PLEASANT HILL
2040 GENERAL PLAN

NEWSLETTER: PUBLIC REVIEW DRAFT HOUSING ELEMENT

Public Review Draft Housing Element Available for Public Review!

The Public Review Draft 2023-2031 Housing Element update is available for public comment through December 9, 2022. View the document and send us your comments at pleasanthill2040.com

Join the Planning Commission and City Council for a meeting to review and discuss the Draft Housing Element on December 13, 2022 at 6:30pm. Download the meeting notice here.

What is a Housing Element?

The purpose of the Housing Element is to establish a comprehensive plan to address housing needs in Pleasant Hill for the next eight years. The Housing Element sets the policies surrounding the development, rehabilitation, and preservation of housing units that meet the needs of Pleasant Hill residents.

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. As required by State law, this Housing Element Update covers the planning period from January 31, 2023, through January 31, 2031, also known as the 6th Housing Element Cycle.

Visit the Project Website to:

- Stay informed
- Find out about upcoming meetings and events
- Sign up for email updates
- Share your ideas on the City's future

pleasanthill2040.com

Have questions?

City of Pleasant Hill
Planning Division
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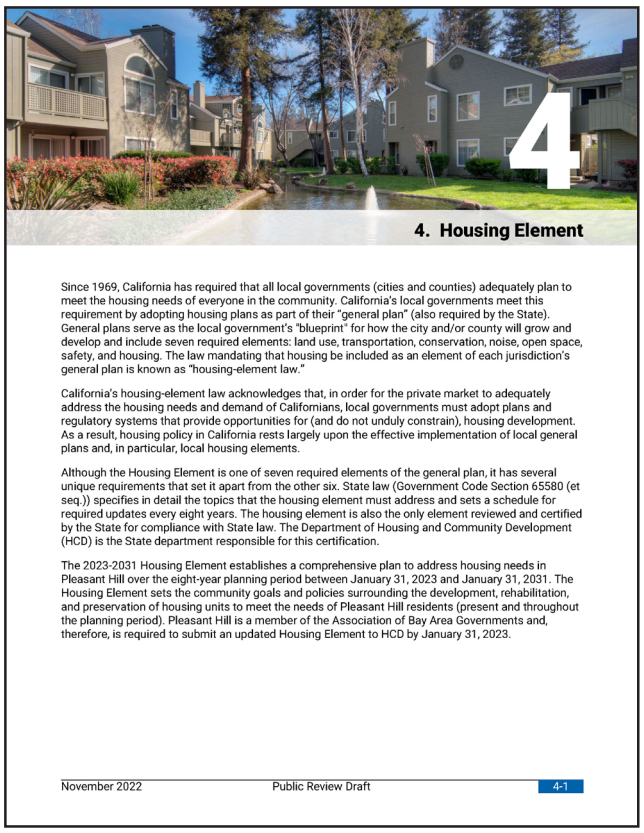
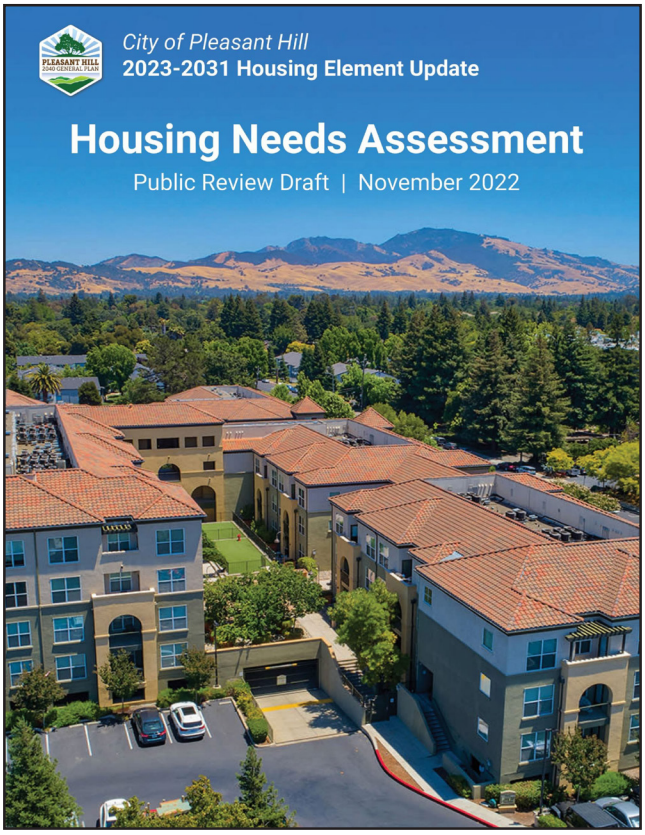
Housing Element Update Components

The Draft Housing Element consists of two parts. The Policy Document and the Needs Assessment. For ease of use, these have been combined into a single PDF for the Public Review Draft.



