-1.5 Encourage Higher Densities
Encourage development at the maximum allowed density to increase the quantity and affordability of the city's housing stock. *[New Policy]*

H-1.6 Provide Transparency
Provide transparency regarding information on housing-related actions, fees, and programs. *[New Policy]*

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. *[Source: Existing Goal, Goal: 2, modified]*

H-2.1 Housing Types
Allow a variety of housing types in all residential zones. *[Source: Existing Policy 1A]*

H-2.2 Remove Constraints
Remove constraints to production and availability of housing, where possible. *[Source: Existing Policy 1B, modified]*

H-2.3 Streamline Review
Facilitate streamlined review of below market rate and special needs housing projects. *[Source: Existing Policy 1C, modified]*

H-2.4 Mixed Use Development
Encourage mixed-use development in commercial zones, at underutilized sites, and along transportation corridors. *[Source: Existing Policy 1D, modified]*

H-2.5 Promote Accessory Dwelling Unit Production
Promote the development of Accessory Dwelling Units (ADUs) in all residential zones. *[Source: New Policy]*

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 **Energy Conservation Practices**

SUS

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

H-8.2 **Sustainable Building Practices**

SUS

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	**Annual Progress Report** 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. *[Existing Program 1.1, modified]*	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.	**Implements Policies:** H-1.1 **Responsibility:** Planning Division **Potential Funding:** General Fund (Staff time) **Timeframe:** Annually
B	**TRANSPAC Cooperation** 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. *[Existing Program 1.2]*	Ongoing coordination with regional transportation agencies.	**Implements Policies:** H-1.1, H-1.4 **Responsibility:** Engineering Division **Potential Funding:** General Fund (Staff time) **Timeframe:** Ongoing

	Implementation Program	Objectives	Additional Information
C	**Available Sites Inventory** 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. 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. 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. 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. *[Existing Program 1.3, modified]*	Identify housing sites suitable to accommodate: • Very low income: 566 units • Low income: 326 units • Moderate income 254 units • Above Moderate income: 657 units • Total: 1,803 units A publicly visible inventory of available sites by 2023. 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. Through consideration of AFFH in the sites inventory process, as well as engagement with developers, actively encourage development of new affordable housing in Areas of High Opportunity	**Implements Policies:** H-1.2 **Responsibility:** Planning Division **Potential Funding:** General Fund (Staff time) **Timeframe:** Publicly-visible inventory: by 2023 Engagement with developers on lower- and moderate-income sites: biennially
D	**Regional Coordination on Affordable Housing** The City shall work with the County and neighboring cities to increase the opportunity to jointly develop affordable housing, particularly in high opportunity areas. *[Existing Program 1.6, modified]*	Contact County and surrounding cities on an annual basis to explore opportunities for coordination on affordable housing. Support regional efforts to obtain funding for affordable housing. Update TCAC Opportunity diagrams as new data is released. Present data to regional partners to encourage the development of new housing in high opportunity areas.	**Implements Policies:** H-1.3, H-1.4 **Responsibility:** Planning Division **Potential Funding:** General Fund (Staff time) **Timeframe:** Annually

	Implementation Program	Objectives	Additional Information
E	**Surplus and Excess Public Land Inventory** 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. *[New Program]*	Public-facing inventory of surplus publicly-owned lands	**Implements Policies:** H-1.2 **Responsibility:** Planning Division, Planning Commission, City Council **Potential Funding:** General Fund (Staff time) **Timeframe:** Ongoing

