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Housing

11.1 INTRODUCTION

The Housing Element establishes the City's housing policies for the planning period of January 31, 2015 through January 31, 2023. It guides City officials in decision making and sets forth an action plan to implement the housing goals. This Housing Element is intended to direct residential development and preservation in a manner consistent with the San Ramon General Plan and overall requirements of the State Housing Element law.

SCOPE AND CONTEXT

This Housing Element complies with both the letter and spirit of voter-approved Measure G (1999). The General Plan takes advantage of infill opportunities while preserving the valued "quality of life" aspects of San Ramon. A central guiding theme used throughout preparation of the General Plan was "smart growth" development patterns, which focus on reuse and intensification of existing sites to provide expanded housing opportunities. A significant workforce housing supply is proposed to meet the City's share of regional housing needs, primarily through redevelopment.

Building on a housing needs assessment and evaluation of the City's housing programs, available land, and constraints on housing production, this Housing Element presents a comprehensive set of housing policies and programs. The Housing Element is organized to address all of the topics required by the Government Code and State Housing Element guidelines. Specifically, the Element contains the following discussions:

- Population and employment trends;
- Household characteristics;
- Special housing needs;
- Governmental and non-governmental constraints;
- Opportunities for energy conservation;
- Existing assisted housing developments;
- Goals, policies, and quantified housing objectives; and
- Housing Programs (Government Code Section 65583).

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

General Plan 2035 is comprised of eleven elements: 1) Economic Development; 2) Growth Management; 3) Land Use; 4) Traffic and Circulation; 5) Parks and Recreation; 6) Public

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Facilities and Utilities; 7) Open Space and Conservation; 8) Safety; 9) Noise; 10) Housing; and 11) Air Quality and Greenhouse Gas.

The Housing Element reflects the General Plan strategy of providing workforce housing through an Urban Growth Boundary (UGB), encouraging a more compact urban form through increased densities and infill development, and designating mixed use centers that include a residential component. While other elements of the General Plan implement a range of the “smart growth” components, the Housing Element focuses specifically on what this means for the provision of workforce housing in San Ramon. This Element is integral to the overall General Plan and is therefore internally consistent with all other Plan elements.

The City will ensure consistency between the Housing Element and the General Plan over time because Measure G (1999) specifically provides authority for the City Council and Planning Commission to amend the General Plan with a four/fifths vote. General Plan 4.6-1-3 also calls for a review of the UGB in 2022 to provide an opportunity to review the effectiveness of the UGB in maintaining the necessary housing and employment balance for the horizon year. Measure G (1999) does provide for interim updates to ensure internal consistency and meet the requirements of State Planning Law for a current Housing Element.

PUBLIC OUTREACH

Section 65583 (c)(6)(B) of the Government Code states that “local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element and the program shall describe this effort.” Public participation played an important role in the formulation of San Ramon’s housing goals and policies.

HOUSING ELEMENT STUDY SESSIONS/PUBLIC HEARINGS

The City conducted five study sessions and seven public hearings to discuss the Housing Element update:

- **Joint Planning Commission/Housing Advisory Committee Workshop (September 17, 2013):** This meeting provided an overview of the Housing Element requirements, contents, potential challenges, and update process. Initial input was received from Planning Commissioners, Housing Advisory Committee members, and the public.
- **Joint Planning Commission/Housing Advisory Committee Workshop (October 15, 2013):** During the second study session, staff presented potential policy changes to the Planning Commission and Housing Advisory Committee. Public comments were also received.
- **Joint City Council/Planning Commission Workshop (February 18, 2014):** During the third study session, staff presented potential policy changes and land use modifications to the Planning Commission and City Council. Public comments were also received.
- **Joint City Council/Planning Commission Workshop (September 23, 2014):** During the fourth study session, additional policy improvements and changes were discussed by the Planning Commission and City Council. Public comments were also received.

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- **Planning Commission Public Hearing (October 21, 2014):** The Draft Housing Element was reviewed before the Planning Commission.
- **Planning Commission Public Hearing (November 4, 2014):** The Draft Housing Element was reviewed before the Planning Commission.
- **Joint City Council/Planning Commission Workshop (November 18, 2014):** During the fifth study session, additional policy changes were discussed by the Planning Commission and City Council. Public comments were also received.
- **Planning Commission Public Hearing (December 2, 2014):** The Draft Housing Element was reviewed before the Planning Commission.
- **Planning Commission Public Hearing (January 6, 2015):** The Final Draft Housing Element was reviewed by the Planning Commission and recommended to the City Council for adoption.
- **City Council Public Hearing (January 27, 2015):** The Draft Housing Element was reviewed before the City Council.
- **City Council Public Hearing (February 10, 2015):** The Draft Housing Element was reviewed before the City Council.
- **City Council Public Hearing (April 28, 2015):** The Final Housing Element was adopted by the City Council.

Meetings were posted on the City's website, community locations, and/or advertised in *San Ramon Valley Times*. Meeting invitations were also sent to service providers that serve the City's lower and moderate income persons and persons with special needs. Public hearing notices were sent to housing opportunity site property owners to inform them of proposed General Plan 2035 changes and to seek input on the Housing Element update.

ADVISORY COMMITTEE

The City has a Housing Advisory Committee (HAC) that focuses on housing development in the City. During the process of updating the Housing Element, housing policy issues were discussed with HAC. These were regularly scheduled meetings and agendas were posted on the City's website. Specific Housing Element related policies were discussed with HAC on April 25, 2013, July 25, 2013, August 29, 2013, May 29, 2014, August 28, 2014, and October 23, 2014.

SERVICE PROVIDER INTERVIEWS

As part of this Housing Element update, the City of San Ramon consulted with affordable housing providers and nonprofit service providers to obtain input on housing needs and programs. 15 agencies were contacted for consultation, however only seven agencies responded to the telephone interviews and these are: Satellite Affordable Housing Associates; Contra Costa Interfaith Housing; Diablo Valley Foundation on Aging; OnLok, Inc.; Independent Living Resources of Contra Costa County; SHELTER, Inc. and Habitat for Humanity. Their comments are summarized below:

- **Affordable Housing:** In general, affordable housing developers need assistance in identification of sites and funding. Easing development standards can also increase

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the feasibility of sites along with expediting entitlement processing and having political support for affordable housing. Units suitable for first-time homebuyers are also in great demand. These can be multi-family units such as condominiums and townhomes that are generally lower costs. Housing should be offered near employment centers, accessible to public transportation, and walking distance to amenities such as afterschool centers and shopping.

- **Homeless:** While transitional housing for the homeless is needed in the region, San Ramon does not have a large homeless population nor the support services to assist the homeless. Due to the high cost of rent and land in the Tri-Valley, subsidizing rents and building permanent housing for the homeless is extremely difficult.
- **Senior Housing:** Assistance to help seniors maintain independent living is needed. Seniors need affordable housing due to their limited, fixed incomes as well as access to services such as transit, healthcare, and community organizations. Non-institutional types of senior housing, such as assisted living facilities and senior apartments are needed in the community.

Appendix 11-A summarizes the agencies consulted, the services they provide, and housing needs identified.

HOUSING ELEMENT WEBPAGE

To facilitate timely dissemination of information on the Housing Element, programs and updates, the City maintains a Housing webpage on its official site at:

<http://www.sanramon.ca.gov/cms/One.aspx?portalId=10826130&pageId=11585123>

This webpage is updated as new information is available.

HOUSING ELEMENT FACT SHEET

The City also created a *Housing Element Fact Sheet* that contains an overview of the Housing Element requirements and existing housing programs. The *Fact Sheet* also offers a space for residents to provide comments on housing issues. The *Fact Sheet* was distributed at community locations and community events (such as the City's Art & Wind Festival).

CITY NEWSLETTER

The City also mailed a citywide newsletter to all households seeking comments on the Housing Element.

HOUSING ELEMENT RESPONSES

Based on the community outreach and responses received from City-elected and appointed officials, residents, and community groups, a series of changes were made to the current Housing Element. Specifically, in response to input from HAC, Planning Commission, and City Council, several housing policies are proposed for modification:

- Establishing a residential density range for the Mixed Use (MU) zone to guide housing development.

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- Adding and strengthening policies addressing the need for accessible housing and senior housing.
- Examining the realistic potential of several Housing Opportunity Sites identified in the previous Housing Element.

11.2 HOUSING NEEDS ASSESSMENT

The City strives to achieve a balanced housing stock that meets the varied needs of all income segments of the community. To understand the City's housing needs, the nature of the existing housing stock and the housing market are comprehensively evaluated. This section of the Housing Element discusses the major components of housing needs in San Ramon, including population, household, economic and housing stock characteristics. Each of these components is presented in a regional context, and, where relevant, in the context of other nearby communities. A brief history of San Ramon provides community context and a foundation for the discussion of San Ramon's housing needs. This assessment serves as the basis for identifying the appropriate goals, policies, and programs for the City to implement during the 2015-2023 Housing Element cycle.

