

Pleasant Hill 2040 General Plan

Townhall Meeting
Housing Element
October 27, 2021



Tonight's Agenda

1. Housing Element Overview
2. City Response
3. Incentives for Housing Element Compliance
4. Consequences and Penalties for Non-Compliance
5. What Does Affordable Housing Mean?
6. Public Questions and Comments
7. Next Steps

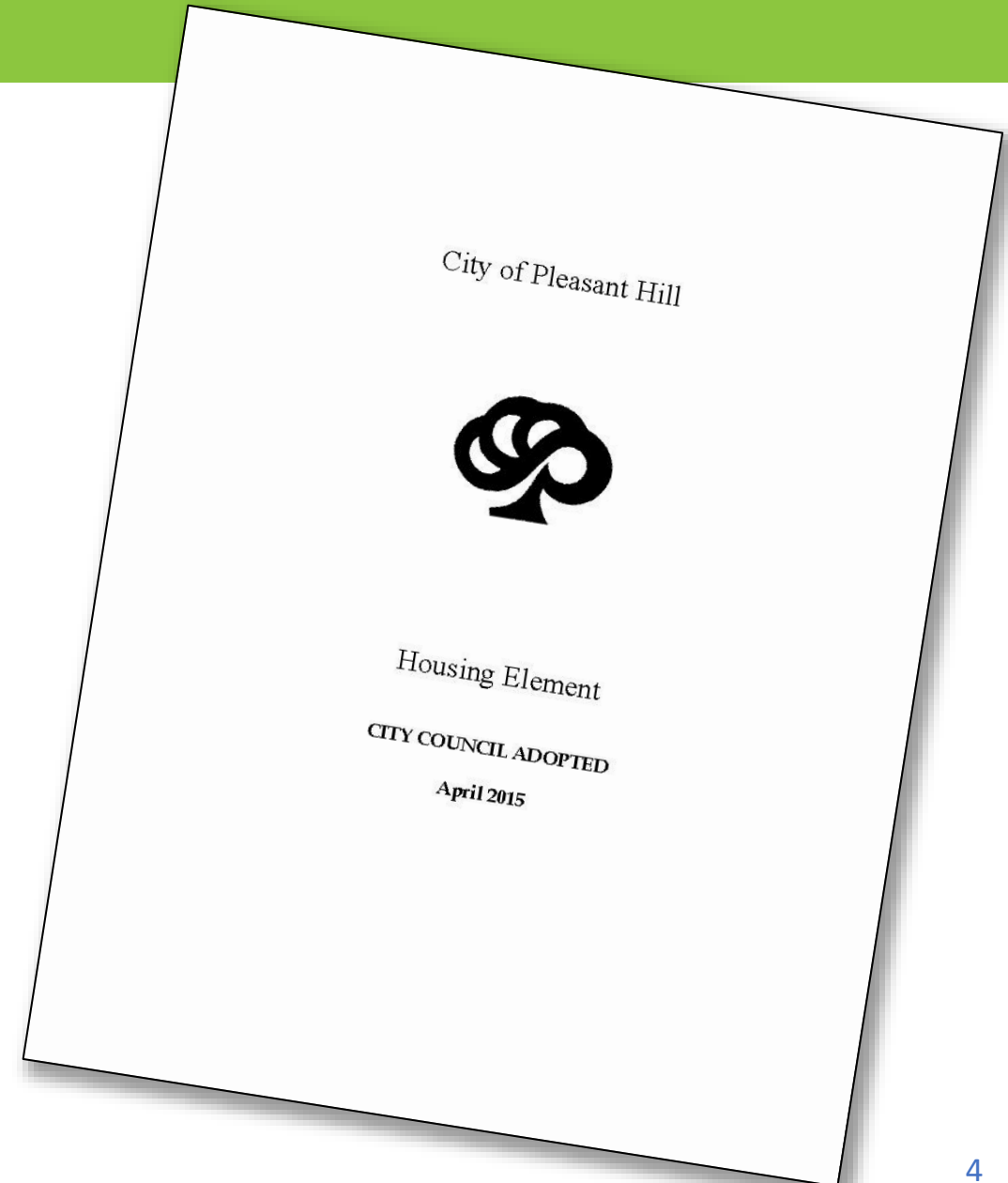


1. Housing Element Overview



Housing Element Basics

- An element of the General Plan
- Scheduled housing element updates required by State law
- City's 5th cycle housing element adopted in April 2015 (running through 2022)
- 6th cycle: January 15, 2023 to January 15, 2031



A Housing Element...

- Provides an assessment of both current and future housing needs
- Identifies opportunities and constraints on housing production
- Establishes goals, policies, and programs to meet those needs



State Housing Strategies and Goals:

- Conserving and improving existing affordable housing
- Maximizing housing opportunities throughout the community
- Assisting in the provision of affordable housing
- Removing governmental and other constraints to housing investment
- Promoting fair and equal housing opportunities



Pleasant Hill Housing Element Strategies

- To provide a variety of housing types for:
 - residents of all ages,
 - families large and small,
 - all income categories, and
 - those with special housing needs.



Pleasant Hill Housing Element Strategies

- To provide a mix of housing types so that:
 - young adults can stay in the city they grew up in;
 - teachers, firefighters, health care workers, and essential workers can find homes in Pleasant Hill; and
 - older adults have more options for retirement in the community they know.



State Housing Tool:

Regional Housing Needs Allocation (RHNA)

- The State Department of Housing and Community Development (HCD) analyzes population projections for the planning period and determines the number of new housing units needed in each region of the state.
- Regional agencies distribute the housing need to individual jurisdictions
 - Bay Area Regional Agency: Association of Bay Area Governments (ABAG)

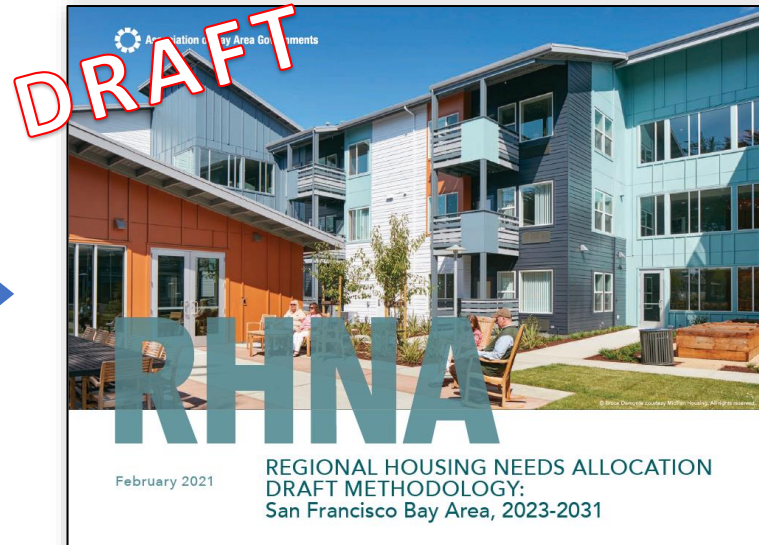


Regional Housing Needs Allocation (RHNA)



State Department of
Housing and Community
Development (HCD)

Association of Bay Area
Governments (ABAG)



441,176 units



CITY OF PLEASANT HILL

1,803 units



RHNA Breakdown

Income Group			Income Definitions
Sites Lower-Income	RHNA Very Low	Extremely Low Income	Up to 30% of AMI
		Very Low Income	30 to 50% of AMI
		Low Income	50 to 80% of AMI
	Moderate Income		80 to 120% of AMI
	Above Moderate Income		> 120% of AMI

RHNA Breakdown

DRAFT

Jurisdiction	VERY LOW INCOME (<50% of Area Median Income)	LOW INCOME (50-80% of Area Median Income)	MODERATE INCOME (80-120% of Area Median Income)	ABOVE MODERATE INCOME (>120% of Area Median Income)	TOTAL
CONTRA COSTA COUNTY					
Antioch	792	456	493	1,275	3,016
Brentwood	402	232	247	641	1,522
Clayton	170	97	84	219	570
Concord	1,292	744	847	2,190	5,073
Danville	652	376	338	875	2,241
Lower Income Units					1,391
Higher Income Units					995
Total RHNA					2,114
Very Low	Low	Moderate	Above Moderate	1,803	1,345
566	326	254	657		1,118
Oakley	279	161	172	446	1,058
Orinda	372	215	215	557	1,359
Pinole	121	69	87	223	500
Pittsburg	506	291	340	880	2,017
Pleasant Hill	566	326	254	657	1,803
Richmond	840	485	638	1,651	3,614
San Pablo	173	100	132	341	746
San Ramon	1,497	862	767	1,985	5,111
Unincorporated Contra Costa	2,082	1,199	1,217	3,147	7,645
Walnut Creek	1,657	954	890	2,304	5,805



RHNA Change (5th to 6th Cycle)

How does this compare to the last Housing Element?

DRAFT

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

RHNA Change (5th to 6th Cycle)

What about surrounding cities?

DRAFT

City	Change from 5 th to 6 th Cycle	
Clayton	+429	
Concord	+1,595	
Lafayette	+1,714	← +429%
Martinez	+876	
Pleasant Hill	+1,355	
Walnut Creek	+3,570	
Unincorporated CCC	+6,278	← +459%

City Housing Element Tool: Sites Inventory

- Key component is the **housing sites inventory**
- Sites inventory must identify residential land of adequate potential to **meet the City's RHNA**. *We are currently in this process now.*
- What can we count?:
 - “Pipeline Projects”
 - Accessory Dwelling Units (ADUs)
 - Vacant residential land
 - Underutilized / Infill Sites



City Housing Element Tool: Sites Inventory

- What other options are there?
 - Redesignate sites to include residential uses by-right
 - These sites must have redevelopment potential
 - Consider changes in density to increase housing unit potential



State Actions Beyond the RHNA

Since the City's last Housing Element...