	Implementation Program	Objectives	Additional Information
F	**Increase Allowable Densities** The City shall update the General Plan, Municipal Code and Zoning Map as follows: • Add a new *Mixed Use Neighborhood* zone that will allow residential densities between 1.3 and 20 dwelling units per acre. • Add a new *Mixed-Use* zone that will allow residential densities between 12 and 40 dwelling units per acre. • Add a new *Mixed-Use High-Density* zone that will allow residential densities between 40 and 70 dwelling units per acre. • Add a new *Mixed Use Very High-Density* zone that will allow residential densities between 70 and 100 dwelling units per acre. The City shall rezone housing opportunity site parcels to increase residential capacity, as identified within the sites inventory analysis in the Housing Needs Assessment 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, incompliance 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 units per site; and • require a minimum density of 16 units per acre. *[New Program]*	Update the General Plan and Development Code within three years of Housing Element adoption deadline. Increase densities appropriately to encourage the development of new housing in high opportunity areas. Provide for additional density and capacity to work to protect existing residents from displacement	**Implements Policies:** H-1.2, H-1.5 **Responsibility:** Planning Division, Planning Commission, City Council **Potential Funding:** General Fund **Timeframe:** Within three years of the adoption deadline

	Implementation Program	Objectives	Additional Information
G	**Housing Information Transparency** 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. 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. *[New Program]*	Updated information is made publicly available within 30 days of changes	**Implements Policies:** H-1.3, H-2.2 **Responsibility:** Planning Division **Potential Funding:** General Fund (Staff time) **Timeframe:** Ongoing
H	**Development Standards** 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, such as maximum stories, building height, and lot coverage, 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. *[Existing Program 1.8 (Measure B), modified]*	Review and revise, as appropriate, General Plan and Zoning Code provisions by 2026	**Implements Policies:** H-2.2 **Responsibility:** Planning Division, Building Division, Planning Commission, City Council **Potential Funding:** General Fund (Staff time) **Timeframe:** by 2026

	Implementation Program	Objectives	Additional Information
I	**Variety of Housing Types in Low Density Areas** The City shall encourage alternative housing types such as, duplexes, small-lot developments, small unit sizes, and single-family attached units in low density single-family zones by: *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* *B:* using the Objective Design and Development Standards to streamline the design review process. *[Existing Program 2.1, modified]*	Through actions A and B, encourage the development of: • 24 very low-income units • 24 low-income units • 50 moderate-income units • 50 above moderate-income units Encourage the development of new housing in high opportunity areas Increase capacity to work to protect existing residents from displacement	**Implements Policies:** H-2.1, H-2.2 **Responsibility:** Planning Division, Planning Commission, City Council **Potential Funding:** General Fund (Staff time) **Timeframe:** Action A: by 2024 Action B: Within three years of the adoption deadline
J	**Manufactured Housing** 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. *[Existing Program 2.2]*	N/A	**Implements Policies:** H-2.1 **Responsibility:** Planning Division, Building Division **Potential Funding:** General Fund (Staff time) **Timeframe:** 2023-2031
K	**Mixed-Use Zoning** 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. 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. *[Existing Program 2.3, modified]*	Encourage the new construction of: • 50 very low-income units • 150 low-income units • 150 moderate-income units • 50 above moderate-income units • Total: 400 units Promote increased density and expanded capacity beyond the RHNA through the expansion of mixed-use zoning to work to protect existing residents from displacement	**Implements Policies:** H-2.4 **Responsibility:** Planning Division, Planning Commission, City Council **Potential Funding:** General Fund (Staff time) **Timeframe:** Ongoing; Explore allowing 100 percent residential projects in mixed use zones by 2025

	Implementation Program	Objectives	Additional Information
L	**Flexible Parking Standards** The City shall continue to provide appropriate flexible parking requirements that allow shared use in locations being considered for higher-density housing development. 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.) *[Existing Program 2.4]*	N/A	**Implements Policies:** H-2.2, H-2.3 **Responsibility:** Planning Division, Building Division, Planning Commission, City Council **Potential Funding:** General Fund (Staff time) **Timeframe:** Ongoing
M	**Streamlined Review Process** 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. 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. 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. *[Existing Program 2.5, modified]*	Review and revise the streamlined review process annually Review and revise, as necessary the Objective Design and Development Standards by 2028	**Implements Policies:** H-2.3 **Responsibility:** Planning Division, Building Division, Engineering Division **Potential Funding:** General Fund (Staff time) **Timeframe:** Review streamlined review process: annually Review Objective Design and Development Standards: by 2028