BRIEF HISTORY OF SAN RAMON

No longer a quiet outskirts of the Bay Area, the City of San Ramon values the past while looking to the future. The area of modern day San Ramon was once home to the Seunen and Ohlone/Costanoans Native Americans who lived adjacent to the valley creeks. By the 19th Century, the area served as grazing land for the Mission San Jose until it was eventually included in Jose Maria Amador's 16,000 plus acre Rancho San Ramon. American settlers first came to the area in 1850 when Leo and Mary Jane Norris purchased 4,450 acres of land from Amador. The first village settlement developed at the present day intersection of Deerwood Road and San Ramon Valley Blvd. A stage line, general store, grammar school, and post office were established in a 10-year period from 1863 to 1873.

The arrival of the San Ramon Branch Line of the Southern Pacific in 1891 brought modest changes to the community. Until 1909, San Ramon was the terminus for the line and boasted a two-story depot, the engine house, and a turnaround for the locomotive. The San Ramon Community Hall became the town's center early in 1911, drawing farm and ranch families to dances, school programs, and plays. This prominent civic building was still standing in 1960. As with the entire Tri-Valley area, agriculture was the basis for San Ramon economy until suburban development began. For years a sign "San Ramon Population 100" accurately reflected the number of people in the area, with the whole San Ramon Valley having just over 2,000 people for many decades.

In 1966, the Interstate 680 freeway was completed through San Ramon to Dublin and the designation "San Ramon Village" first appeared in the 1970 census with a count of 4,084 people. Developers Ken Volk and Bob McClain built the first San Ramon suburban homes close to the southern county line. A special district, the Valley Community Services District (VCSD), provided the water, parks, sewer, fire protection and garbage collection for the new homes. In 1970, Western Electric purchased 1,733 acres of the Bishop Ranch and proposed a "new town" complete with a variety of housing, green belts, stores, and light industry, placed in the center of San Ramon. Eventually part of the land became new homes and, in

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1978, 585 acres became today's Bishop Ranch Business Park - a premier modern office development. San Ramon incorporated in 1983 and built a new library, community center, parks, and hospital soon thereafter. The City of San Ramon evolved rapidly from a bedroom community into the balanced City it is today.

POPULATION CHARACTERISTICS AND TRENDS

The type and amount of housing needed in a community is largely determined by population growth and various demographic variables. Factors such as age, cultural preference, household size, occupation, and income work to influence the type of housing needed and the ability of existing and future residents to afford housing.

POPULATION GROWTH

San Ramon has experienced steady population growth over the past few decades. The City's population increased 61 percent from 2000 to 2010 and another seven percent since 2010 to reach 77,270 persons in 2014 (Table 11-1). The San Ramon General Plan estimates buildout population within the planning area at 96,179 in 2035. San Ramon's population increased by a higher rate than that observed in Contra Costa County and most surrounding jurisdictions.

The Association of Bay Area Governments (ABAG) projects continued population growth within incorporated cities of Contra Costa County and nearby Alameda County through 2035. The City estimates that population growth at General Plan buildout will exceed ABAG's projections due to implementation of local land use plans not accounted for in ABAG's projection estimates (see Land Use Element). Most of the projected population growth is expected to occur within infill areas and through annexation of the Dougherty Valley Specific Plan area. Development opportunities exist in the western portion of the City, along with infill development sites in the North Camino Ramon Specific Plan area and the Crow Canyon Specific Plan Area.

AGE CHARACTERISTICS

A community's current and future housing needs are determined in part by the age characteristics of residents. Typically, each age group has distinct lifestyles, family types and sizes, ability to earn incomes, and therefore, housing preferences. As people move through each stage of life, housing needs and preferences change. For example, young householders without children will have different housing preferences than middle-age householders with children or senior householders whose children are adults and do not live at home. Consequently, evaluating the age characteristics of a community is important in determining the housing needs of residents.

San Ramon's population increased in children and seniors between 2000 and 2010 (Figure 11-1). During this period, the proportion of the City's population belonging to each age cohort under 20 and over 60 increased, whereas the proportion of residents over 19 to 59 years of age decreased. As of 2010, 31 percent of San Ramon residents were under 19 years old and eight percent of the population was comprised of seniors age 65 and up. Approximately 56 percent of the population was between the age of 21 and 59, which is generally considered prime workforce age.

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Table 11-1: Population Growth Trends

<i>Jurisdiction</i>	<i>2000¹</i>	<i>2010¹</i>	<i>2014²</i>	<i>2035³</i>	<i>Population Growth</i>		
					<i>2000-2010</i>	<i>2010-2014</i>	<i>2014-2035</i>
Brentwood	23,302	51,481	54,741	58,400	121%	6%	7%
Concord	121,780	122,067	124,656	167,500	0.2%	2%	34%
Danville	41,715	42,039	43,146	46,100	1%	3%	7%
Dublin	29,973	46,036	53,462	68,500	54%	16%	28%
Livermore	73,345	80,968	84,852	99,900	10%	5%	18%
Pittsburg	56,759	63,264	66,368	86,400	11%	5%	30%
Pleasanton	63,654	70,285	73,067	87,800	10%	4%	20%
Richmond	99,216	103,701	106,138	133,100	5%	2%	25%
San Ramon	44,722	72,148	77,270	85,500	61%	7%	11%
Walnut Creek	64,296	64,173	66,183	79,600	-0.2%	3%	20%
County	948,816	1,049,025	1,087,008	1,280,300	11%	4%	18%

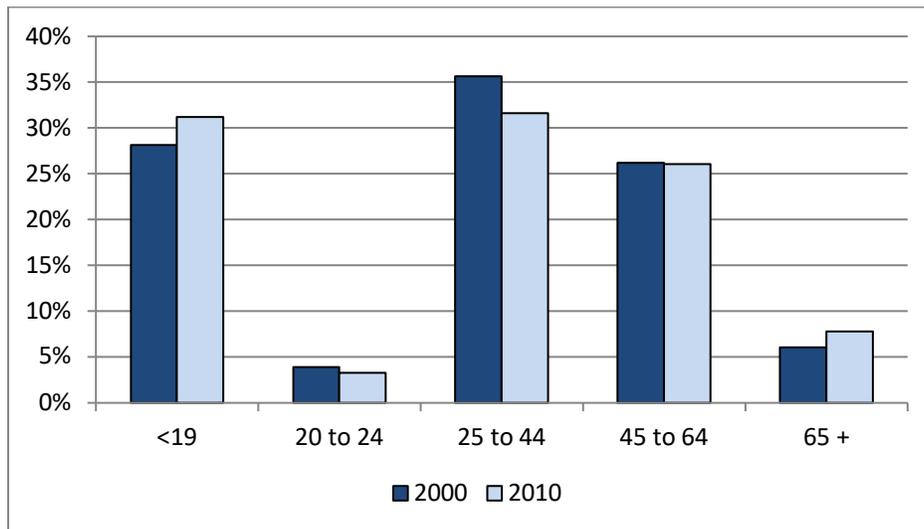
Sources:

¹ US Census Bureau, 2000 Census, and 2010 Census.

² California Department of Finance, 2014.

³ ABAG – Projections, 2013.

Figure 11-1: Age Characteristics: 2000 and 2010



Source: US Census Bureau, 2000 Census, and 2010 Census.

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Although the median age of San Ramon residents is slightly lower than the median age of County residents (37.1 vs. 38.5 respectively), historically, seniors have comprised a smaller proportion of the City's population when compared to the proportion of seniors living in nearby jurisdictions (Table 11-2). San Ramon's population is comprised of slightly more children in 2010 when compared to most nearby communities as well.

Overall, the age distribution of San Ramon reflects a community of primarily families with primary and secondary school age children. The generally high cost of housing in the City has resulted in the decline in the proportion of younger people who are just entering the workforce.

Table 11-2: Age Characteristics

<i>Jurisdiction</i>	<i>Under 19</i>		<i>65 And Up</i>		<i>Median Age</i>
	<i>2000</i>	<i>2010</i>	<i>2000</i>	<i>2010</i>	<i>2010</i>
Brentwood	33%	34%	10%	11%	35.6
Concord	25%	25%	11%	12%	37.0
Danville	29%	29%	10%	14%	44.5
Dublin	21%	25%	5%	7%	35.3
Livermore	28%	28%	8%	10%	38.3
Pittsburg	31%	31%	8%	9%	32.5
Pleasanton	28%	29%	8%	11%	40.5
Richmond	28%	28%	10%	10%	34.8
San Ramon	26%	31%	6%	8%	37.1
Walnut Creek	18%	18%	25%	27%	47.9
Contra Costa County	27%	27%	11%	12%	38.5

Source: US Census Bureau, 2000 Census, and 2010 Census.