- More than 1,700 housing bills have been introduced in Sacramento
- Nearly **30** new State housing laws have taken effect
 - The Housing Element must be updated to address/comply with each.



2. City Response



Pleasant Hill Response

- Formally appealed the Regional Housing Needs Allocation of 1,803 units.
 - ABAG Administrative Committee Hearing, September 24, 2021
 - Appeal Denied
- Formally sent letters of opposition to SB 9, which many may know as the “Duplex Bill”



3. Incentives for Housing Element Compliance



Incentives for Compliance

Various state grant and loan programs require an HCD-certified housing element, including:

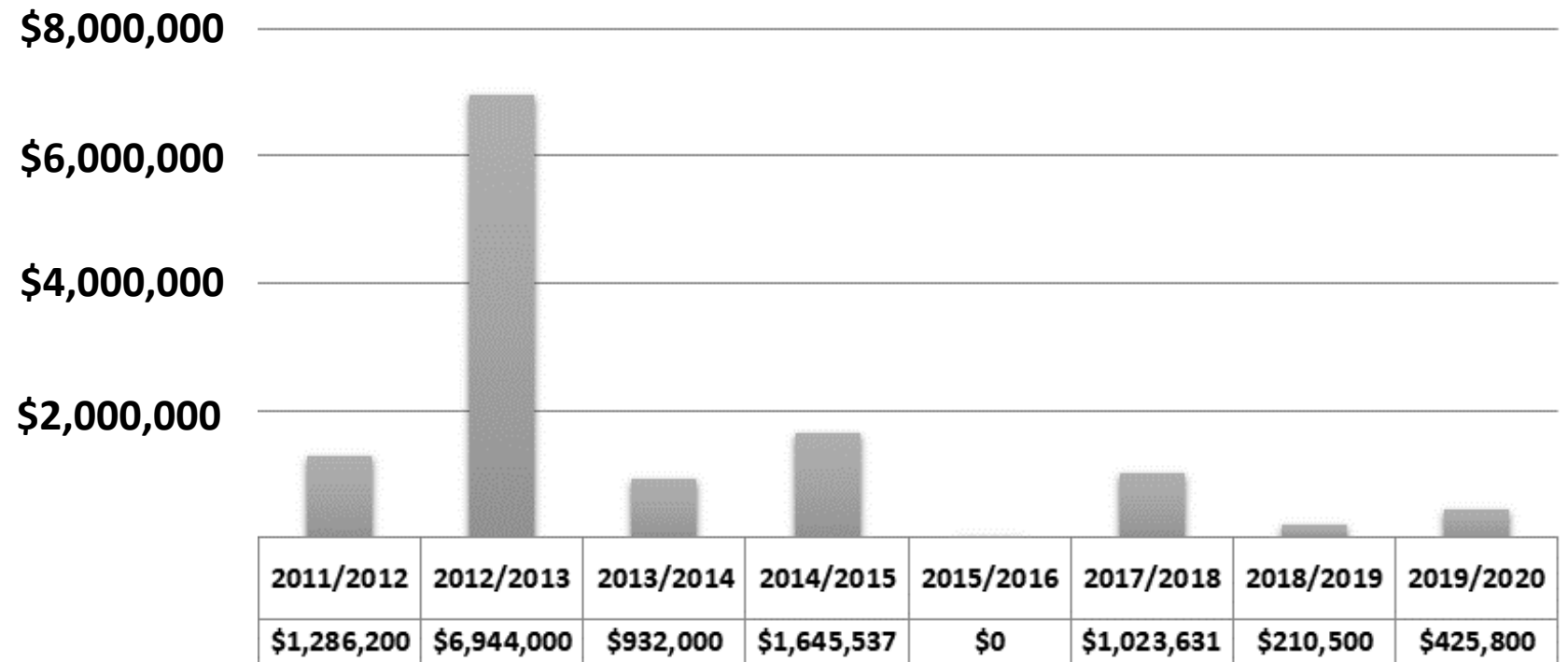
- Permanent Local Housing Allocation
- Affordable Housing and Sustainable Communities Grants
- SB 1 Planning Grants
- CalHOME Program
- Infill Infrastructure Grants
- Prohousing Designation Program
- Local Housing Trust Fund Program



Incentives for Compliance

**\$14
Million**

Between 2010 and 2020 the City of Pleasant Hill received more than \$14 Million in grant funds that require a compliant housing element.



Incentives for Compliance

Additional allocations that fund street repairs, bike and pedestrian facilities, and other enhancements:

- **Measure J** allocation:
\$500-\$600k each year
- **SB 1** allocation and related sub-programs:
More than \$200k each year



4. Consequences and Penalties for Housing Element Non-Compliance



Consequences for Non-Compliance

State Authority:

HCD is authorized to review any City action or failure to act that HCD determines is inconsistent with an adopted housing element or housing element law.



Consequences for Non-Compliance

Examples of penalties and consequences of housing element noncompliance include:

General Plan Inadequacy

When a city's housing element is found to be out of compliance, its General Plan could be found inadequate, and therefore invalid.

- **Local governments with an invalid General Plan can lose their ability to make permitting decisions.**



Consequences for Non-Compliance

Litigation and Attorney Fees:

Local governments with noncompliant housing elements are vulnerable to litigation.

- If a jurisdiction either loses or settles a case related to housing element noncompliance, it often must pay **substantial attorney fees** to the plaintiff's attorneys.
- Potential consequences of lawsuits include:
 - **mandatory compliance** within 120 days,
 - **suspension of local control** on building permit issuance, and
 - **Court-required approval of housing developments.**



Consequences for Non-Compliance

Loss of Permitting Authority:

Courts have authority to take away local government development and building permit authority until the General Plan and Housing Element are brought into compliance with State law.

The court may suspend the jurisdiction's authority to:

- issue building permits
- approve commercial, industrial, and other non-residential projects
- grant zoning changes, variances, or subdivision map approvals
- deny residential development applications that comply with State law



Consequences for Non-Compliance

Court Receivership:

Courts may appoint an agent with all powers necessary to remedy identified housing element deficiencies and bring the jurisdiction's housing element into substantial compliance with housing element law.

Financial Penalties:

Following a court-issued judgement, if the housing element continues to be found out of compliance, courts can multiply financial penalties by a factor of six.



5. What Does Affordable Housing Mean?



What Does Affordable Housing Mean?

Affordable Housing is housing that can be afforded by households in the lower income categories. These categories include all households with income less than 80 percent of the area median income.

- A family of four making less than \$109,600 is considered low income.

Income Limits: Alameda County and Contra Costa County

Income Category	Percent of median income	Annual income (1-person household)	Annual income (3-person household)	Annual income (4-person household)
Extremely low-income	30%	\$28,800	\$37,000	\$41,100
Very low-income	50%	\$47,950	\$61,650	\$68,500
Low income	80%	\$76,750	\$98,650	\$109,600
Median income	100%	\$87,900	\$113,050	\$125,600
Moderate income	120%	\$105,500	\$135,650	\$150,700

What Does Affordable Housing Mean?

How do we plan for these households?

Government Code Section 65583.2(c)(3)(B) allows local governments to use “default” density standards to plan for lower income categories.

Minimum density for the very-low and low-income categories:

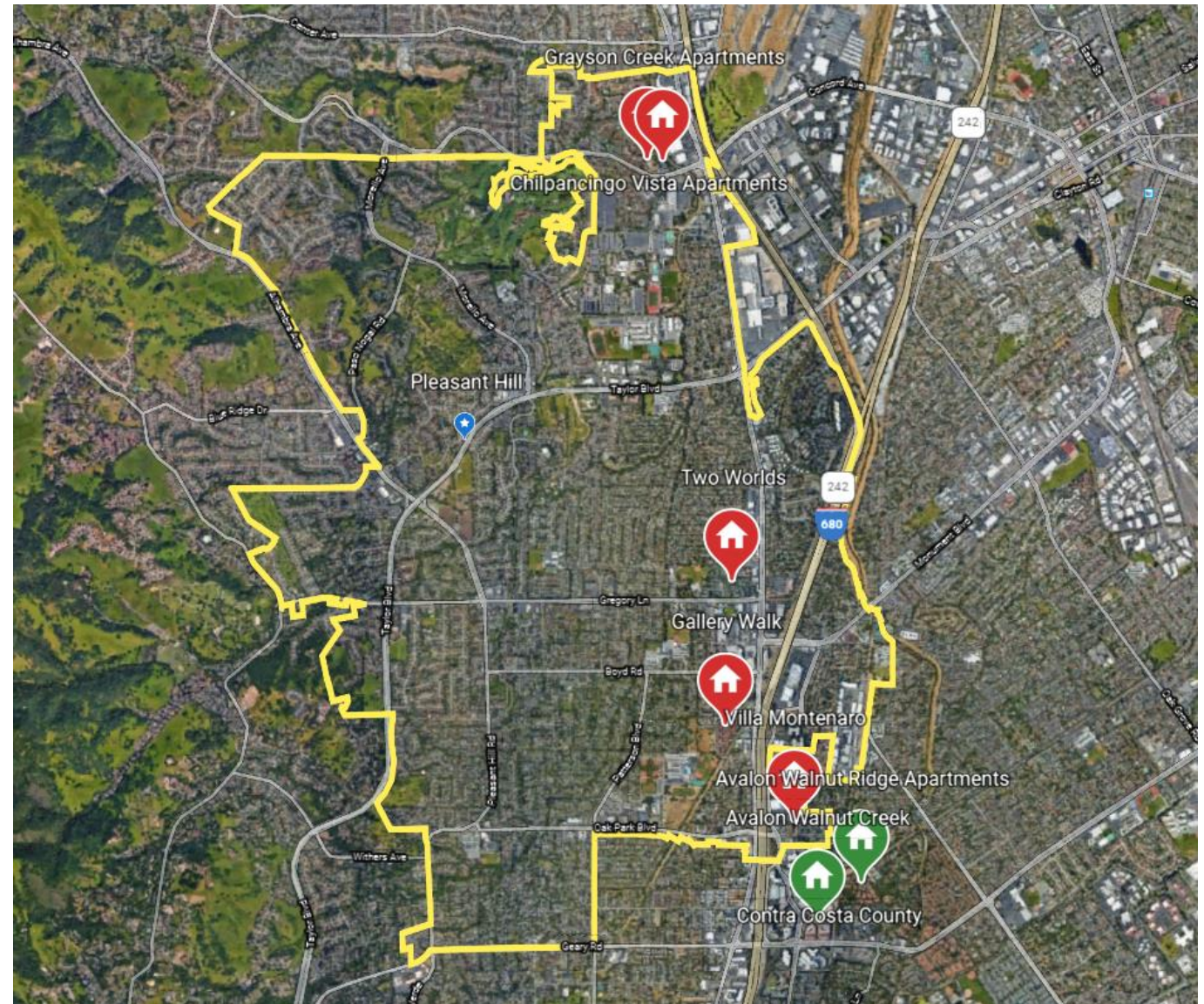
Contra Costa County: 30 dwelling units per acre

What does density look like?

Let's Take a Tour!

Current Stops:

- Pleasant Hill
- Adjacent Communities





Pleasant Hill

Lower Density Sites

C. Winslow Center/Pleasant Hill-Taylor Intersection

Assumed Density 13.9 du/ac

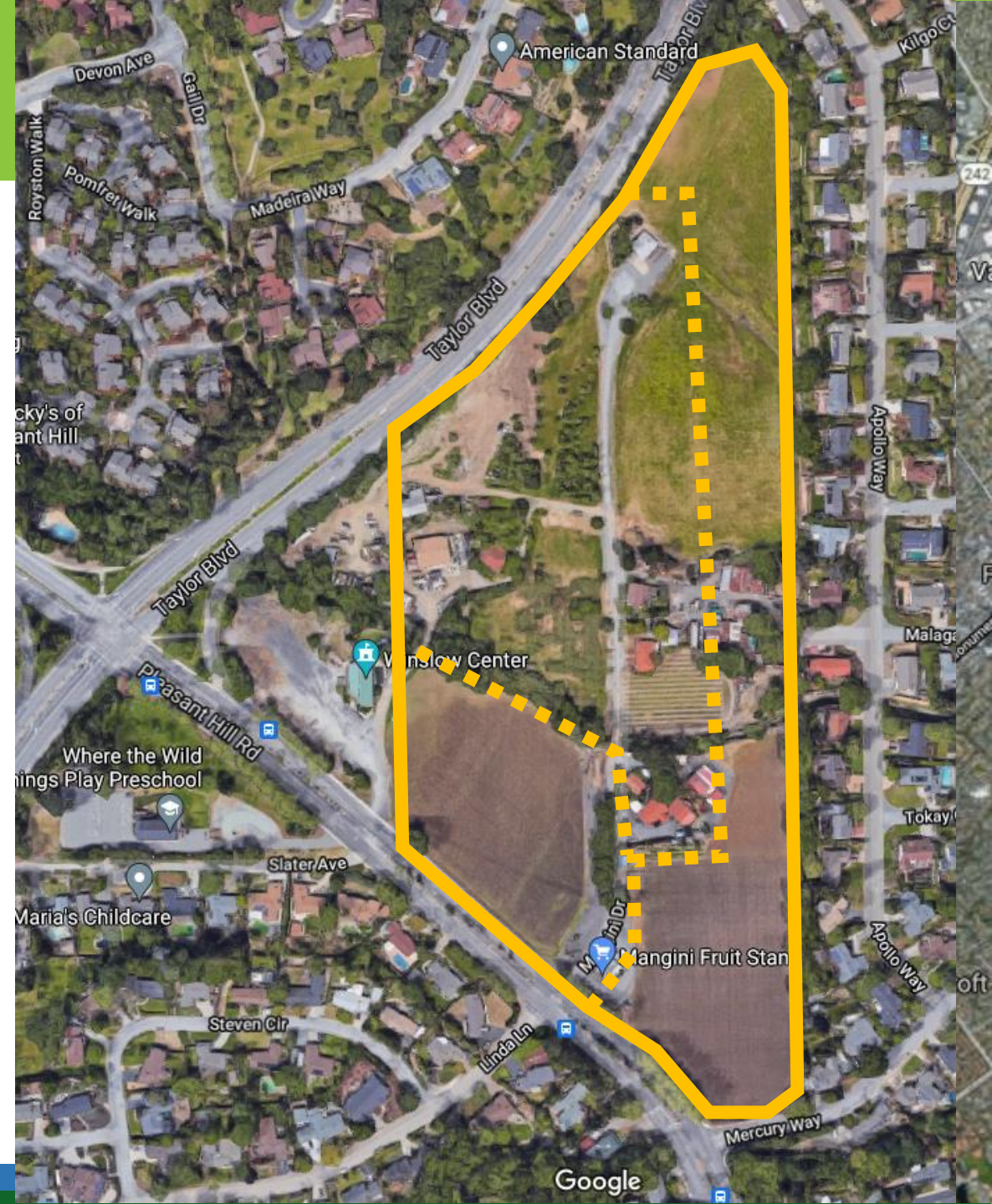
D. Mangini-Delu Area

Assumed Densities:

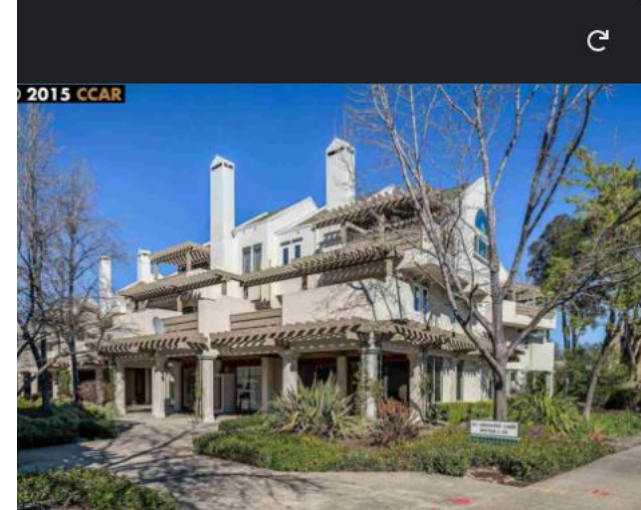
4.8 du/ac (eastern section)

8.3 du/ac (northern section)

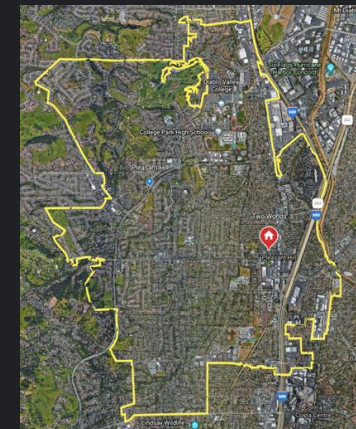
21.0 du/ac (southern section)



Two Worlds Condominiums



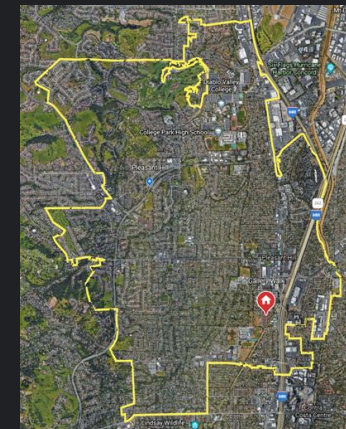
Mixed Use: 150 Residential Units
~14 Dwelling Units per Acre
Existing General Plan Land Use:
Mixed Use
Existing Zoning: Planned Unit District
Stories: 3
Unit Sizes: 1,215-1,488 sq. ft.
Site Area: 11.5 acres