	Implementation Program	Objectives	Additional Information
N	**Single-room Occupancy** 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. 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. *[Existing Program 2.6]*	Encourage the development of: • 40 SRO units (extremely low-income)	**Implements Policies:** H-2.1, H-3.2 **Responsibility:** PW&CDD, PC, CC **Potential Funding:** General Fund (Staff time) **Timeframe:** 2023-2031
O	**Municipal Code Updates** The City shall review and amend the Municipal Code, to comply with State law to: • 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. • Permit emergency shelters without a conditional use permit or other discretionary permits in zone(s) with capacity to meet the identified need, in compliance with the statutory requirements of AB 139.[3] *[New Program]*	Amend the Municipal Code for compliance with State law by 2026. Identify zone(s) where emergency shelters are a permitted use, within one year of adoption of the Housing Element Address the lack of affordable housing types in the city by removing governmental constraints to housing production.	**Implements Policies:** H-2.1, H-2.2, H-3.2 **Responsibility:** Planning Division, CC **Potential Funding:** General Fund (Staff time) **Timeframe:** Municipal Code Update: by 2026 Identify zones for emergency shelters: within one year of the adoption deadline

[3] *https://www.hcd.ca.gov/community-development/building-blocks/housing-needs/people-experiencing-homelessness.shtml.*

	Implementation Program	Objectives	Additional Information
P	**Accessory Dwelling Units** 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 also encourage and incentivize ADU construction in low-density zones and high opportunity 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 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. *[Existing Program 3.4, modified]*	Address the lack of affordable housing types in the city by incentivizing the development of: • 320 total ADUs • 150 moderate-income units • 75 lower-income units • 10 extremely low-income units Incentivize the development of 80 ADUs accessible to seniors and residents with special housing needs Explore and adopt, as appropriate, additional financial incentives by 2025 Encourage the development of new housing in high opportunity areas by providing informational materials on the City website, as well as technical assistance to 30 households primarily in high opportunity areas within the planning period. .	**Implements Policies:** H-2.1, H-2.2 **Responsibility:** PW&CDD **Potential Funding:** General Fund (Staff time) **Timeframe:** 2023-2031 Informational materials: by 2024 Adopt additional incentives, as necessary: by 2025
Q	**Place-based Density Increases** 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. *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. [New Program]*	Encourage the development of: • 50 very low-income units • 50 low-income units • 100 moderate-income units Revise the Zoning Code by 2026. Review SB 10 provisions and hold a public meeting to consider for adoption by 2025. Increase capacity in low-density areas to proactively work to relieve displacement pressures on multifamily zones. Encourage the development of new housing in high opportunity areas through the use of SB 9 lot splits.	**Implements Policies:** H-2.1, H-2.2 **Responsibility:** Planning Division, Planning Commission, City Council **Potential Funding:** General Fund (Staff time) **Timeframe:** 2023-2031 **Zoning Code Update:** by 2026 **SB 10 Consideration:** by 2025.

	Implementation Program	Objectives	Additional Information
R	**Missing Middle Housing** 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. 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. *[New Program]*	Encourage the development of: • 100 low-income units • 150 moderate-income units • 150 above moderate-income units Revise zoning standards to encourage missing middle housing by 2026. To enhance housing mobility and housing choice, support the development of at least three missing middle housing developments between three and 40 units. To enhance housing mobility, encourage the development of 50 moderate-income units in high opportunity areas. Promote multi-unit development in low-density zones to proactively work to relieve displacement pressures on multifamily zones. Encourage the development of new housing in high opportunity areas.	**Implements Policies:** H-2.1, H-2.2 **Responsibility:** Planning Division, Planning Commission, City Council **Potential Funding:** General Fund (Staff time) **Timeframe:** 2023-2031 Revise zoning standards: by 2026
S	**Density Bonus** 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 consider requests for additional density bonuses to encourage affordable housing production for those with special housing needs. *[Existing Program 3.1, modified]*	Encourage the development of: • 40 very low-income units • 30 low-income units • 30 low-income senior units	**Implements Policies:** H-1.3, H-3.1, H-3.3, H-4.1 **Responsibility:** Planning Commission, City Council **Potential Funding:** General Fund (Staff time) **Timeframe:** 2023-2031