RACE/ETHNICITY CHARACTERISTICS

A community's racial and ethnic composition may have implications for housing needs to the extent that different groups have different household characteristics and cultural backgrounds that may affect housing needs and preferences. Recent studies have also suggested that different racial and ethnic groups differ in their attitudes toward and/or tolerance for "housing problems" as defined by the federal Department of Housing and Urban Development (HUD), including overcrowding and housing cost burden.¹ According to these studies, perceptions

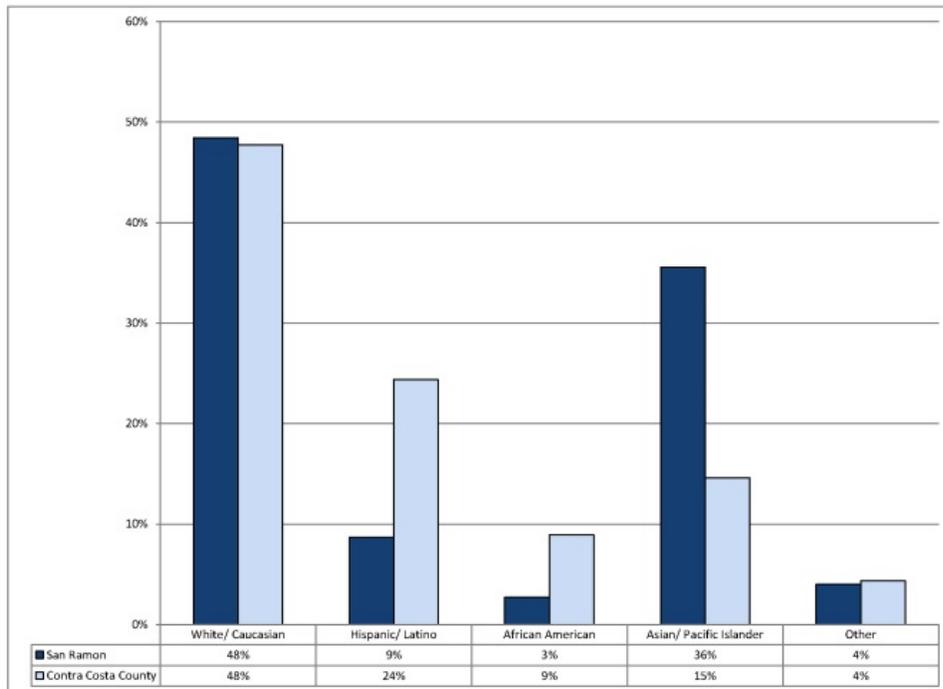
¹ Studies include the following: "The Determinants of Household Overcrowding and the Role of Immigration in Southern California" by S.Y. Choi (1993); "The Changing Problem of Overcrowding" by D. Myers, William Baer, and S.Y. Choi (1996); and "Immigration Cohorts and Residential Overcrowding in Southern California" by D. Myers and S.W. Lee (1996).

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regarding housing density and overcrowding, as well as the cultural practices of living with extended families tend to vary among racial and ethnic groups. Communities with a high proportion of Asian and Hispanic households tend to have a larger average household size due to the cultural practice of living with extended family members. In contrast, communities with a high proportion of White households tend to have a smaller average household size.

According to the Census, 48 percent of San Ramon's population is White or Caucasian, 36 percent Asian or Pacific Islander, nine percent Hispanic or Latino, three percent African American, and four percent some other race. A larger proportion of San Ramon's population is White/Caucasian and Asian/Pacific Islander when compared to the County's population overall (Figure 11-2).

Figure 11-2: Racial/Ethnic Composition



Source: US Census Bureau, 2010 Census.

HOUSEHOLD CHARACTERISTICS

A household is defined by the Census as all persons who occupy a housing unit. Households include families, single persons, and unrelated persons sharing a housing unit. Persons residing in group quarters such as dormitories, prisons, or convalescent homes are not considered households. The characteristics of a community's households serve as important indicators of the type and size of housing needed in a community.

Household type and size, income levels, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents, their preferences, and their ability to obtain housing that meets their needs. This section details the various household characteristics affecting housing needs.

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HOUSEHOLD TYPE

Different household types generally have different housing needs. Seniors or young adults usually comprise the majority of the single-person households and tend to reside in apartment units, condominiums, or smaller single-family homes. Families with children often prefer single-family homes.

According to the Census, 25,284 households lived in San Ramon in 2010. Over three-quarters of all households were families and a majority of families had children (Table 11-3). The household composition in San Ramon is generally comprised of more families with children and less singles in comparison to the County overall. Family households made up a smaller percentage of County households, while single households made up a larger percentage of County households.

HOUSEHOLD SIZE

Household size is another important indicator of housing need. The presence of families with children, students, and elderly persons, among other groups, can have different effects on the average household size in a community. For example, household size is smaller, on average, in communities where the proportion of senior residents (65+) is large in relation to the proportion families with children.

According to the California Department of Finance, the City's average household size increased from 2.85 persons per household in 2010 to 2.91 in 2014. This increase is consistent with the relative increase in household size reported throughout the County during this time period. The average size of San Ramon households was higher than the County's average household size of 2.81 in 2014. ABAG projects that San Ramon's average household size will decline slightly to 2.87 by 2035.

HOUSEHOLD INCOME

Income is the most important factor affecting housing opportunities, as it leads directly to the ability of households to balance housing costs with other basic necessities. While housing choices, such as tenure (owning versus renting) and location of residences are very much income-dependent, household size and type often affect the proportion of income that can be spent on housing.

The median of household incomes reported to the U.S. Census Bureau's American Community Survey (ACS) by San Ramon residents is the second highest among neighboring jurisdictions (Figure 11-3). The City's median household income between 2007 and 2011 (\$124,014) was substantially higher than the median income reported for the County that same period (\$79,135).

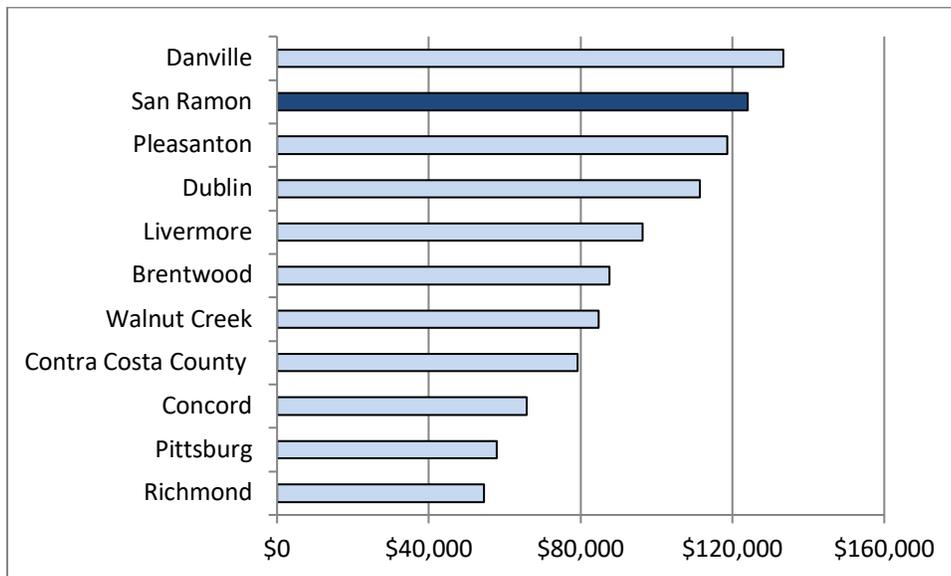
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Table 11-3: Household Type – 2010

<i>Household Type</i>	<i>San Ramon</i>		<i>Contra Costa County</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Families	19,165	76%	265,280	71%
With children	11,607	46%	126,893	34%
With no children	7,558	30%	138,387	37%
Singles	4,682	19%	85,055	23%
Other non-families	1,437	6%	25,029	7%
Total Households	25,284	100%	375,364	100%

Source: US Census Bureau, 2010 Census.

Figure 11-3: Median Household Income (2007-2011)



Source: US Census Bureau, ACS, 5-Year Estimates, 2007-2011.

Median household income as a statistic only provides partial insight into a community's income profile. A more detailed breakdown of households by income category can provide more information about the proportion of households in San Ramon whose limited incomes may lead them to have a higher incidence of housing problems such as overpayment (paying more than 30 percent of income on housing) or overcrowding (having more than one person per room).

According to the ACS, five percent of households earned less than \$25,000, while approximately nine percent of City households earned incomes between \$25,000 and

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\$49,999 (Table 11-4). Twenty-one percent of San Ramon’s households earned incomes between \$50,000 and \$99,999 and nearly two-thirds (64 percent) reported \$100,000 or more in income. In comparison, the County income distribution was skewed toward the lower income levels, explaining the lower median household income reported for the Contra Costa County when compared to San Ramon.