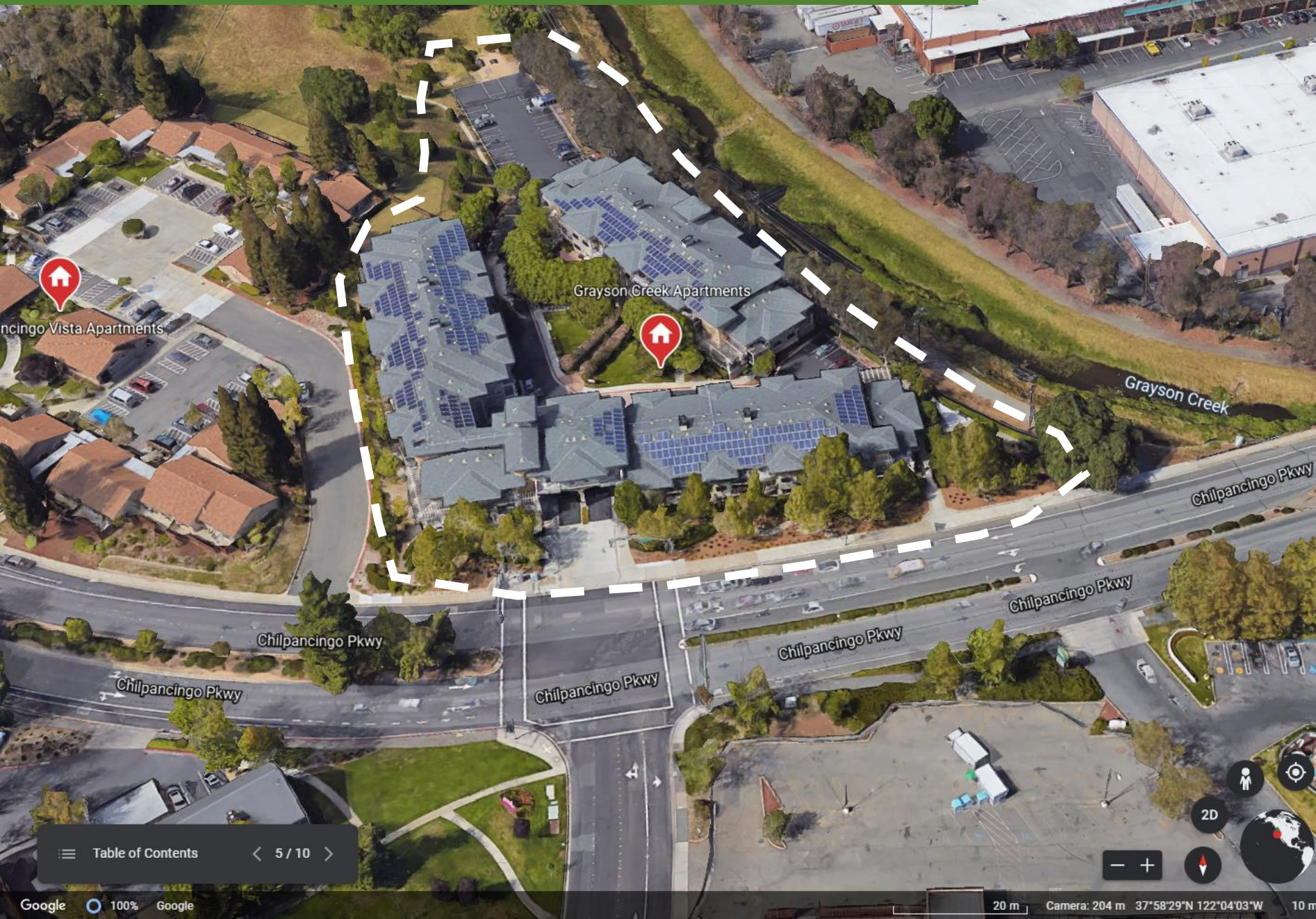
Gallery Walk, 17 du/ac



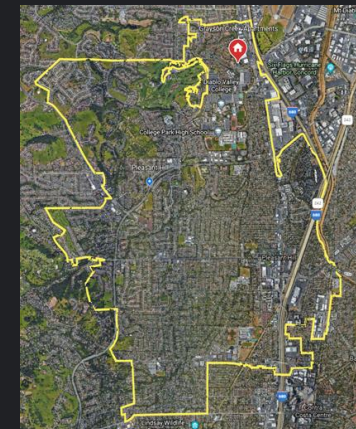
17 Dwelling Units per Acre
Existing General Plan Land
Use: Multi-Family Medium
Existing Zoning:
Planned Unit District
Stories: 3
Unit Sizes: 1,402-2,096 sq. ft.



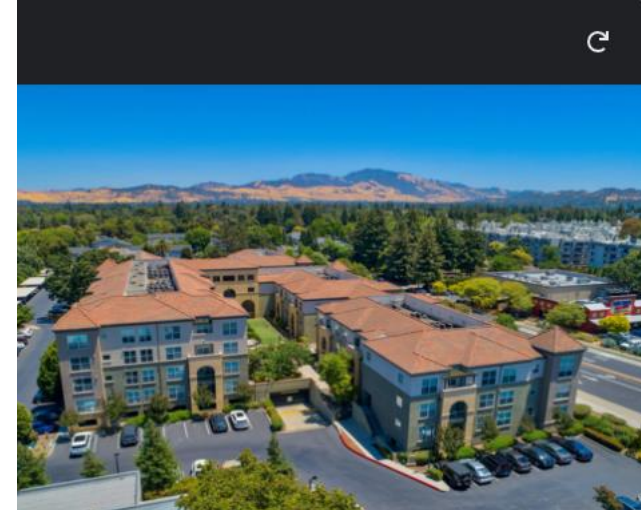
Grayson Creek Apartments, 18 du/ac



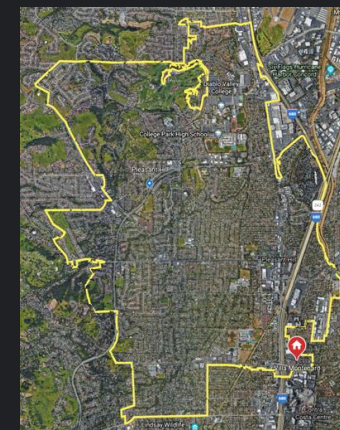
70 Affordable Family Units
18 Dwelling Units per Acre
Existing General Plan Land Use:
Multi-Family Low
Existing Zoning:
Planned Unit District
Stories: 2-3
Unit Sizes: 675-1,160 sq. ft.



Villa Montenaro, 35 du/ac



35 Dwelling Units per Acre
Existing General Plan Land
Use: Multi-Family High
Existing Zoning:
Planned Unit District
Stories: 4
Unit Sizes: 590-1,167 sq. ft.



Adjacent Communities

What does density look like?

40-70 dwelling units/acre

Pleasant Hill sites considering this type of density:

F: Ace Hardware

G: Gregory Gardens

I: Pleasant Hill, Gregory Lane Intersection

J: Gregory Lane/Contra Costa Boulevard

K: Jewel Lane Neighborhood

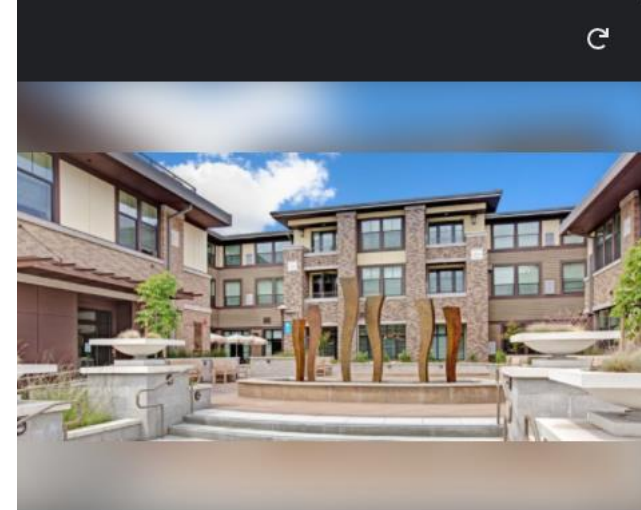
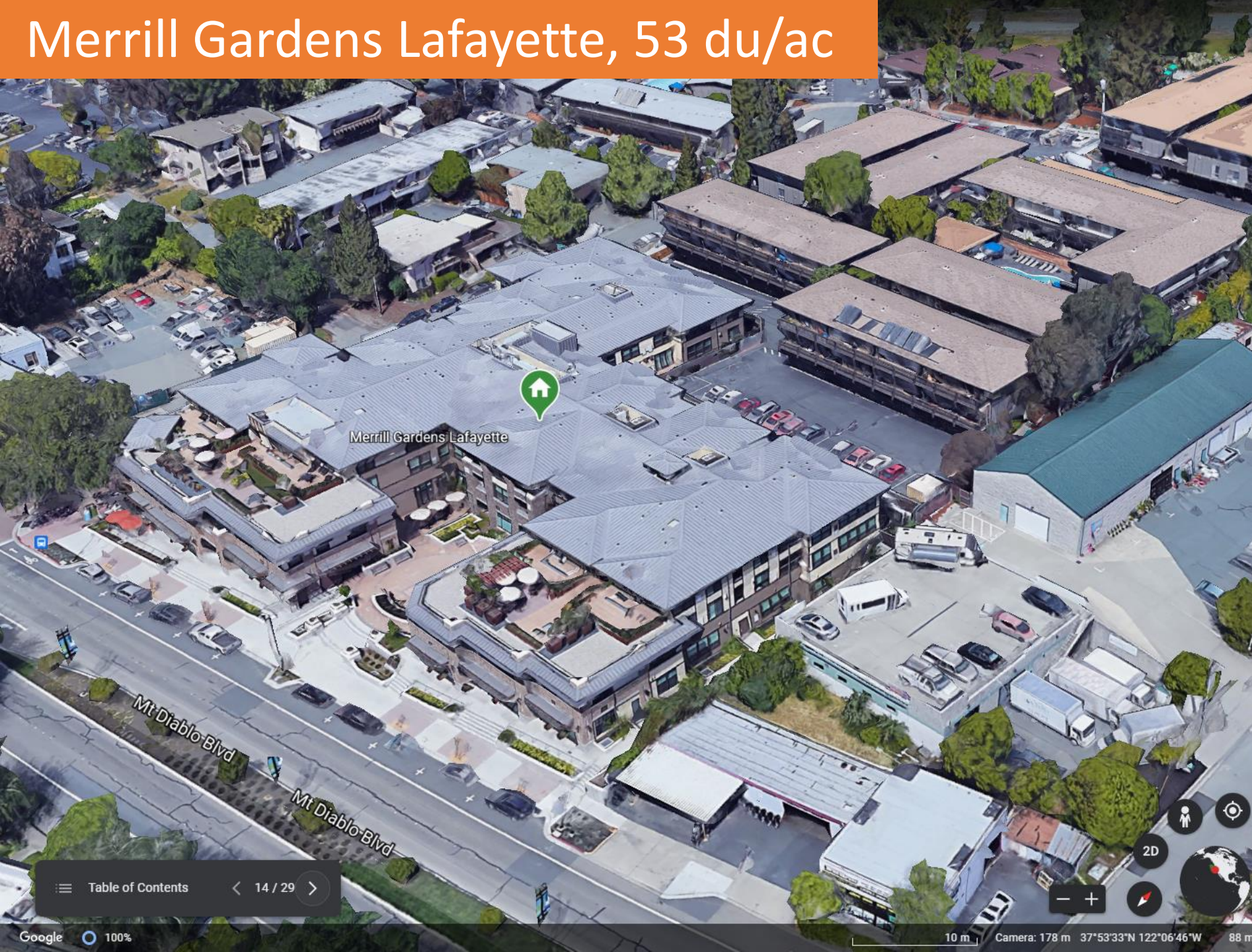
M: Monument Triangle Area