	Implementation Program	Objectives	Additional Information
T	**Inclusionary Unit Requirement In-lieu Fee** The City shall continue to 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, 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 high opportunity areas. *[Existing Program 3.2, modified]*	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. .	**Implements Policies:** H-2.2, H-3.3, H-3.4 **Responsibility:** Planning Commission, City Council **Potential Funding:** Affordable Housing Trust Fund **Timeframe:** 2023-2031
U	**Inclusionary Housing Requirement** The City shall continue to require all housing projects of five or more units to include affordable housing. Developers may satisfy the requirements of the City's Affordable Housing Ordinance by providing at least: • 5 percent of the base density for occupancy by very low-income households, • 10 percent for low-income households, • 25 percent for qualifying senior residents, or • 20 percent ADUs (in single-family projects). 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. *[Existing Program 3.3]*	Encourage the development of: • 20 units per year • 50 very low-income units • 50 low-income units • 50 Senior	**Implements Policies:** H-1.1, H-2.2 **Responsibility:** Planning Division, Planning Commission, City Council **Potential Funding:** General Fund (Staff time) **Timeframe:** 2023-2031 Review Ordinance: annually

	Implementation Program	Objectives	Additional Information
V	**Funding to Support Affordable Housing** 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. 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. *[Existing Program 3.5, modified]*	$100,000 per year Encourage the development of: • 10 extremely low-income units • 40 very low-income units • 40 low-income units • 80 moderate-income units Encourage the development of new affordable housing in high opportunity areas	**Implements Policies:** H-3.1, H-3.3 **Responsibility:** Planning Divisions, City Manager **Potential Funding:** HCD, LIHTC, CDBG, HOME and other State and Federal grant programs General Fund (Staff time) **Timeframe:** 2023-2031 Identify funding sources: annually
W	**Successor Agency Funds** 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). *[Existing Program 3.6, modified]*	$235,000 per year; >$2 million total between 2023 and 2031	**Implements Policies:** H-3.1, H-3.3, H-3.4 **Responsibility:** Successor Agency **Potential Funding:** Successor Agency **Timeframe:** 2023-2031

	Implementation Program	Objectives	Additional Information
X	**Coordination with Non-Profit Developers** The City shall continue to 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. The City shall make information available to non-profit developers related to incentives, programs, and available sites. *[Existing Program 3.7, modified]*	Connect with local affordable housing developers bi-annually Provide information regarding incentives for affordable housing, the City's inclusionary ordinance, and available sites on the City website by 2025	**Implements Policies:** H-1.4, H-3.1, H-3.2, H-3.3 **Responsibility:** Planning Division, City Council **Potential Funding:** General Fund (Staff time) **Timeframe:** 2023-2031
Y	**Tax-exempt Revenue Bonds** 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 high opportunity areas. *[Existing Program 3.8]*	Encourage the development of: • 50 very low-income units • 50 low-income units	**Implements Policies:** H-2.2, H-3.1, H-3.2, H-3.3 **Responsibility:** PW&CDD **Potential Funding:** Affordable Housing Trust Fund **Timeframe:** 2023-2031
Z	**Housing Trust Fund** 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 high opportunity areas. 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. *[Existing Program 3.9, modified]*	Annual outreach to developers and other nonprofit housing agencies Encourage the development of new affordable housing in high opportunity areas.	**Implements Policies:** H-2.2, H-3.1, H-3.2, H-3.3 **Responsibility:** PC, CC **Potential Funding:** Affordable Housing Trust Fund **Timeframe:** Ongoing