Table 11-4: Household Income Distribution – 2008-2012

<i>Household Income</i>	<i>% of Households</i>	
	<i>San Ramon</i>	<i>County</i>
Less than \$10,000	1%	4%
\$10,000 to \$14,999	1%	4%
\$15,000 to \$24,999	3%	7%
\$25,000 to \$34,999	4.5%	7%
\$35,000 to \$49,999	5%	10%
\$50,000 to \$74,999	11%	16%
\$75,000 to \$99,999	11%	12%
\$100,000 or more	64%	40%
Total	100%	100%

Source: US Census Bureau, ACS, 5-Year Estimates, 2008-2012.

The income characteristics of San Ramon can be explained by the relatively high proportion of residents with high-wage occupations. As explained in greater detail later in this Housing Element, the ACS shows that 60 percent of San Ramon employed residents worked in professional and management occupations, compared to 41 percent of the employed residents countywide. San Ramon residents’ advanced educational attainment is also consistent with the City’s high household incomes and occupational profile. According to the ACS, over half of San Ramon residents aged 25 years and older (62 percent) had at least a Bachelor’s degree compared to only 29 percent of residents 25 years and older throughout the county.

The State and Federal government classify household income into several groupings based upon the relationship to the County Area Median Income (AMI), adjusted for household size. For purposes of the Housing Element, the State of California utilizes the following income groups:

- Extremely Low 0-30% AMI
- Very Low 31-50% AMI
- Low 51-80% AMI

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- Moderate 81-120% AMI
- Above Moderate 120%+ AMI

In 2010, approximately 84 percent of the San Ramon households earned moderate or above moderate incomes (Table 11-5), while 16 percent of households had incomes in the extremely low, very low, and low income levels.²

Table 11-5: San Ramon Households by Income Category (2010)

<i>Income Category (% of County AMI)</i>	<i>Households</i>	<i>Percent</i>
Extremely Low (30% or less)	1,065	4%
Very Low (31 to 50%)	1,140	5%
Low (51 to 80%)	1,625	7%
Moderate or Above (over 80%)	20,525	84%
Total	24,355	100.0%

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS), 2010.

OVERCROWDING

Overcrowding is typically defined as a housing unit occupied by more than one person per room.³ Overcrowding typically occurs when there are not enough adequately sized units within a community, when high housing costs relative to income force too many individuals to share a housing unit than it can adequately accommodate, or when families reside in smaller units than they need to devote income to other necessities, such as food and health care. Overcrowding tends to accelerate the deterioration of housing. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing quality of life.

According to the 2008-2012 ACS, approximately two percent of housing units in the City (443 units) were overcrowded. Overcrowding disproportionately affected renters (four percent of renters versus one percent of owners), indicating overcrowding may be the result of an inadequate supply of larger sized rental units. While 72 percent of occupied housing units in the City had three or more bedrooms (the minimum size considered large enough to avoid most overcrowding issues for large households), only a small portion of these units (eight percent) were occupied by renters.

² Data was obtained from the Comprehensive Housing Affordability Strategy (CHAS) prepared for HUD by the Census Bureau using 2010 Census data. CHAS data does not provide a breakdown of household income for those with more than 80 percent AMI as those households are not qualified for federal housing programs.

³ Based on the Census Bureau's definition of "room," which excludes bathrooms, porches, balconies, foyers, halls, unfinished spaces, or half-rooms. See ACS, question #7a.

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When compared to the County, overcrowding is not a significant issue in San Ramon. The 2008-2012 ACS shows overcrowding affected four percent of all housing units countywide, including two percent of owner units and nine percent of renter units.

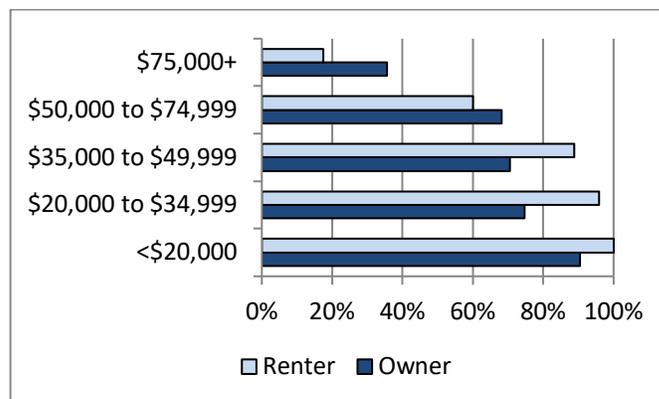
OVERPAYMENT

A household is considered to overpay for housing (or cost burdened) if it spends more than 30 percent of its gross household income on housing. Problems of overpayment occur when housing costs rise faster than incomes or when households are forced to pay more than they can afford for housing of adequate size, condition, and amenities to meet their needs. The prevalence of overpayment varies significantly by income, tenure, household type, and household size.

The 2008-2012 ACS reported that 43 percent of San Ramon households overpaid for housing. Overall, overpayment affected renters more than homeowners (47 percent vs. 42 percent respectively). A closer look at the data by income category reveals that a higher proportion of lower income renters (<\$35,000) overpaid for housing than lower income homeowners and a smaller proportion of upper income renters (>\$75,000) overpaid for housing than upper income homeowners (Figure 11-4). According to the 2007-2011 ACS, over 81% of extremely low income renter households overpaid while 87% of extremely low income owner households overpaid for housing. Approximately 88% of all lower income renters households and 71% of lower income owner households are overpaying for housing. Overpayment was generally concentrated among households at the lower income ranges and affected a larger proportion of renter-households with lower incomes than owner-households. For households earning moderate incomes or above, overpayment affected a larger percentage of homeowners than renters, which indicates that rental housing in San Ramon is typically more affordable to moderate income households.

The higher incidence of overpayment among middle income (\$35,000 to \$74,999) and upper income homeowners when compared to renters within the same income category reflects a housing market with a limited supply of moderately priced homes.

Figure 11-4: Overpayment by Income and Tenure



Source: US Census Bureau, 2008-2012 ACS 5-year estimates.

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SPECIAL HOUSING NEEDS

Certain groups have greater difficulty finding decent, affordable housing due to special needs and/or circumstances. Special circumstances may be related to one’s employment and income, family characteristics, disability, and household characteristics, among other factors. Consequently, some residents in San Ramon may experience a higher prevalence of housing overpayment (cost burden), overcrowding, or other housing problems.

“Special needs” groups include the following: seniors, persons with disabilities (including persons with developmental disabilities), homeless, single-parent households, large households, and migrant/farmworkers (Table 11-6). This section provides a detailed discussion of the housing needs facing each particular group as well as programs and services available to address their housing needs.

Table 11-6: Special Needs Groups

<i>Special Needs Group</i>	<i>Persons</i>	<i>Households</i>	<i>% of Total</i>
Seniors (65+)	5,627	—	8%
With a disability ¹	1,578	—	2%
Senior Households	—	2,981	12%
Renter	—	674	3%
Owner	—	2,307	9%
Seniors living alone ¹	—	1,109	4%
Persons with Disabilities ¹	3,544	—	5%
Female-headed Households	—	1,997	8%
With own children	—	1,169	5%
Large Households	—	2,818	11%
Renter	—	549	2%
Owner	—	2,269	9%
Agricultural Workers ¹	77	—	<1%
Homeless ²	4	—	<1%
Total Person/Households	9,252	8,905	

Sources:

¹ ACS-2012

² Contra Costa Inter-Jurisdictional Council on Homelessness, 2013.

Bureau of the Census, 2010 Census (unless otherwise noted).

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Seniors

Many senior-headed households have special needs due to their relatively low incomes, disabilities, or limitations, and dependency needs. Specifically, people aged 65 years and older often have four main concerns:

- **Housing:** Many seniors live alone and may have difficulty maintaining their homes.
- **Income:** People aged 65 and over are usually retired and living on a limited income.
- **Health care:** Seniors are more likely to have high health care costs.
- **Transportation:** Many of the elderly rely on public transportation; especially those with disabilities.

Although seniors comprised a relatively small proportion of San Ramon residents in 2010 (eight percent), individuals over the age of 65 suffer disproportionately from poverty: five percent of the population over 65 lived below the poverty level, compared to two percent of the population under 64 at the time of the Census.

In 2010, 12 percent of City households were headed by someone 65 years old or older. Of these households, most (77 percent) owned their homes, while the remainder (23 percent) rented. According to HUD Comprehensive Housing Affordability Strategy (CHAS) from 2007-2011, 41 percent of senior-headed households overpaid for housing of which 19 percent are severely overpaying for housing.

Aside from overpayment problems faced by seniors due to their relatively fixed incomes, many seniors are faced with various disabilities. Roughly 28 percent of San Ramon's senior population was listed as having one or more disabilities in the 2008-2012 ACS. Among these disabilities, the most common were ambulatory disabilities (28 percent) and independent living disabilities (23 percent).

