City of Pleasant Hill
Housing Element Townhall
FACT SHEET

CITY OF PLEASANT HILL

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 Areas 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,
- have to pay fines and fees,
- lose grant funding opportunities,
- be mandated to comply by courts,
- lose local land use power, and
- 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 infomation.