	Implementation Program	Objectives	Additional Information
AA	**Mortgage Credit Certificate Program** 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. *[Existing Program 3.10]*	Assist ten moderate-income households in the planning period. Provide assistance to prospective homebuyers to increase housing mobility	**Implements Policies:** H-3.4 **Responsibility:** PW&CDD **Potential Funding:** CCC Mortgage Credit Certificate Program **Timeframe:** 2023-2031
BB	**Funding for Homeownership** The City shall continue to investigate concepts and funding sources for a homeownership assistance program. 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. *[Existing Program 3.11, modified]*	Investigate funding opportunities annually Provide assistance to prospective homebuyers to increase housing mobility	**Implements Policies:** H-3.4 **Responsibility:** City Manager, Planning Commission, City Council **Potential Funding:** CDBG, HOME, and other State and Federal grants General Fund (Staff time) **Timeframe:** Investigate and apply for available funding annually and as notices of funding available are released
CC	**Priority Processing** 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. *[Existing Program 3.13, modified]*	Review streamlined processing procedures and revise, as necessary by 2025	**Implements Policies:** HE1.1 **Responsibility:** Building Division, Planning Division, City Council **Potential Funding:** General Fund (Staff time) **Timeframe:** Ongoing Review processing procedures: by 2025

	Implementation Program	Objectives	Additional Information
DD	**Lot Consolidation** 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: • 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 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. 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. *[Existing Program 3.14, modified]*	Encourage the development of: • 50 very low-income units • 50 low-income units • 50 moderate-income units • 50 above moderate-income units Revise the Lot Consolidation Ordinance, as appropriate, within three years of adoption of the Housing Element.	**Implements Policies:** H-1.2, H-1.3, H-2.1, H-2.2, H-3.1, H-3.2, H-3.3 **Responsibility:** Planning Division, Building Division, City Council **Potential Funding:** General Fund (Staff time) **Timeframe:** Ongoing Revise Ordinance: within three years of the adoption deadline

	Implementation Program	Objectives	Additional Information
EE	**Housing Opportunity Sites** The City shall encourage and facilitate development on housing opportunity sites by providing incentives, potentially including, assistance with entitlement processing, flexible development standards, and streamlined processing for affordable housing projects and providing financial support when available. The City shall post information regarding any available incentives on the City website by 2024. 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.	Provide incentives to encourage the production of: • 525 very low-income units • 527 low-income units	**Implements Policies:** H-1.1, H-1.2, H-1.5, H-2.3, H-3.1, H-3.3, H-3.4 **Responsibility:** Planning Division **Potential Funding:** General Fund (Staff time) **Timeframe:** Post available incentives to website: by 2024 with annual updates.
FF	**Affordable Development in High Opportunity Areas** The City shall adopt incentives to encourage affordable multi-unit projects in low-density high opportunity 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. *[New Program]*	Encourage the production of: • 75 very low-income units • 100 low-income units Encourage the development of new affordable housing in high opportunity areas. Promote multi-unit development in low-density zones to proactively work to relieve displacement pressures on multifamily zones.	**Implements Policies:** H-2.1, H-3.1, H-3.2, H-3.3, H-3.4 **Responsibility:** City Council **Potential Funding:** General Fund (Staff time) **Timeframe:** Within three years of the adoption deadline
GG	**Accessible Housing Units** 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. *[Existing Program 4.2]*	Encourage the development of: • 30 units for seniors • 30 units for residents with special housing needs	**Implements Policies:** H-4.1 **Responsibility:** Planning Division, Building Division, Planning Commission **Potential Funding:** General Fund (Staff time) **Timeframe:** Ongoing

	Implementation Program	Objectives	Additional Information
HH	**Supportive Housing** 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. *[Existing Program 4.3, modified]*	Consult with nonprofits and apply for funding bi-annually Encourage the development of 20 units accessible to persons with developmental disabilities	**Implements Policies:** H-4.1 **Responsibility:** Planning Commission, City Council, City Manager **Potential Funding:** General Fund (Staff time) **Timeframe:** Bi-annually
II	**Persons Experiencing Homelessness** 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 homeless needs on a regional basis. *[Existing Program 4.5]*	Coordinate with regional agencies annually, and additionally as needed, throughout the planning period	**Implements Policies:** H-4.2 **Responsibility:** Planning Division **Potential Funding:** General Fund (Staff time) **Timeframe:** Annually
JJ	**Extremely Low-income Households** 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. 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. *[Existing Program 1.7]*	Encourage the development of 59 extremely low-income units	**Implements Policies:** H-1.2, H-1.3, H-2.3, H-4.1 **Responsibility:** Planning Division, City Council **Potential Funding:** General Fund, Affordable Housing Trust Fund, CDBG, HOME and other State and Federal grant programs **Timeframe:** 2023-2031