Residential Care Facilities for the Elderly (RCFEs) - sometimes called "Assisted Living" or "Board and Care" facilities - are non-medical facilities that provide a level of care that includes assistance with activities of daily living. RCFEs provide room, board, housekeeping, supervision, and personal care assistance with basic activities like personal hygiene, dressing, eating, and walking for persons 60 years and older. San Ramon currently has 374 beds in 23 licensed RCFEs.

The 105-unit Valley Vista Senior project was constructed in San Ramon through the City's participation in the County umbrella for Community Development Block Grants (CDBG) and Home Investment Partnership Act (HOME) funds. The City supported the application of the American Baptist Homes of the West to receive a \$1.2 million HOME allocation and an allocation of CDBG funds in the amount of \$800,000 to help make the project a reality.

Persons with Disabilities

In San Ramon and elsewhere, persons with disabilities have a wide range of different housing needs, which vary depending on the type and severity of the disability as well as personal preference and lifestyle. Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself.

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“Barrier-free design” housing, accessibility modifications, proximity to services and transit, and group living opportunities represent some of the types of considerations and accommodations that are important in serving this group. Also, some residents suffer from disabilities that require living in a supportive or institutional setting.

The 2008-2012 ACS defines six types of disabilities: hearing, vision, cognitive, ambulatory, self-care and independent living. The ACS defines sensory and physical disabilities as “long-lasting conditions.” Mental, self-care, ambulatory, and employment disabilities are defined as conditions lasting six months or more that makes it difficult to perform certain activities. A more detailed description of each disability is provided below:

- **Hearing disability:** Refers to a person who is deaf or has a hearing impairment that makes it difficult to hear conversations, televisions, or radio broadcasts.
- **Vision disability:** Refers to a person who is blind or has serious difficulty reading or driving due to a visual impairment.
- **Cognitive disability:** Refers to a person who has a physical, mental, or emotional condition that makes it difficult to concentrate, remember or make decisions.
- **Ambulatory disability:** Refers to a person who has a serious difficulty walking or climbing stairs.
- **Self-care disability:** Refers to a person who has a serious difficulty dressing or bathing oneself.
- **Independent living disability:** Refers to a person who has a physical, mental or emotional condition that makes it difficult to do errands such as visiting a doctor’s office or shopping.

According to the 2008-2012 ACS, approximately five percent of San Ramon residents over five years of age had a disability. ACS tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, 18 percent were hearing disabilities, nine percent were vision disabilities, 19 percent were cognitive disabilities, 25 percent were ambulatory disabilities, 12 percent were self-care disabilities, and 18 percent were independent living disabilities (Table 11-7).

Perhaps the most important factor in regard to planning for housing for persons with disabilities is that there are a wide range of different disabilities, and different people with the same ‘disability’ may have different levels of functioning which affect their housing needs and choices. People with disabilities include parents who are raising families, teenagers who are members of large families, seniors living with their spouses or children, and young people who desire to live on their own, as only a few examples.

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Table 11-7: Disabilities Tallied by Age and Type

<i>Type of Disability</i>	<i>% of Disabilities Tallied</i>			
	<i>5 to 17</i>	<i>18 to 64</i>	<i>65+</i>	<i>Total</i>
Hearing disability	13%	18%	19%	18%
Vision disability	9%	11%	7%	9%
Cognitive disability	46%	22%	11%	19%
Ambulatory disability	4%	26%	28%	25%
Self-care disability	29%	9%	11%	12%
Independent Living disability ¹	—	14%	23%	18%
Total	100%	100%	100%	100%

Note:

¹ Tallied only for persons 17 years and over.

Source: US Census Bureau, 2008-2012 ACS

San Ramon’s housing policies, as embodied in this Housing Element, promote barrier-free design in all housing so that people with disabilities have a similar range of housing choice as people without disabilities. The special housing needs of disabled persons include accessible housing units in close proximity to public services and commercial centers with special design features that alleviate the disability. State and federal laws require that a portion of all rental apartments containing five or more units are made accessible to disabled persons. The City applies standard conditions of approval to residential development projects that reflect that mandate. This Housing Element also calls for the City to continue to implement standards to ensure that housing in San Ramon is designed for those with special needs (Program 20).

San Ramon has undertaken a variety of programs in response to the housing needs of people with disabilities, including ensuring that developers of senior housing give special attention to the mobility limitations of seniors. All 160 units of the Villa San Ramon project are wheelchair accessible and are equipped with grab bars in the bathrooms. The City provided financial assistance to facilitate the construction of this project. The Muirlands at Windemere project, also assisted with City funds, provides six wheelchair accessible units, eight units meeting the accessibility standards of the Americans with Disabilities Act (ADA) and a wheelchair lift for the swimming pool area.

The City Building and Safety Services Division provides ongoing assistance to complete rehabilitation work for single-family properties and public facilities to install necessary accommodations, including installation of accessibility ramps and railings to meet handicapped accessibility. The City also actively funds improvements to curbs and gutters to include wheelchair ramps and barrier-free design, and increase accessibility for disabled residents throughout the community.

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Housing for people with HIV/AIDS (Human Immunodeficiency Virus/Acquired Immune Deficiency Syndrome) is provided within the greater Contra Costa County area by the non-profit agency Shelter, Inc. Transportation service for persons with disabilities is available through the County Connection Link, operated by the Central Contra Costa Transit Authority. The County Connection LINK paratransit service provides door-to-door and dial-a-ride services to individuals whose disabilities prevent them from using lift-equipped public transit. The special service operates at similar times and in similar areas as existing non-commute (off-peak), fixed-route transit.

Independent Living Resource, an area non-profit organization, provides information, referral, attendant referral, advocacy, housing assistance and peer counseling to persons with disabilities. Independent Living Resource's programs and services aim to maintain or increase access to services, benefits, and other social services and the organization advises clients regarding their rights as individuals with disabilities. Housing referral services are also provided to clients by maintaining a registry of accessible, adaptable, affordable apartments and houses.

A number of state-licensed facilities serving persons with disabilities are located in San Ramon, including 23 Residential Care Facilities for the Elderly (RCFEs) providing a total of 374 beds, five Group Homes with a total of 30 beds, and two Adult Residential Facility with ten beds.

Persons with Developmental Disabilities

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities, As defined by Section 4512 of the Welfare and Institutions Code, "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Regional Center of the East Bay (RCEB) is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The RCEB is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The following information from Area Board 5 of the State Council on Developmental Disabilities provides a closer look at the disabled population. Data shown in Table 11-8 estimates the number of San Ramon individuals with developmental disabilities including both RCEB consumers and those unaffiliated with the RCEB.

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Table 11-8: Developmentally Disabled Residents, by Age, for San Ramon, 2014

	<i>0-14 Years</i>	<i>15-22 Years</i>	<i>23-54 Years</i>	<i>55-65 Years</i>	<i>65+ Years</i>	<i>Total</i>
San Ramon Total	352	170	128	6	16	672

Source: State Council on Developmental Disabilities, Area Board 5, 2014

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Services for persons with disabilities are typically provided by both public and private agencies. State and Federal legislation regulate the accessibility and adaptability of new or rehabilitated multi-family apartment complexes to ensure accommodate for individuals with limited physical mobility. Housing options for persons with disabilities include various community care facilities. These facilities include 23 Residential Care Facilities for the Elderly (RCFEs) providing a total of 374 beds, five Group Homes with a total of 30 beds, and two Adult Residential Facility with ten beds.

Homeless

According to the HUD, a person is considered homeless if he/she is not imprisoned and:

- Lacks a fixed, regular, and adequate nighttime residence;
- The primary nighttime residence is a publicly or privately operated shelter designed for temporary living arrangements;
- The primary residence is an institution that provides a temporary residence for individuals that should otherwise be institutionalized; or
- The primary residence is a public or private place not designed for or ordinarily used as a regular sleeping accommodation.

The Behavioral Health Homeless Program, in partnership with the Contra Costa Inter-jurisdictional Council on Homelessness, conducted a count of the regional homeless population on January 30, 2013. The survey identified 3,798 homeless persons in Contra Costa County, including 858 children and 24 unaccompanied youth. A total of 2,448 persons (64 percent) of the County's homeless population were sheltered at the time of the survey and another 1,350 individuals (36 percent) were unsheltered.

The survey documented four unsheltered homeless individuals in San Ramon or less than one percent of the countywide unsheltered population. Although the point-in-time count identified four homeless persons in San Ramon, the survey represents only a snapshot

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reflecting those persons identified as homeless on the day of the count during a limited time frame. Many individuals and families move in and out of homelessness and shelters over the course of a year. Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult set of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness, and to community opposition to the siting of facilities that serve homeless clients.

Homelessness in San Ramon, as in other communities, results from a combination of factors, including loss of employment, inability to find a job due to lack of skills, and high housing costs in comparison to incomes. For some, homelessness may also be the result of chronic health problems, physical disabilities, mental health disabilities, or substance abuse. While the specific nature of the factors causing homelessness may vary, there are typically three root causes:

- Lack of affordable housing;
- Lack of access to affordable support services; and
- Low household incomes.