Policy Document

The **Policy Document** states goals, policies, implementing programs, and quantified objectives for the development, rehabilitation, and preservation of housing. The Policy Document is presented first in the Public Review Draft and has been formatted to match the other Elements of the General Plan Update.



Housing Needs Assessment

The **Needs Assessment** identifies and analyzes existing and projected housing needs to inform policy development. Within this document, the Resources section provides a list of sites for housing development that are adequate to accommodate the City's Regional Housing Needs Allocation (RHNA).

Sections of the Needs Assessment:

Introduction
Evaluation of the Previous Element
Population Housing and Employment Trends
Housing Needs
Housing Constraints
Opportunities for Energy Conservation
Housing Resources
Appendix A: Affirmatively Furthering Fair Housing

Policy Document Readers Guide

The Housing Element Policy Document contains goals and policies to guide future housing decisions in Pleasant Hill. The goals and policies in the Housing Element are presented in a standard format as shown below.

Goal

A goal is a statement that describes, in general terms, a desired future condition or "end" state. Goals describe ideal future conditions for a topic and are intentionally general and broad.

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]*

Policies

A policy is a statement that guides a specific course of action for decision-makers to achieve a desired goal.

Implementation Programs

To help ensure that appropriate actions are taken to implement the 2023-2031 Housing Element Update, the Element includes a set of implementation programs. Implementation programs identify the specific steps to be taken by the City to implement policies.

	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

Actions: HCD now requires detailed actions with specific tasks and timeframes

Objectives: HCD requires an estimate of the number of households assisted or units approved

Regional Housing Needs Allocation Overview

Each jurisdiction in California is required to plan for its fair share of the region's housing need. In reference to Pleasant Hill, the regional need is defined for the nine counties of the Bay Area This fair share is determined by the State Department of Housing and Community Development (HCD) through a process called the Regional Housing Need Determination (RHND). After HCD identifies the total housing need for each region of the State, regional Councils of Government, in this case the Association of Bay Area Governments (ABAG), are then responsible for distributing this need across the local governments within the region. This distribution process is also known as the Regional Housing Needs Allocation (RHNA) process. Once a local government has received its RHNA, it must revise its housing element to show how it plans zone residential land to accommodate its portion of the region's housing need. The RHNA is one of the primary threshold criteria necessary to achieve HCD support of the Housing Element.

Table 1 shows Pleasant Hill's RHNA for the 2023-2031 Housing Element (6th Cycle) and illustrates the appreciable increase from the 5th Cycle requirements.

Table 1: RHNA Comparison Between 5th and 6th Cycle Requirements

	Lower		Moderate	Above Moderate	Total
	Very Low	Low			
5th Cycle	118	69	84	177	448
6th Cycle	566	326	254	657	1,803
Change	+448	+257	+170	+480	+1,355
%Change	+380%	+372%	+202%	+271%	+302%

Due to the State's No-Net-Loss Zoning law (SB 166, 2017), each jurisdiction must provide an additional 20 percent buffer across lower- and moderate-income categories to ensure that affordability is preserved. This buffer allows some units to be developed outside the projected income area (i.e. moderate income housing on a lower-income site) without the City falling into a deficit in any individual category.

Table 2: Regional Housing Need Allocation and HCD-Required 20 Percent Buffer, Pleasant Hill

	Lower		Moderate	Above Moderate	Total
	Very Low	Low			
Pleasant Hill RHNA	566	326	254	657	1,803
Pleasant Hill RHNA + 20% Buffer	679	391	305	657	2,032

Capacity to Meet the RHNA

The Draft Housing Element provides capacity to meet the RHNA through pipeline projects, projected accessory dwelling units, vacant sites, and the GPAC recommended Housing Opportunity Sites. Table 3 below shows a summary of total RHNA capacity. As shown, the City currently has 380 units in pending and approved projects, including 106 lower income units. Based on recent trends, the City projects 320 ADUs in the upcoming planning period. Although the City is mostly built out, 37 vacant parcels zoned for residential capacity. In total, these vacant sites can accommodate 232 new housing units.

Finally, the General Plan Advisory Committee (GPAC) identified Housing Opportunity Sites with potential for redevelopment to high-density mixed use. These Housing Opportunity Sites require a rezone in line with the City's Preferred Land Use Alternative. Under the designation proposed through the Preferred Land Use Alternative, these sites can provide capacity for 1,192 new units.