	Implementation Program	Objectives	Additional Information
KK	**Residential Zoning** 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. *[Existing Program 5.1, modified]*	Retain all existing residential land Protect existing residents from displacement	**Implements Policies:** H-6.1, H-2.4 **Responsibility:** Planning Division, Building Division, Planning Commission, City Council **Potential Funding:** General Fund (Staff time) **Timeframe:** Ongoing
LL	**Neighborhood Preservation Program** 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. *[Existing Program 5.2]*	Encourage the rehabilitation of two units per year: 10 lower-income, eight moderate income Retain all lower and moderate-income units in the City Provide rehabilitation assistance to work to protect existing lower and moderate income residents from displacement	**Implements Policies:** H-5.2, H-5.4, H-6.1, H-6.2 **Responsibility:** City Manager, City Council **Potential Funding:** CDBG, HOME and other State and Federal grant programs **Timeframe:** 2023-2031
MM	**Emergency Repair Grant Program** The City shall seek funding to establish and maintain an Emergency Repair Grant Program. *[Existing Program 5.3, modified]*	Support the rehabilitation of five units per year Establish an Emergency Repair Grant Program to work to protect existing residents from displacement due to repair costs	**Implements Policies:** H-5.2, H-5.4, H-6.2 **Responsibility:** Building Division, City Manager **Potential Funding:** General Fund, CDBG, HOME and other State and Federal grant programs **Timeframe:** 2023-2031

	Implementation Program	Objectives	Additional Information
NN	**Rehabilitation Needs Assessment** 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. *[Existing Program 5.4, modified]*	Evaluate residential rehabilitation needs twice within the planning period	**Implements Policies:** H-5.1, H-5.2, H-5.4 **Responsibility:** PW&CDD **Potential Funding:** General Fund (Staff time) **Timeframe:** Annually
OO	**Capital Improvement Program** The City shall review the Capital Improvement Program (CIP) to determine priorities to maintain infrastructure in the City's neighborhoods. 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. *[Existing Program 5.7]*	Complete a Capital Improvement Program bi-annually Identify funding for needed improvements in older neighborhoods	**Implements Policies:** H-5.1, H-5.2, H-5.4 **Responsibility:** Finance Division, Engineering Division **Potential Funding:** General Fund **Timeframe:** Bi-annually, 2023-2031
PP	**Assisted Housing Units** 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. *[Existing Program 6.1]*	Ensure assisted units retain affordable status for a minimum of 55 years Preservation of all assisted affordable housing units Protect existing residents from displacement	**Implements Policies:** H-6.2 **Responsibility:** Planning Division, Planning Commission, City Council **Potential Funding:** General Fund (Staff time) **Timeframe:** Ongoing

	Implementation Program	Objectives	Additional Information
QQ	**Units At-Risk of Conversion to Market Rate** 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. 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. *[Existing Program 6.2]*	Preservation of all assisted affordable housing units: 193 units Protect existing residents from displacement Fair housing enforcement and outreach: Engage with property owners and tenants of at-risk units one year prior to conversion to market rate	**Implements Policies:** H-6.2 **Responsibility:** Planning Division **Potential Funding:** General Fund, HCD, LIHTC, CDBG, HOME and other State and Federal grant programs **Timeframe:** 2023-2031
RR	**Resale and Rental Controls for Affordable Units** 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. *[Existing Program 6.4]*	Ensure long-term affordability of all inclusionary and assisted units Protect existing residents from displacement	**Implements Policies:** H-6.2 **Responsibility:** Planning Division, City Council **Potential Funding:** General Fund (Staff time) **Timeframe:** Ongoing
SS	**Condominium Conversion Ordinance** 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. The City shall evaluate the proportion of rental apartments in the city to ensure appropriate implementation of the condominium conversion ordinance. *[Existing Program 6.6]*	Evaluate the proportion of rental apartments annually Preserve existing multifamily units Prohibit conversion of multifamily rental housing to moderate- or above moderate-income condominiums Protect existing residents from displacement	**Implements Policies:** H-6.2, H-6.3 **Responsibility:** Planning Commission, City Council, Planning Division **Potential Funding:** General Fund (Staff time) **Timeframe:** Ongoing