N: Former JCPenney Furniture Store

**The following slides
show examples in
this density range.**



Merrill Gardens Lafayette, 53 du/ac



Senior Living

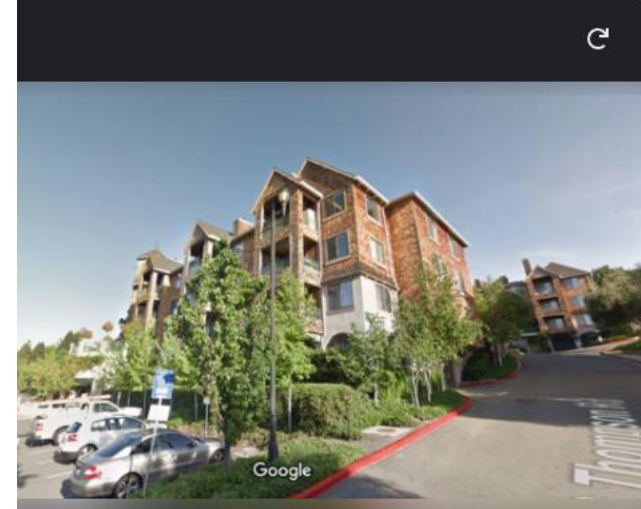
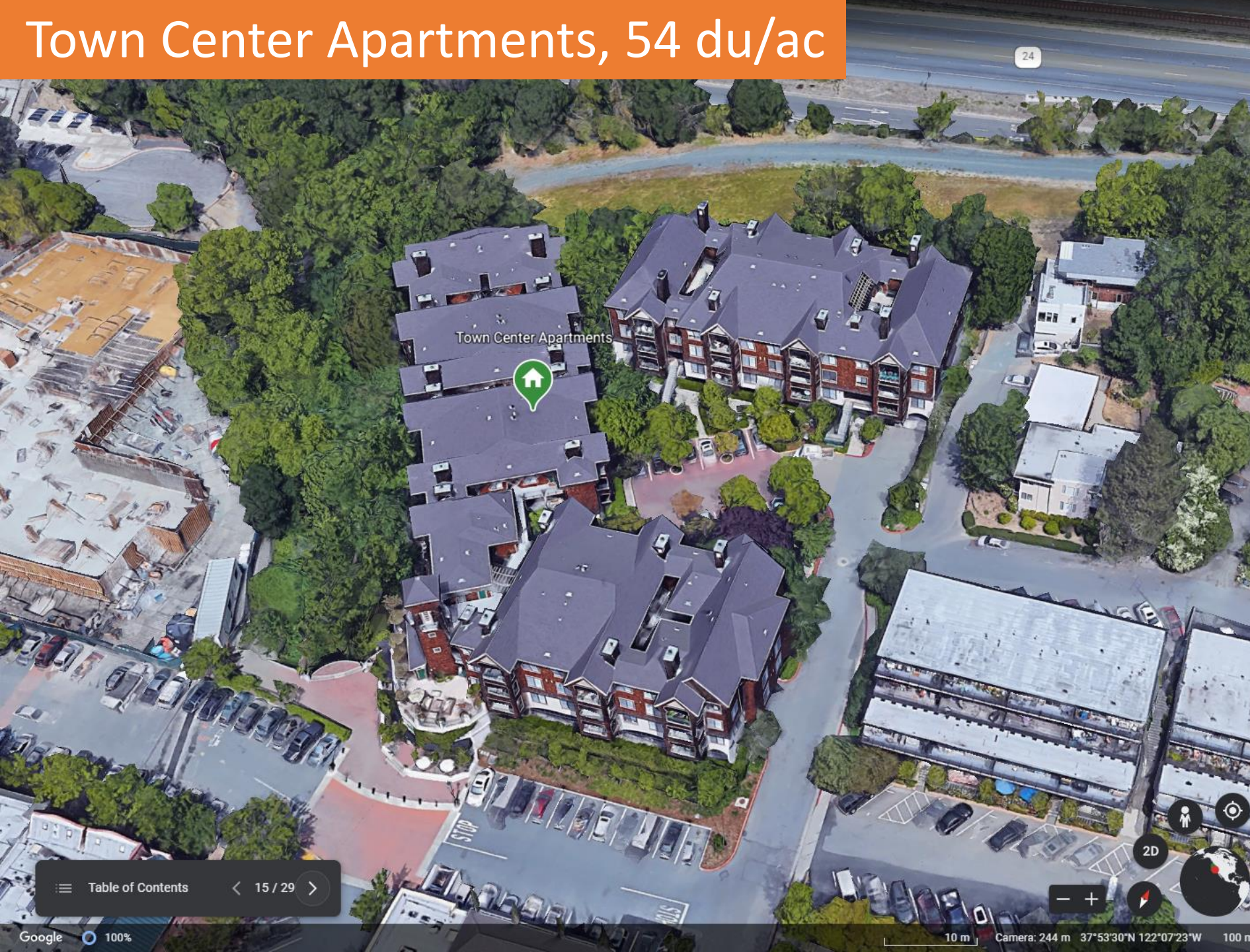
53 Dwelling Units per Acre

Location: Lafayette

Stories: 3

Unit Sizes: 453-926 sq. ft.

Town Center Apartments, 54 du/ac



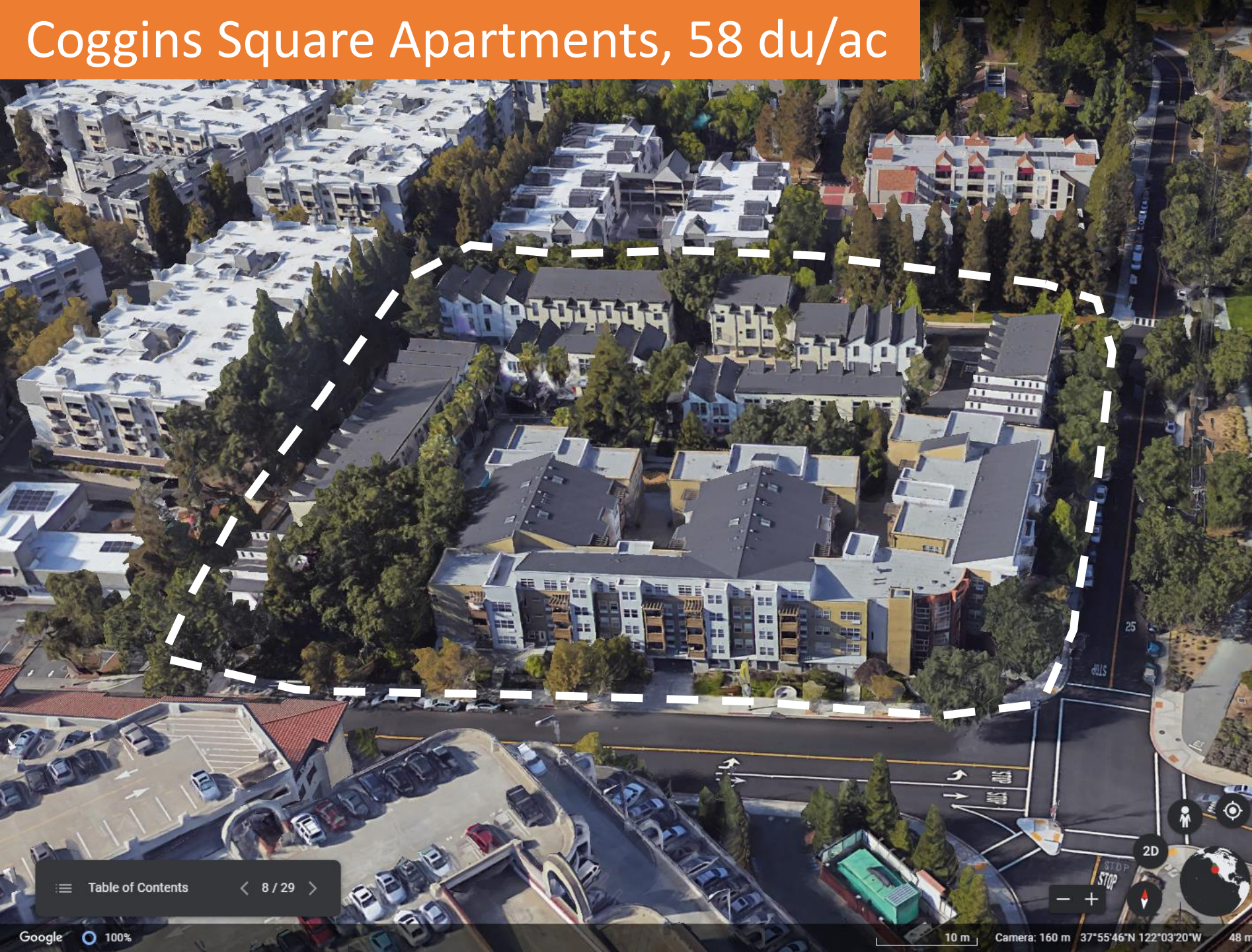
54 Dwelling Units per Acre

Location: Lafayette

Stories: 4-5

Unit Sizes: 770-1,114 sq. ft.