In total, the Draft Housing Element identifies capacity to accommodate 2,124 housing units through existing approved projects, projected accessory dwelling unit development, and the development of vacant and underutilized parcels, including capacity to meet the RHNA and buffer requirement across all income categories. The figure here shows the location of pending projects, vacant sites, and Housing Opportunity Sites.

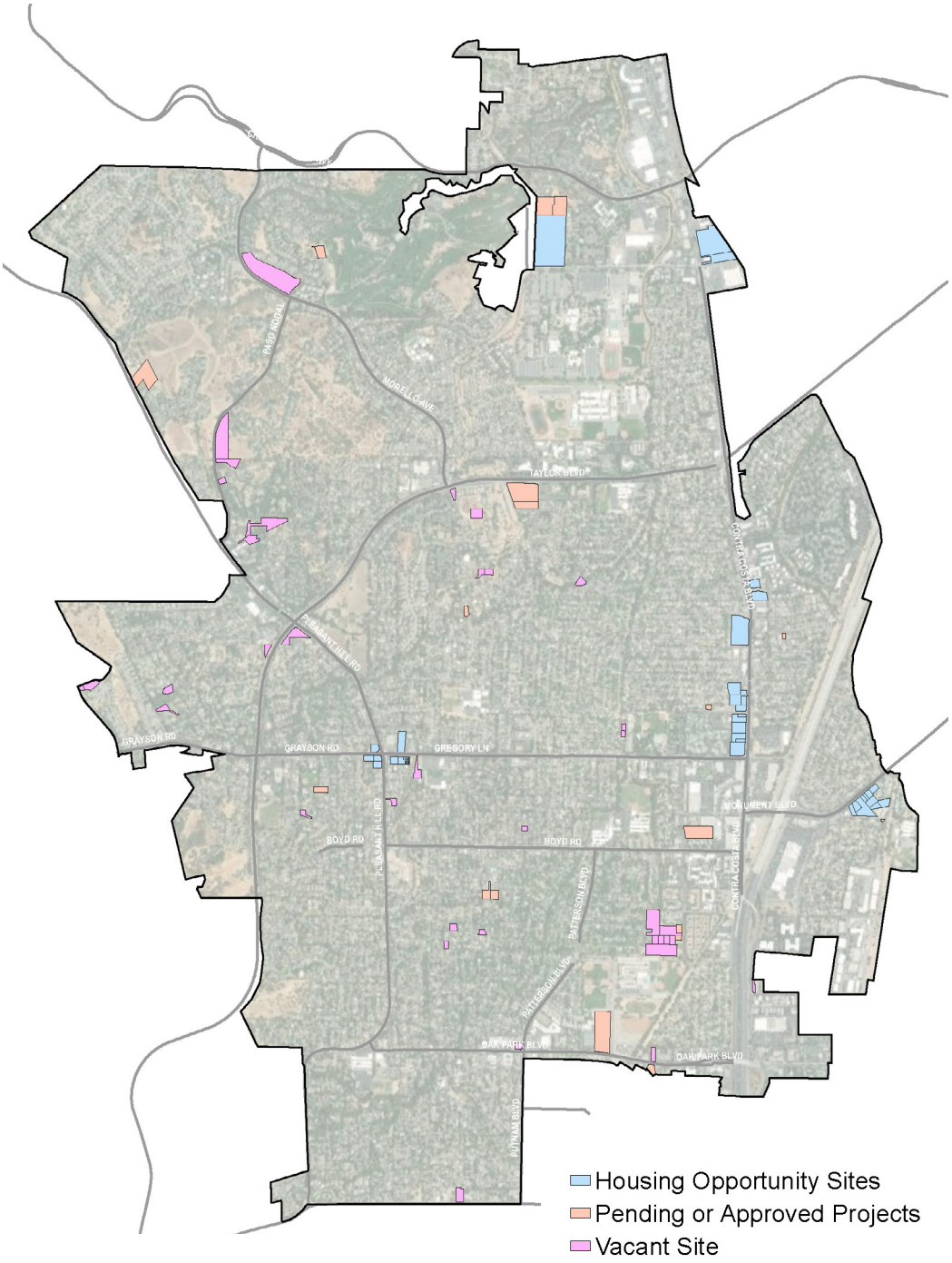


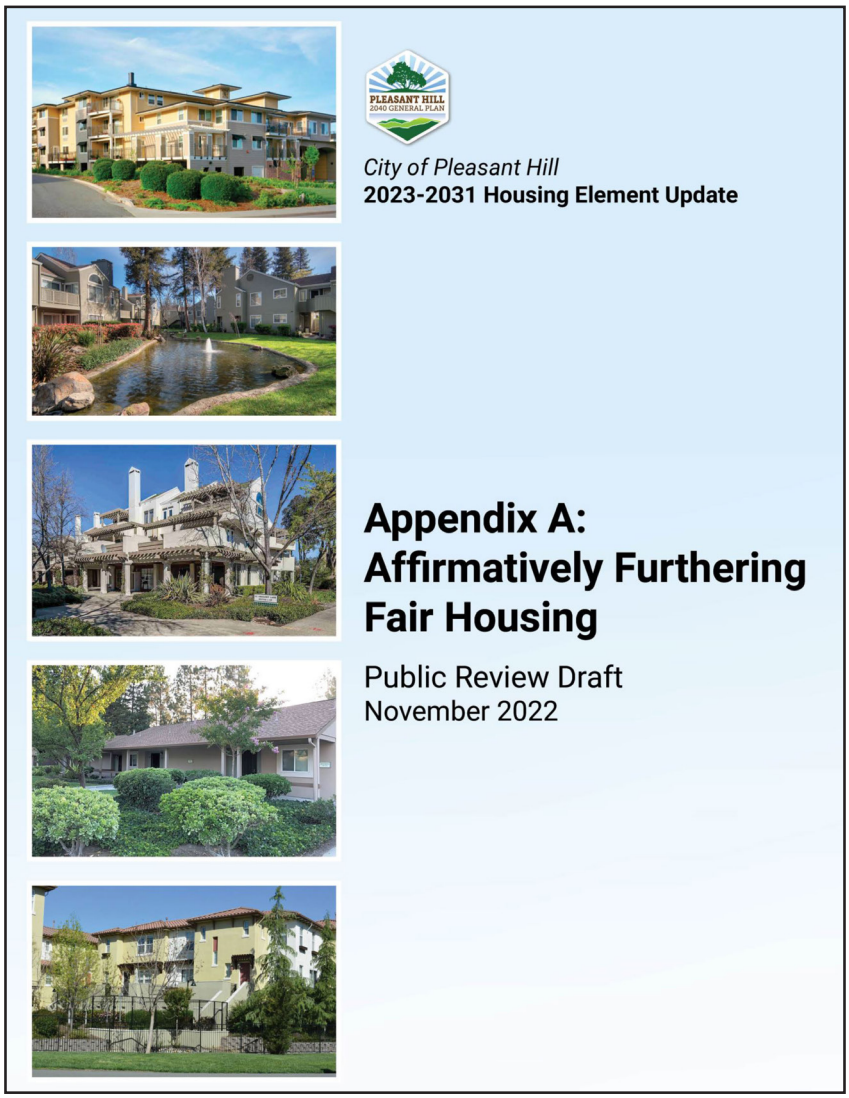
Table 3: Summary of 6th Cycle RHNA Capacity

	Lower	Moderate	Above Moderate	Total
Assumed Accessory Dwelling Units	0	280	40	320
Pending and Approved Projects	106	14	260	380
Housing Opportunity Sites	1,051	14	127	1,192
Vacant Sites	0	0	232	232
Total Planned Capacity	**1,157**	**308**	**659**	**2,124**
RHNA with 20 percent buffer	**1,070**	**305**	**657**	**2,032**
Surplus (beyond RHNA with buffer)	**87**	**3**	**2**	**92**
Percentage of RHNA Planned	**130%**	**121%**	**100%**	**118%**

What's new in the 2023-2031 Housing Element?

A number of housing bills have been passed by the California legislature since the adoption of the previous Housing Element in 2015. The Housing Element identifies new State laws that must be addressed in the current Update. While the City complies with many of these laws, the following list summarizes major changes that were made in the 2023-2031 Housing Element in response to recent State laws.

No-Net-Loss Zoning. In response to SB 166 (2017), the City included an additional 20 percent buffer in the residential sites inventory, as discussed above. Although the City is mostly built out, the City worked with the public to identify sites with potential for redevelopment to mixed use with high density residential. These sites are underutilized with low-density uses, large parking lots, old structures, and low improvement values compared to land values. At Mixed Use High (40-70 dwelling units/acre) and Mixed Use Very High (70-100 dwelling units/acres) these sites provide combined capacity for 1,192 units, a significant portion of the RHNA. Housing Opportunity Sites are discussed beginning on page 4-128 of the Public Review Draft Housing Element.