	Implementation Program	Objectives	Additional Information
TT	**Assisted Unit Reporting** The City shall continue to require all assisted housing units to submit reports on a timely basis demonstrating compliance with the recorded affordability agreements. *[Existing Program 6.8]*	Preserve all existing affordable housing units	**Implements Policies:** H-1.3, H-6.2 **Responsibility:** Planning Division **Potential Funding:** General Fund (Staff time) **Timeframe:** Ongoing
UU	**Affirmatively Furthering Fair Housing** 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. 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: • Address the need for affordable housing in high opportunity 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 To work to address air quality issues, 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.	Continuously encourage regional cooperation and administration of vouchers through portability and shared waiting lists 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. Develop accessibility programs by 2023 to focus on improving access to housing, public buildings and facilities, sidewalks, pedestrian crossings, and businesses Fair housing enforcement and outreach	**Implements Policies:** H-7.1, H-7.2, H-7.3, H-7.4 **Responsibility:** Planning Division, CC **Potential Funding:** General Fund **Timeframe:** Ongoing Outreach program: by 2025 Accessibility programs: by 2023

	Implementation Program	Objectives	Additional Information
VV	**Fair Housing Services** 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). 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. 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. *[Existing Program 7.1, modified]*	Compile and distribute fair housing information annually. 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. 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. Fair housing enforcement and outreach	**Implements Policies:** H-7.1 **Responsibility:** Planning Division **Potential Funding:** General Fund **Timeframe:** Ongoing

	Implementation Program	Objectives	Additional Information
WW	**Reasonable Accommodation for Special Needs Housing** 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. *[Existing Program 7.2]*	Encourage the development of 20 units for those with special housing needs Evaluate zoning code provisions by 2027 Fair housing enforcement and outreach	**Implements Policies:** H-4.1, H-7.1 **Responsibility:** Planning Division, Planning Commission, City Council **Potential Funding:** General Fund (Staff time) **Timeframe:** Evaluate zoning code: by 2027
XX	**Amenities for Households with Special Housing Needs** The City shall continue to 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. *[Existing Program 7.4]*	*N/A*	**Implements Policies:** H-1.3, H-4.1, H-7.1 **Responsibility:** Architectural Review Commission, Planning Commission **Potential Funding:** General Fund (Staff time) **Timeframe:** Ongoing
YY	**State Standards** 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. *[Existing Program 8.1]*	*N/A*	**Implements Policies:** H-8.1 **Responsibility:** Building Division **Potential Funding:** General Fund (Staff time) **Timeframe:** Ongoing

	Implementation Program	Objectives	Additional Information
ZZ	**Innovative Design** The City shall encourage innovative designs to maximize passive energy efficiency and shall encourage use of sustainable and innovative building practices and materials. *[Existing Program 8.2, modified]*	*N/A*	**Implements Policies:** H-8.1, H-8.2 **Responsibility:** Architectural Review Commission, Planning Commission **Potential Funding:** General Fund (Staff time) **Timeframe:** Ongoing
AAA	**Energy and Water Conservation Outreach** 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. *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. [Existing Program 8.3, modified]*	*N/A*	**Implements Policies:** H-8.1, H-8.2 **Responsibility:** Planning Division, Engineering Division **Potential Funding:** General Fund (Staff time) **Timeframe:** Annually

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