Coggins Square Apartments, 58 du/ac

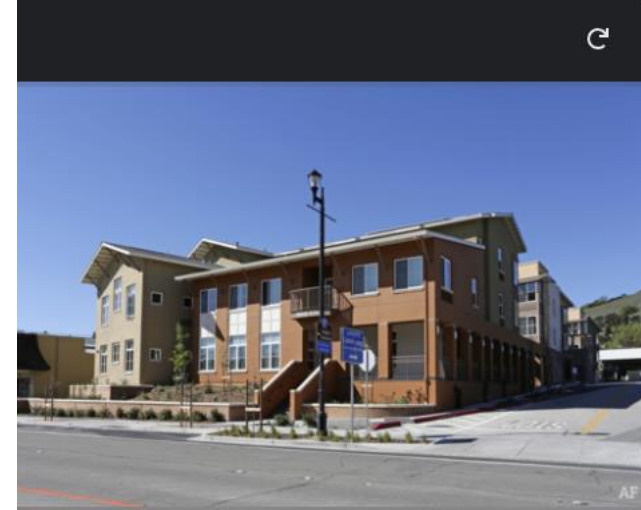


87 Affordable Units
54 Market-Rate Units

58 Dwelling Units per Acre

Location: Contra Costa County
Stories: 5
Unit Sizes: 600-1,150 sq. ft.
Site Area: 3.5 acres

Belle Terre, 58 du/ac



46 Affordable Senior Units

58 Dwelling Units per Acre

Location: Lafayette

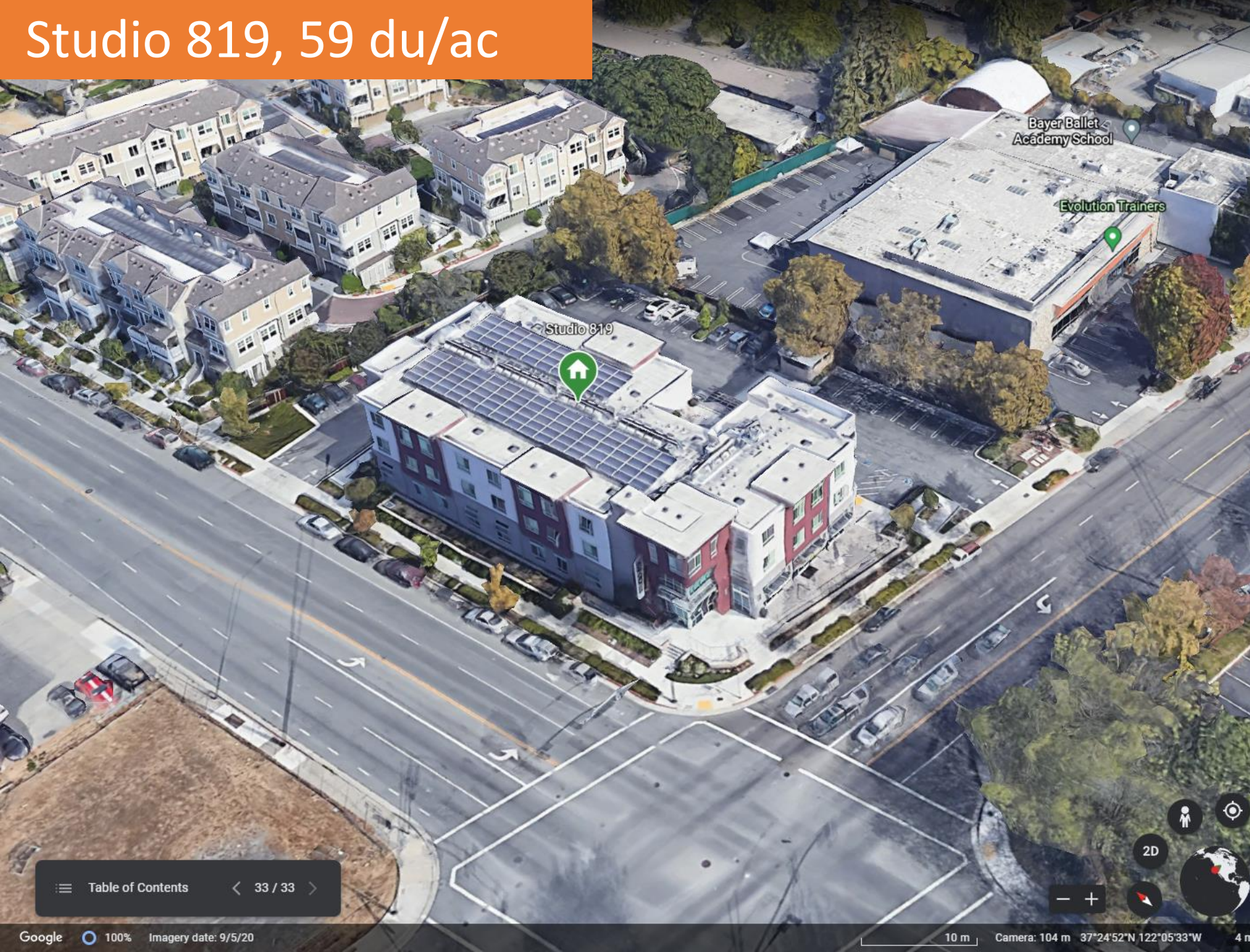
Stories: 3

Units Size: 617 sq. ft.

Site Area: 0.8 acres

Podium Parking

Studio 819, 59 du/ac



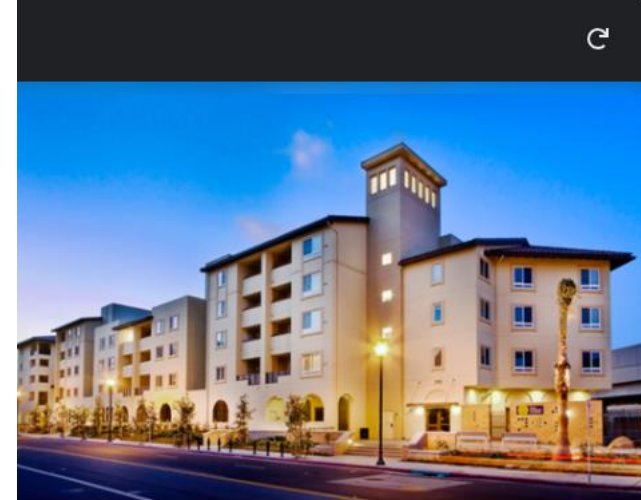
Affordable Mixed Use
49 Affordable Units

59 Dwelling Units per Acre

Location: Mountain View
Stories: 3

Unit Size: 405 sq. ft.
Site Area: 0.83 acres

Trestle Glen, 65 du/ac



119 Affordable Units

65 Dwelling Units per Acre

Location: San Mateo County

Stories: 5

Unit Sizes: 616-1,156 sq. ft.

Site Area: 1.8 acres

What does density look like?

70-100 dwelling units/acre

Pleasant Hill sites considering this type of density:

A: DVC Overflow Parking Lot

E. JFK University Site

**The following slides
show examples in
this density range.**



Corsair Flats, 75 du/ac



55+ Affordable Apartments
Affordable Family Housing

75 Dwelling Units per Acre

Location: Alameda

Stories: 4

Unit Sizes: 662-1,148 sq. ft.

Site Area: 1.74 acres

Avalon Walnut Creek, 90 du/ac



Mixed Use

90 Dwelling Units per Acre

Location: Walnut Creek

Stories: 4-6

Unit Sizes: 480-1,649 sq. ft.