Although no homeless shelters are located within the City of San Ramon, various facilities located in Contra Costa County and the Tri-Valley area are available to provide shelter for homeless individuals and families. These facilities are categorized and described in detailed in Appendix 11-B.

The City will continue to support the Contra Costa County Continuum of Care Board and supporting agencies and organizations to address the problem of homelessness throughout the County. The City will also continue to analyze and address impediments to the provision of housing for the homeless and near homeless by facilitating and encouraging the development of affordable housing and facilities for the homeless, including homeless shelters, transitional housing, single room occupancy units, and permanent supportive housing. The Zoning Ordinance was amended in 2012 to facilitate the development of homeless shelters, transitional housing facilities, supportive housing facilities, and single room occupancy units.

Single Parent Households

Single-parent families, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female-headed families with children are considered a vulnerable group because they must balance the needs of their children with work responsibilities, often while earning limited incomes.

The 2010 Census showed that single parents comprised approximately ten percent of San Ramon families. Of these families, 70 percent were headed by females. Female-headed families have a higher incidence of poverty when compared to all households.

Female-headed households need affordable housing in areas suitable for child-rearing and with access to transit networks, schools and parks, and daily services. The City offers housing programs and supportive services (e.g. child care subsidies and recreational

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programs) for lower and moderate income households that also benefit female-headed households.

Large Households

Large households are defined as those consisting of five or more members. These households comprise a special need group because of the often limited supply of adequately sized and affordable housing units in a community. To save for other basic necessities such as food, clothing, and medical care, it is common for lower income large households to reside in smaller units, which frequently results in overcrowding.

In 2010, approximately 11 percent of the total number of households in San Ramon contained five or more people. Of these large households, approximately 81 percent owned the units they occupied and 19 percent rented. In comparison, an estimated 71 percent of smaller households were homeowners and 29 percent were renters.

Finding rental housing with higher than average bedroom counts is a typical problem for large families, particularly renters with lower income levels. Of the 17,770 housing units in San Ramon with three or more bedrooms at the time of the 2008-2012 ACS, only 12 percent were occupied by renters. Of large renter-households, only 20 percent occupied apartment units.

Migrant and/or Farm Workers

San Ramon is an urbanized area of Contra Costa County and has only 1.81 acres of land zoned for agricultural use. According to the Census Bureau, no resident of San Ramon was employed in farming, fishing, and forestry occupations in 2012. Less than one percent of County residents were employed in these occupations. Therefore, San Ramon has no specific need for farmworker housing.

Within the City's Sphere of Influence (SOI), 2,244 acres of land are pre-zoned for Agriculture (AG). However, these lands are located in the unincorporated County areas and governed by the land use policies of Contra Costa County.

ECONOMIC AND TRANSPORTATION

Employment

Employment has an important impact on housing needs. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford. In some cases, the types of jobs themselves can affect housing needs and demand (such as in communities with military installations, college campuses, and large amounts of seasonal agriculture). Employment growth typically leads to strong housing demand, while the reverse is true when employment contracts.

San Ramon's occupation profile of residents generally reflects the occupational profile of Contra Costa County residents, with the exception that a higher proportion of City residents were employed in managerial and professional occupations according to the 2008-2012 ACS (Table 11-9). Approximately 42 percent of San Ramon residents were employed in these high paying occupations when compared to the County overall. Sales and Office occupations accounted for the second largest proportion of occupations held by City and County residents

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(24 percent and 25 percent respectively). Except for certain sales positions, relatively higher paying jobs can be found in both categories, translating into higher incomes for San Ramon residents engaged in these occupations.

As reported by the California Employment Development Department, San Ramon's unemployment rate (2.4 percent) in June of 2014 was substantially lower than the countywide unemployment rate (6.0 percent). The number of unemployed residents living in San Ramon represented only 2.2 percent of unemployed persons living throughout Contra Costa County at the time of the report.

Table 11-9: Employment Profile

<i>Occupation of Residents</i>	<i>San Ramon¹</i>		<i>Contra Costa County¹</i>		<i>Mean Wage or Salary²</i>
	<i>#</i>	<i>%</i>	<i>#</i>	<i>%</i>	
Managerial/Professional	21,626	61%	205,974	42%	\$128,829
Sales/Office	8,441	24%	119,653	25%	\$45,801
Service	3,295	9%	84,096	17%	\$28,138
Construction/Maintenance/ Extraction/Repair	1,112	3%	39,593	8%	\$62,371
Transportation/Production/ Material Moving	1,184	3%	37,765	8%	\$40,687
Total	35,658	100%	487,091	100%	\$59,886

Sources:

¹ US Census Bureau, ACS 2008-2012

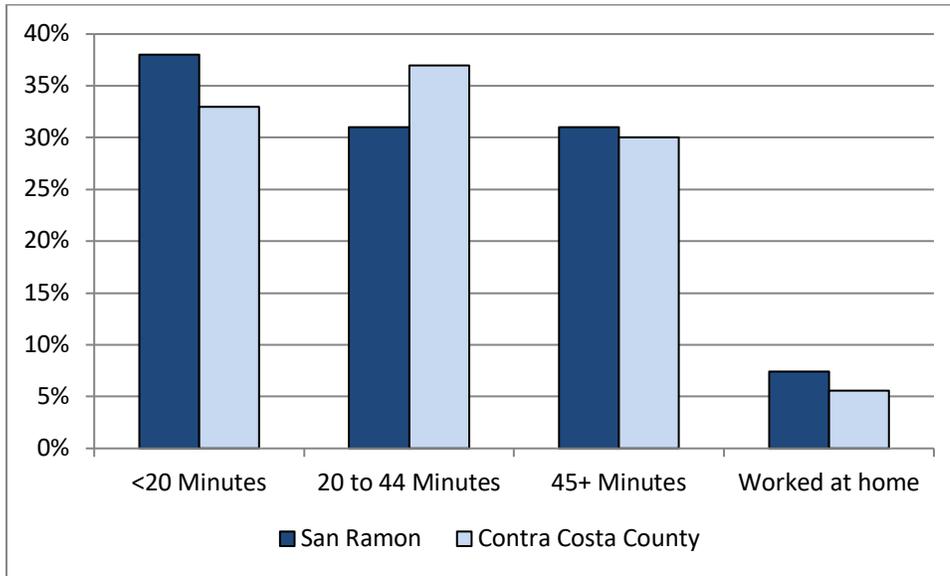
² California Employment Development Department, Occupational Employment Statistics Contra Costa County, First Quarter 2013.

COMMUTING PATTERNS

Commuting patterns demonstrate the relationship between housing to employment opportunities. Figure 11-5 shows travel time for workers age 16 and over in San Ramon and the Contra Costa region according to the 2008-2012 ACS. A large portion of the employed San Ramon residents either worked relatively close to their places of employment (38 percent had travel times to work of less than 20 minutes) or worked at home (seven percent). An additional 31 percent had commutes between 20 to 44 minutes and the remaining 31 percent had commutes of 45 minutes or longer. San Ramon residents had shorter average commutes when compared to employed residents of the County overall (31.7 minutes vs. 32.8 minutes).

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Figure 11-5: Travel Time to Work



Source: US Census Bureau, 2008-2012 ACS.

A larger proportion of San Ramon residents drove alone to work according to the 2008-2012 ACS and a smaller proportion of residents carpooled or took public transportation when compared to residents countywide (Table 11-10). The longer average commute times for County residents described above may be explained by the greater reliance on public transportation and carpooling when compared to residents of San Ramon.

Table 11-10: Means of Transportation to Work

<i>Means of Transportation</i>	<i>San Ramon</i>	<i>County</i>
Drove Alone	76%	70%
Carpooled	8%	12%
Public Transportation	6%	9%
Walked	2%	2%
Other means	1%	2%
Worked at home	7%	6%
Total	100%	100%

Source: US Census Bureau, 2008-2012 ACS.

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JOBS/HOUSING BALANCE

Balancing employment and housing opportunities is an important issue for San Ramon at both the local and regional level. The right mix of housing units with jobs can help reduce traffic congestion, improve air quality, and secure an adequate labor supply for businesses in San Ramon. An improved jobs/housing balance can also help reduce the effects of housing cost burden as lower transportation costs can increase the amount of discretionary income available for other essentials, including housing.

Until the early 1980s, the City of San Ramon was primarily a bedroom community for the major employment centers in the Bay Area: San Francisco, Oakland, and San Jose. The development of the Bishop Ranch Business Park, beginning in 1981, has transformed the City into a significant regional employment center itself. According to the San Ramon Economic Development Services Division, the City's top employers now include companies from the oil and gas (Chevron USA Inc.), financial (Bank of the West), telecommunications (AT&T and Sprint PCS), and business services (Robert Half International Inc.) sectors.