Affirmatively Furthering Fair Housing (AFFH). In response to AB 686 (2017), the City incorporated a new fair housing analysis that can be found in Appendix A: Affirmatively Further Fair Housing. The analysis identifies fair housing issues in the community that the City must proactively work to overcome. To do this, the City has bolstered implementation programs with meaningful actions and objectives that work to overcome fair housing issues and their contributing factors. For more information, please see section 1.8: Contributing Factors, beginning on page A-56 of the Public Review Draft Housing Element.

Implementation Programs. The implementation programs in the Policy Document commit the City to specific actions to address housing needs, constraints, and fair housing issues. The 2023-2031 Housing Element continues and expands upon many successful existing programs. New implementation programs included to address new State requirements are summarized below.

- **Program E: Surplus and Excess Public Land Inventory.** In accordance with AB 1486 (2019) and AB 1255 (2019), this new program commits the City to create a publicly visible inventory of surplus and excess public land with potential for residential development.
- **Program F: Increase Allowable Densities.** This program commits the City to increase allowable densities in line with the General Plan Preferred Land Use Alternative. The program also includes the rezone requirements mandated for any Housing Opportunity Site with a proposed rezone.
- **Program G: Housing Information Transparency.** Required by State law, this program requires the City to post housing related information on the City website to increase transparency.
- **Program O: Municipal Code Updates.** This program outlines required updates to the municipal code triggered by changes in state law and constraints identified in the Needs Assessment.
- **Program Q: Place-based Density Increases.** Program Q commits the City to 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.
- **Program R: Missing Middle Housing.** Missing middle housing types provide diverse housing options, such as duplexes, fourplexes, cottage courts, and multiplexes compatible in scale and form to detached single-family homes. This program commits the City to evaluate and revise zoning standards, as appropriate, to increase the variety of housing types in the city, with particular emphasis on housing affordable to the local workforce. By providing for additional capacity, and particularly affordable opportunities, in high resource areas, this program satisfies a new requirement that Housing Elements address housing mobility through program action(s).
- **Program EE: Housing Opportunity Sites.** This program works to incentivize redevelopment at Housing Opportunity Sites and to publicize available incentives on the City website.
- **Program FF: Affordable Housing in High Opportunity Areas.** This program works to overcome fair housing issue by working to promote multi-unit development in low-density zones. By expanding capacity in high resource areas, and particularly, lower- and moderate-income capacity, the City can work to relieve displacement pressures on multifamily zones where affordable units are more concentrated.
- **Program UU: Affirmatively Furthering Fair Housing.** This program, required by new State law, commits the City to address disparities in housing needs and access to opportunity for all residents and to work proactively to overcome fair housing issues. The program includes additional fair housing objectives and identifies programs that work to address each fair housing issue identified in the AFFH Analysis.

Public Review and Community Engagement

The Public Review Draft Housing Element is not the final adopted/certified document. There will be future public hearings and public comment opportunities.

This Draft was made available for public comment from November 9, 2022 to December 9, 2022. Following the public review period, the Draft will be revised and submitted to the California Department of Housing and Community Development (HCD) for an initial 90-day review. Following the 90-day review, HCD will submit comments to the City. The City will revise the Housing Element accordingly and initiate a process to adopt. The City will hold public hearings before the Planning Commission and City Council in April or May, 2023. The adopted Housing Element document will then be submitted to HCD for a final 60-day review and certification.

Engagement Program. In response to the need for public participation, City planning staff worked with 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 engagement program includes branding, a project website, business cards, newsletters and eblasts, announcements on the City website and social media, a workshop and townhall meeting, a fair housing survey, multiple GPAC meetings, and Planning Commission and City Council study sessions and hearings.

General Plan Advisory Committee (GPAC) Review

At meetings on May 12, 2021 and June 23, 2021, the GPAC reviewed and discussed potential sites for higher density residential land uses with sufficient capacity to meet the State-mandated housing goals. On November 17, 2021, the GPAC recommended that staff carry forward eight Housing Opportunity Sites for consideration in addition to the changes recommended in the previously discussed Focus Areas. In 2022, the Mangini-Delu site was removed from the housing opportunity sites list in order to give the City time to implement a master plan requirement for the area. The remaining seven sites were carried forward into the Housing Element sites inventory as sites requiring a rezone (sites A-L). Please note that although the GPAC recommended seven sites, any site with parcels disconnected by a street or adjacent use was split into individual sites including only adjacent parcels.

Upcoming Events

Joint City Council and Planning Commission Study Session

Topic: Public Review Draft Housing Element

December 13, 2022 @ 6:30pm
City Council Chambers
100 Gregory Lane

Zoom Link:
Meeting Link: www.zoom.us
Meeting ID: 826 3182 3247
Passcode: 520651

The meeting will also be viewable through www.youtube.com at the following link:
www.pleasanthillca.org/councilmeeting