Site Area: 18 acres

85 Cleaveland, 93 du/ac

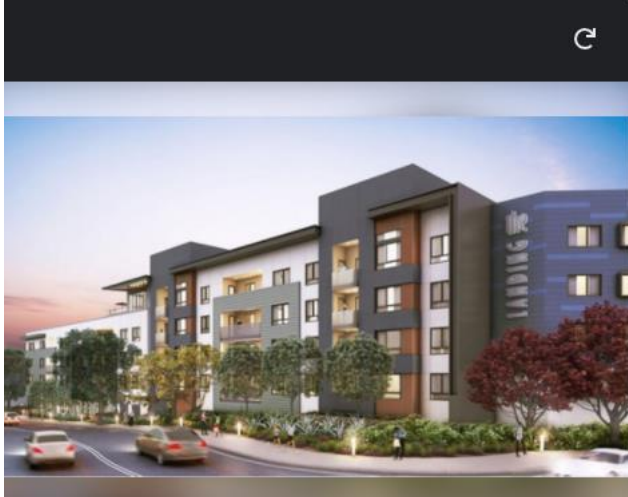


189 Units
93 Dwelling Units per Acre

Existing General Plan Land Use:
Cleaveland Multi-Family Very
High Density
Existing Zoning: Planned Unit
District

Stories: 3-4.5
Unit Sizes: 561-1,075 sq ft.
Site Area: 2.33 Acres

Vaya, 100 du/ac



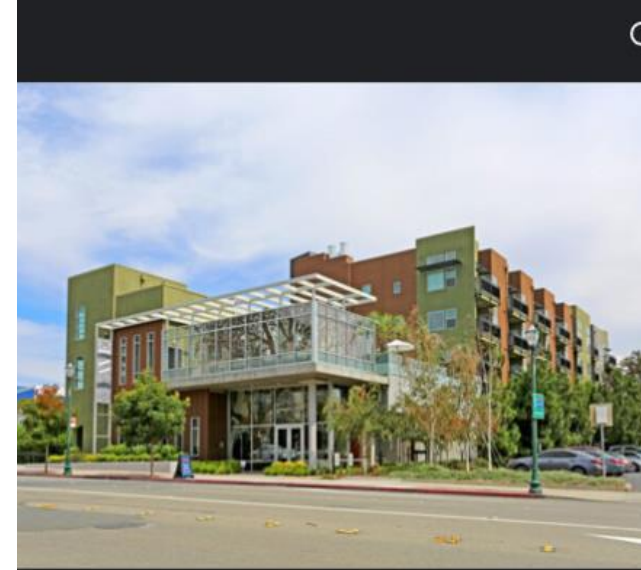
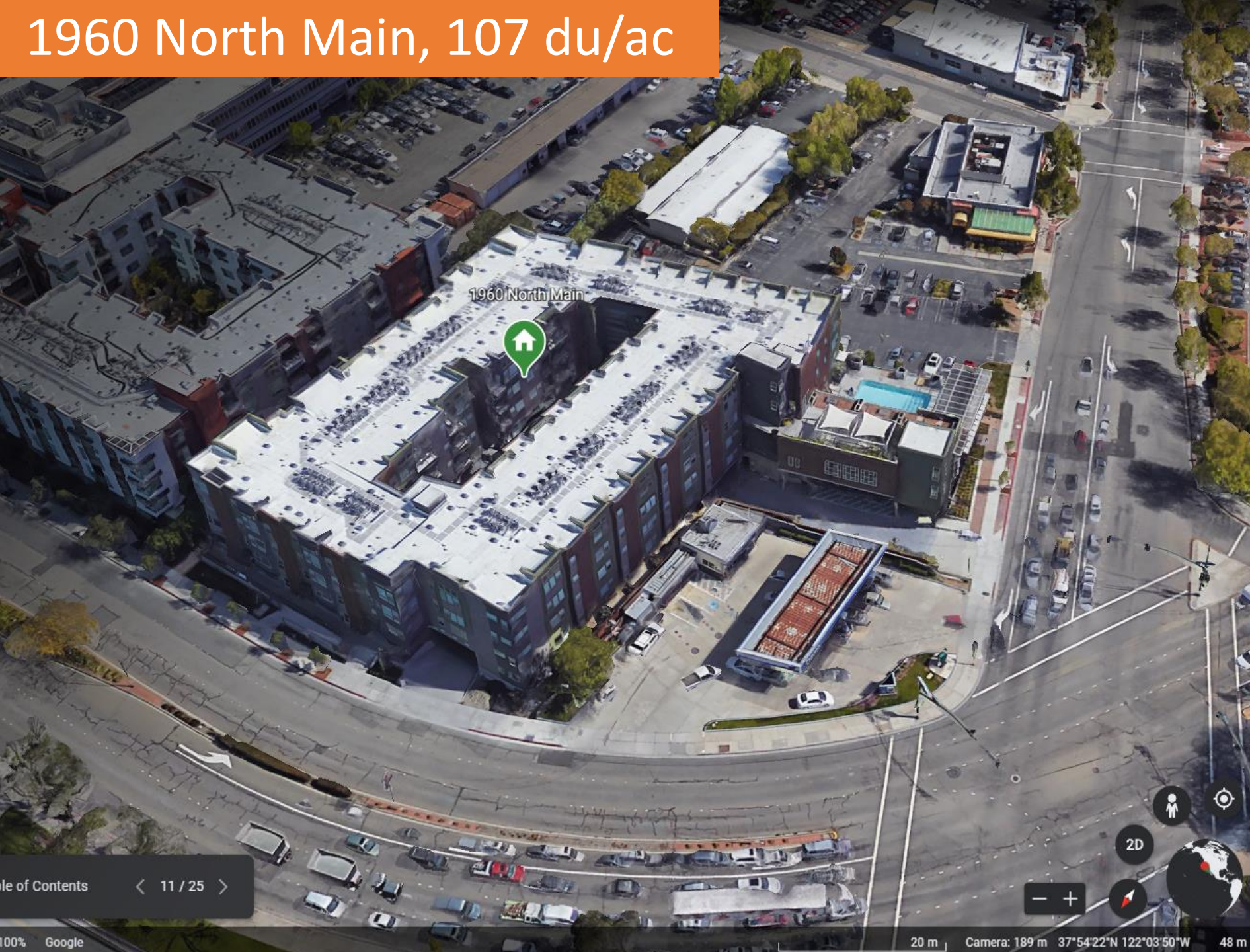
100 Dwelling Units per Acre

Location: Walnut Creek

Stories: 4-6

Unit Sizes: 559-1,153 sq ft.

1960 North Main, 107 du/ac



107 Dwelling Units per Acre

Location: Walnut Creek

Stories: 4-6

Unit Sizes: 515-1,060 sq. ft.

Site Area: 1.2 Acres

6. Public Questions



7. Next Steps



Next Steps

- GPAC meeting to solidify GPAC Preferred Land Use Alternative
- Planning Commission and City Council meetings to adopt the Preferred Land Use Alternative
- Completion of remaining General Plan Elements
- Preparation of the Housing Element
 - Deadline for submission to HCD, January 31, 2023.



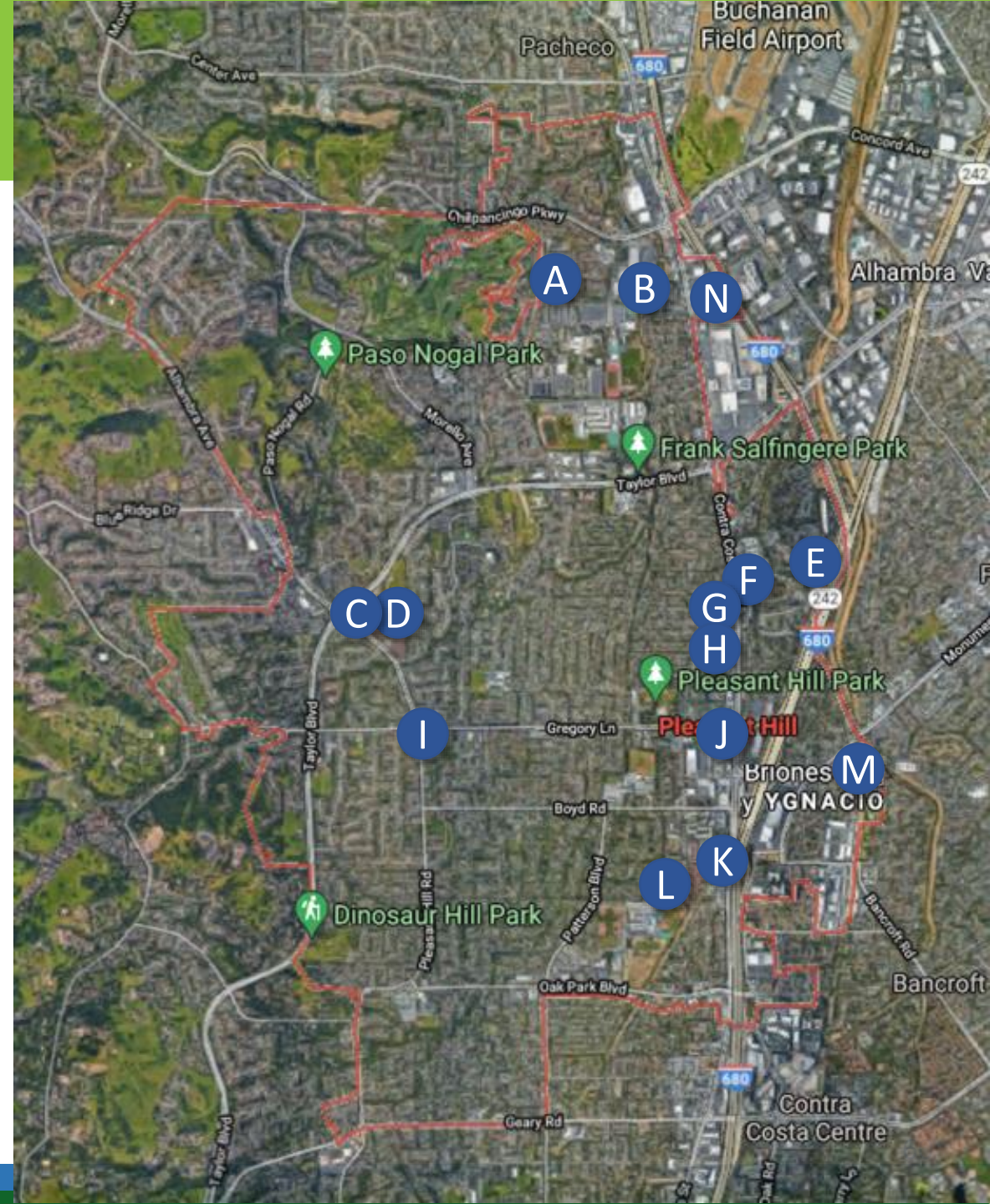
Thank You





14 Potential Sites

- A. DVC Overflow Parking Lot
- ~~B. Chilpancingo Park~~
- C. Winslow Center/Pleasant Hill-Taylor Intersection
- D. Mangini-Delu Area
- E. JFK University
- F. ACE Hardware
- G. Gregory Gardens Shopping Center
- ~~H. Salvation Army~~
- I. Pleasant Hill-Gregory Lane Intersection
- J. Gregory-Contra Costa Intersection
- K. Jewel Lane Neighborhood
- ~~L. Beatrice Area~~
- M. Monument Triangle Area
- N. Former JC Penny Furniture Store Site