The jobs/housing ratio is a concept that correlates economic growth with the anticipated increase in demand for housing. The ratio actually compares the number of jobs available within the City to the number of employed residents living there. The General Plan 2035 estimates the jobs/housing balance at 1.26 jobs per housing unit in 2014, with more jobs than employed residents. Upon buildout of the San Ramon General Plan, the jobs/housing ratio is projected to lower to 1.22 by the year 2035. Maintaining a healthy balance between employment and housing growth is an important part of the City's vision.

The availability of affordable housing plays a major role in employers' locational decisions. The lack of affordable housing also contributes to longer commutes and increased congestion as local workers are forced to live in more distant areas due to high housing costs. A range of housing options and prices serves complimentary social and economic development functions. First, it allows new buyers and renters to enter the San Ramon housing market, settle into the community, and stay in the City as their housing needs change. Second, recruitment and retention of employees are significant challenges for companies. Employers looking to expand or relocate their business often seek out communities with a diverse and stable labor market.

HOUSING CHARACTERISTICS

A community's housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of San Ramon in an attempt to identify how well the current housing stock meets the needs of current and future residents of the City.

HOUSING UNIT GROWTH AND TYPE

San Ramon has experienced strong housing growth since 2000. The total number of housing units increased 34 percent between 2000 and 2010 and five percent from 2010 to 2014. San Ramon's housing growth has consistently outpaced countywide housing growth as well as growth experienced in most surrounding communities (Table 11-11).

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Table 11-11: Housing Growth

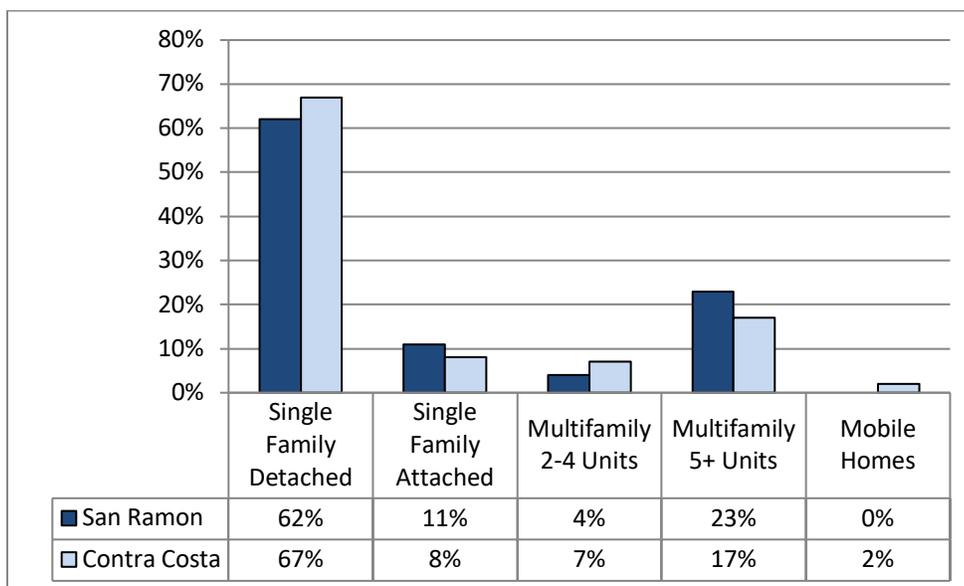
<i>Jurisdiction</i>	<i>2000</i>	<i>2010</i>	<i>2014</i>	<i>% Change</i>	
				<i>2000-2010</i>	<i>2010-2014</i>
Brentwood	7,767	17,523	18,242	56%	4%
Concord	44,967	47,125	47,155	5%	<1%
Danville	15,336	15,934	16,010	4%	<1%
Dublin	9,889	15,782	18,640	37%	15%
Livermore	26,550	30,342	30,884	12%	2%
Pittsburg	18,379	21,126	21,699	13%	3%
Pleasanton	23,987	26,053	26,305	8%	1%
Richmond	36,151	39,328	39,398	8%	<1%
San Ramon	17,425	26,222	27,492	34%	5%
Walnut Creek	31,480	32,681	33,008	4%	1%
County	354,577	400,263	405,828	11%	1%

Source: US Census Bureau, 2000 Census, and 2010 Census.

San Ramon's housing stock is more diverse than the countywide housing stock. In 2013, single-family detached homes made up 62 percent of the housing stock, while single-family attached homes comprised 11 percent (Figure 11-6). Another four percent consisted of multi-family units with two to four units per structure and 23 percent were multi-family with five or more units per structure. In comparison, approximately 67 percent of the Contra Costa County housing stock consisted of single-family detached homes, eight percent were single-family attached homes, seven percent were multi-family with two to four units per structure, and 17 percent were multi-family with five or more units per structure.

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Figure 11-6: Housing Stock Composition



Source: California Department of Finance, 2013.

HOUSING AGE AND CONDITION

Housing age can be an important indicator of housing condition within a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Thus, maintaining and improving housing quality is an important goal for the City. Overall, the housing stock in San Ramon is in excellent condition, a reflection of the City's relative young age. As of January 2013, approximately nine percent of the City's dwelling units were built before 1970 and less than one percent was constructed before 1960 (Figure 11-7). A much larger proportion of San Ramon's housing stock was constructed after 1980 when compared to the County (73 percent v. 41 percent).

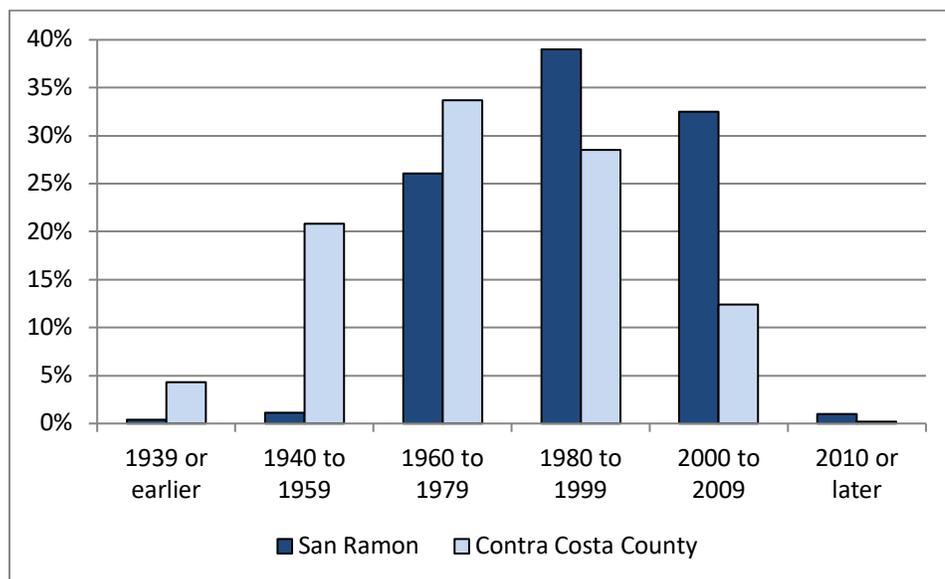
A general rule in the housing industry is that structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. Therefore, assuming a straight line of production during the 1980s, an estimated 6,837 units (28 percent of the housing stock) would be of sufficient age to be susceptible to deterioration requiring maintenance or rehabilitation as of 2013. According to the City's Building Official, there were 263 cases opened in 2013 related to housing stock conditions, of which approximately 94 percent were resolved without having to lien the properties with a special tax for the abatement of substandard conditions. The Building Official also estimated that 50 homes were in need of substantial rehabilitation and/or replacement.

A review of the Building and Safety Services Division permit records shows that, over the past five years, approximately 2,444 building permits have been issued for additions and alterations of the single-family housing stock. This permit activity represented an upgrade, financed by the private sector, of approximately nine percent of single-family housing stock.

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Continued investment by homeowners in updating and expanding their homes will be one of the primary means of maintenance and preservation of the City's older housing stock.

Figure 11-7: Year Structure Built



Sources: Bureau of the Census, 2008-2012 ACS.

In years past, the City has provided housing rehabilitation loan services for single-family homeowners under the CDBG program. Two types of loans are provided under the County program for up to a maximum of \$50,000: an amortized three percent loan payable over 15 years and a zero percent deferred loan that is due and payable upon the sale of the property. Only three San Ramon households have been assisted through this program in the past couple of years due to a dwindling pool of CDBG funds, income of San Ramon residents, and program eligibility based on maximum home value set by the CDBG regulations.

Recognizing the County's funding limitations, the City funded one program in Fiscal Year (FY) 2012-13. The Home Rehabilitation Grant Program provides up to \$5,000 to median and lower income households to perform needed health and safety home repairs such as roofing, plumbing, electrical, general home repairs, windows, doors, handicapped accessibility modifications and seismic strengthening. The grant is non repayable. Between inception of the program in 2006 and January 2014, housing rehabilitation grants have been awarded to 96 income qualified households. Among assisted households, 36 were headed by seniors, 35 were headed by females, and 25 were family households. The City will continue to implement the Rehabilitation Grant Program (Program 2).