Lower Density Sites

C. Winslow Center/Pleasant Hill-Taylor Intersection

Assumed Density 13.9 du/ac

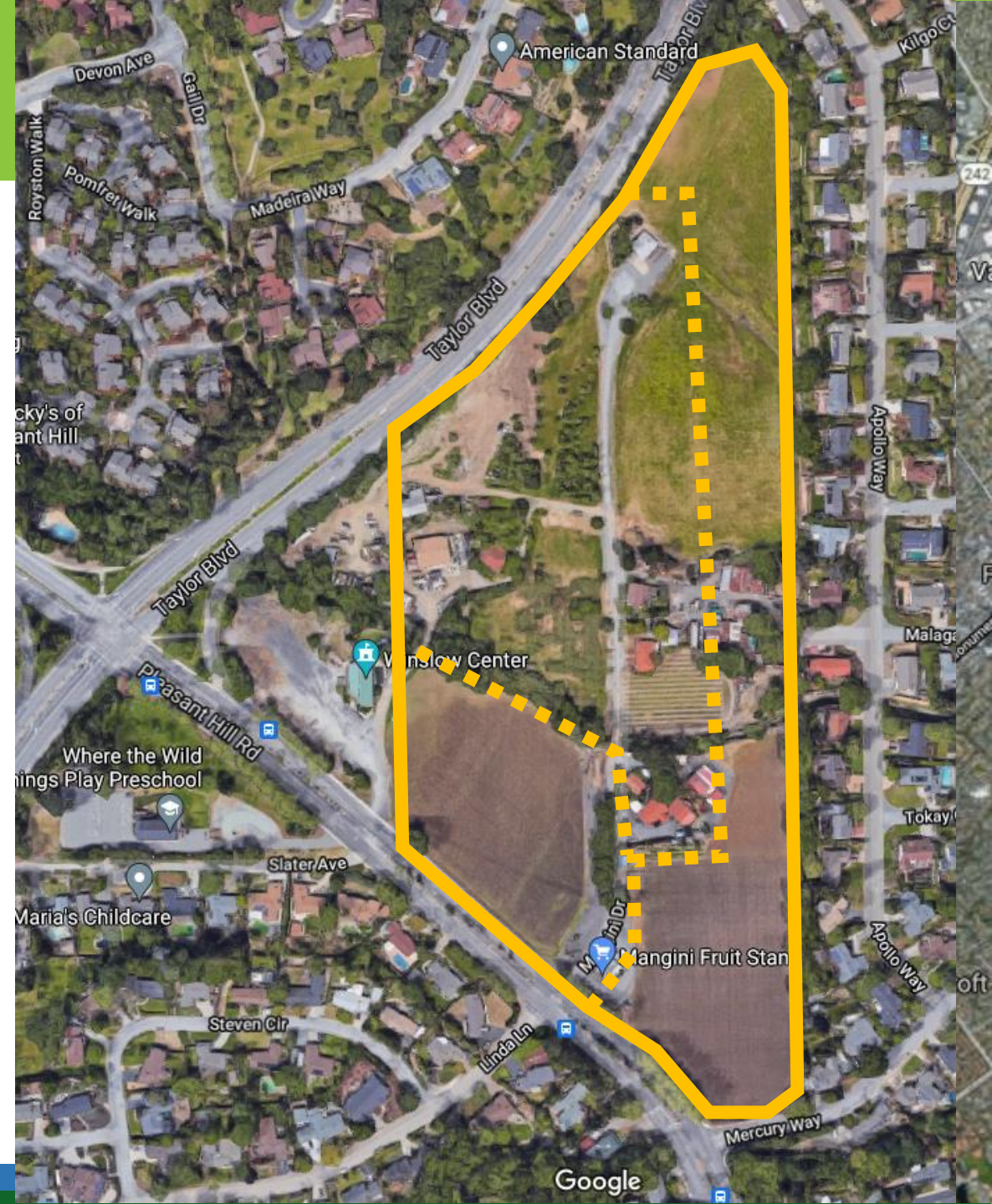
D. Mangini-Delu Area

Assumed Densities:

4.8 du/ac (eastern section)

8.3 du/ac (northern section)

21.0 du/ac (southern section)



Mixed Use High Density

40-70 du/ac

F: Ace Hardware

G: Gregory Gardens

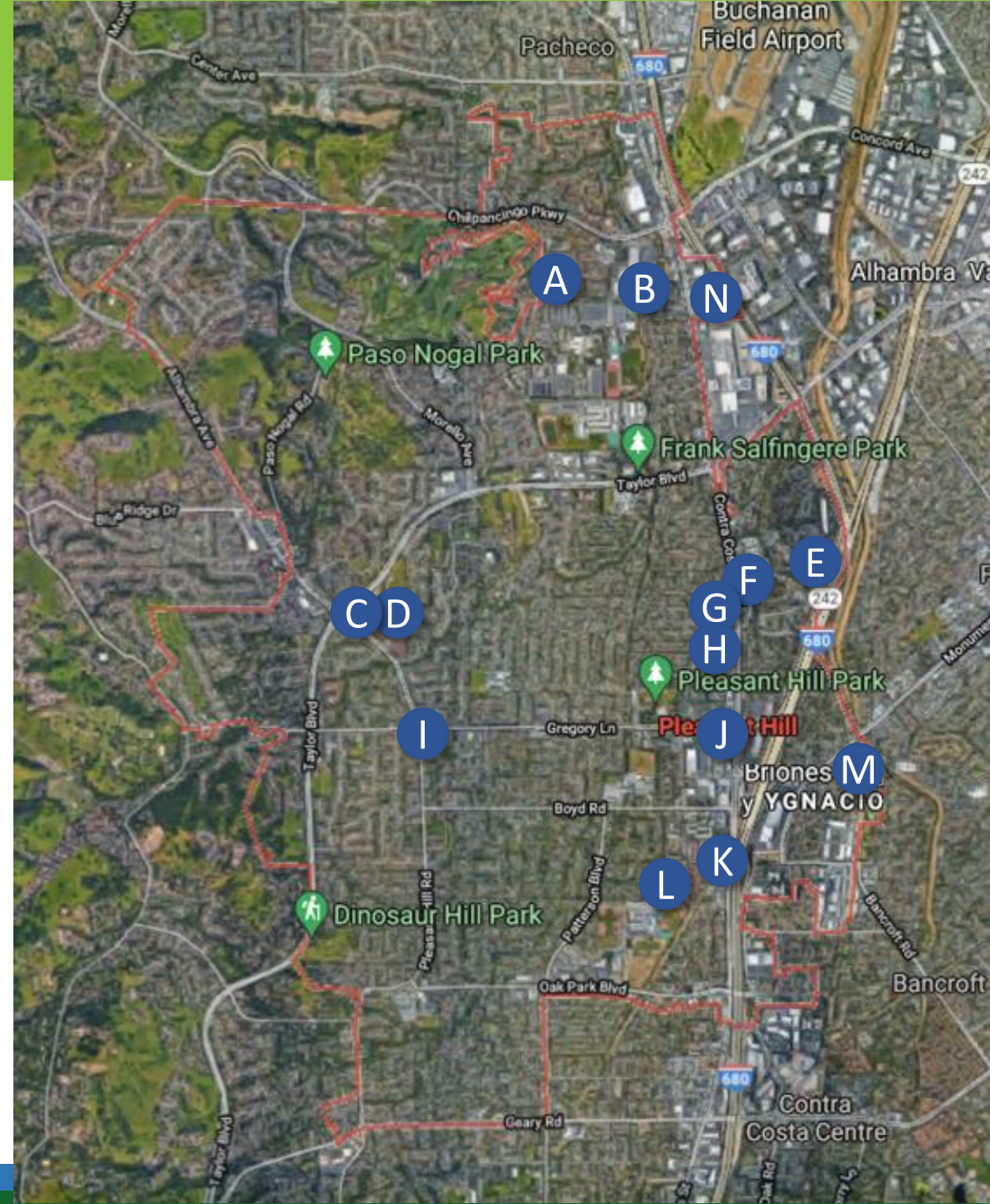
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Mixed Use Very High

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E. JFK University Site