Due to the funding limitations of the County, the Redevelopment Agency (before its dissolution in 2012) established a Housing Rehabilitation Loan Program in November of 2007. The maximum loan amount for this program was \$35,000, which could be combined with a \$5,000 Home Rehabilitation Grant for first time recipients. Although the loan is issued at three percent interest for a 30-year period, both principal and interest are deferred until

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sale, transfer or refinance of the property. The household income ceiling served was the County median income or less. Eleven loans were issued through 2011 under the program.

HOUSING TENURE AND AVAILABILITY

Housing tenure and vacancy rates are important indicators of the supply and cost of housing. Housing tenure refers to whether a unit is owned or rented. Vacancies are an important housing market indicator in that the vacancy rate often influences the cost of housing and reflects the match between housing demand and availability.

Tenure

According to the Census, approximately 71 percent of San Ramon households were occupied by homeowners, while the remaining 29 percent were occupied by renters (Table 11-12). Housing tenure in San Ramon was generally comparable to the County, and the neighboring Pleasanton and Livermore. In comparison, a much larger proportion of households owned their homes in Brentwood and Danville, whereas the proportion of renter-households was higher in Concord, Dublin, Pittsburg, and Richmond.

Table 11-12: Housing Tenure

<i>Jurisdiction</i>	<i>Percent of Occupied Units</i>	
	<i>Owner</i>	<i>Renter</i>
Brentwood	76%	24%
Concord	61%	39%
Danville	84%	16%
Dublin	63%	37%
Livermore	70%	30%
Pittsburg	59%	41%
Pleasanton	70%	30%
Richmond	52%	48%
San Ramon	71%	29%
Walnut Creek	67%	33%
Contra Costa County	67%	33%

Source: US Census Bureau, 2010 Census.

Vacancy

A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for residents, and provide an incentive for unit upkeep and repair. Specifically, a vacancy rate of 1.5 to two percent for ownership housing and five to six percent for rental housing is considered necessary to balance demand and supply for housing.

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HOUSING COSTS AND AFFORDABILITY

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of housing cost burden and overcrowding. This section summarizes the cost and affordability of the housing stock to San Ramon residents.

Homeownership Market

The California Association of Realtors (CAR) publishes median home sales price data compiled by DataQuick for cities and counties throughout the State. Although San Ramon had the second highest median home sales price (\$800,000) among nearby jurisdictions in Contra Costa County in April 2014, the median home price in San Ramon increased from a year earlier (Table 11-13). San Ramon's median home sales price rose 7.31 percent from the median price recorded in April 2013, whereas prices increased 14.25 percent countywide during the same period.

Table 11-13: Median Home Sale Price

<i>Jurisdiction</i>	<i>April 2013</i>	<i>April 2014</i>	<i>% Change</i>
Brentwood	\$391,500	\$408,000	4.21%
Concord	\$342,500	\$402,000	17.37%
Danville	\$865,000	\$995,000	15.03%
Dublin	\$609,000	\$743,000	22%
Livermore	\$465,000	\$570,000	22.58%
Pittsburg	\$194,000	\$286,000	47.42%
Pleasanton	\$725,000	\$783,000	8%
Richmond	\$200,000	\$284,000	42%
San Ramon	\$745,500	\$800,000	7.31%
Walnut Creek	\$653,000	\$578,500	-11.41%
Contra Costa County	\$398,250	\$455,000	14.25%

Source: 2014 Data Quick Information Systems; DQNews.com

Data was also obtained from the Multiple Listing Service (MLS) to facilitate a more thorough analysis of San Ramon's home sale market. The MLS listed 79 detached home, 13 townhomes, and 36 condominiums for sale in June 2014 (Table 11-14). The median asking price for any unit was \$816,000, with a range of \$289,000 to \$2,120,024. Detached units were priced higher (\$966,884 median) than townhomes (\$648,462 median) and condos (\$470,789 median), with median asking prices increasing with unit size.

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Table 11-14: Home Sales Market

<i>Unit Type</i>	<i>Bedrooms</i>	<i>Units Listed</i>	<i>Range</i>	<i>Median</i>	<i>Average</i>
Detached Homes	3	20	\$600,000- \$923,000	\$748,500	\$761,509
	4	38	\$675,000- \$1,900,000	\$953,050	\$1,009,394
	5	21	\$1,025,000- \$2,120,024	\$1,199,900	\$1,408,339
Townhomes	2	2	\$385,000- \$619,000	\$502,000	\$502,000
	3	8	\$449,000- \$749,000	\$662,000	\$627,125
	4	3	\$699,000- \$749,000	\$710,000	\$709,333
Condominiums	1	6	\$289,900- \$349,500	\$322,450	\$320,050
	2	15	\$339,900- \$599,950	\$419,500	\$450,087
	3	15	\$398,000- \$719,000	\$581,413	\$608,087

Source: MLS Real Estate Database, Zip Realty.com accessed on 6/26/14.

Rental Market

Websites were searched in June 2014 and rental price information was collected for seven market rate apartment complexes within the City (Table 11-15). In June, rents for studio apartment units ranged from \$1,350 to \$1,695 per month, while one-bedroom units rented for \$1,349 to \$2,463. Larger units were more expensive. Rents for two-bedroom units ranged from \$1,883 to \$3,729. Three-bedroom units at two developments were offered at rents ranging from \$2,580 to \$2,750 per month.

Table 11-15: Rental Apartment Market

<i>Apartment Complex</i>	<i>Rental Price Range</i>
<i>Bel Air</i>	
Studio	\$1,350 - \$1,424
1 BR	\$1,823 - \$2,032
2 BR	\$2,370 - \$3,381
<i>Bridges at San Ramon</i>	
Studio	\$1,650 - \$1,695
1 BR	\$1,899 - \$1,975
2 BR	\$2,285 - \$2,475

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Table 11 15 (cont.): Rental Apartment Market

<i>Apartment Complex</i>	<i>Rental Price Range</i>
<i>Canyon Woods</i>	
Studio	\$1,575
1 BR	\$1,900
2 BR	\$2,615
<i>Seasons</i>	
1 BR	\$1,634 - \$1,654
2 BR	\$1,883 - \$1,993
<i>Fairway Village</i>	
1 BR	\$1,349 - \$1,695
2 BR	\$1,979 - \$2,129
<i>Crow Canyon</i>	
1 BR	\$1,669- \$2,463
2 BR	\$2,286 -\$3,729
<i>Promontory View</i>	
1 BR	\$1,550 - \$1,850
2 BR	\$1,995 - \$2,535
3 BR	\$2,580 - \$2,750

Sources: Rent.com, accessed 6/26/14 and Apartments.com, accessed 6/26/14

Market Affordability Summary

Housing affordability can be inferred by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment.

HUD conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. The maximum affordable home and rental prices for residents of Contra Costa County are shown in Table 11-16.

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Affordability by Household Income

Table 11-16 shows the maximum amount that a household can pay for housing each month without incurring a cost burden. This amount can be compared to current housing asking prices (Table 11-14) and market rental rates (Table 11-15) to determine what types of housing opportunities a household can afford.

Extremely Low income Households: Extremely low income households earn 30 percent or less of the County area median income—up to \$19,650 for a one-person household and up to \$28,050 for a four-person household in 2013. Extremely low income households cannot afford market-rate rental or ownership housing in San Ramon.

Very Low income Households: Very low income households earn between 31 percent and 50 percent of the County area median income – up to \$32,750 for a one-person household and up to \$46,750 for a four-person household in 2013. A very low income household can afford homes offered at prices below \$192,000, adjusting for household size. Given the costs of single-family homes and condominiums in San Ramon, very low income households would not be able to afford a home in the City. Similarly, very low income renters could not afford market-rate rental units in San Ramon. After deductions for utilities, a very low income household at the maximum income limit can afford to pay approximately \$819 to \$1,169 in monthly rent, depending on household size.

Low income Households: Low income households earn between 51 percent and 80 percent of the County's area median income - up to \$46,350 for a one-person household and up to \$66,250 for a four-person household in 2013. The affordable home price for a low income household at the maximum income limit ranges from \$190,000 to \$272,000. Based on the asking prices of homes and condominiums advertised for sale in June 2014 (Table 11-14), no one- and two-bedroom units would be affordable to low income households. After deductions for utilities, a one-person low income household could afford to pay up to \$1,159 in rent per month and a four-person low income household could afford to pay as much as \$1,656. In June of 2014, no adequately sized apartment units in San Ramon were listed for rent at rates that were affordable to low income households (Table 11-15).

Moderate income Households: Moderate income households earn between 81 percent and 120 percent of the County's Area Median Income – up to \$112,200 depending on household size in 2013. The maximum affordable home price for a moderate income household is \$322,293 for a one-person household, \$368,247 for a two-person family, and \$414,406 for a four-person family. Moderate income households could afford a few of the condominiums listed for sale in June 2014; however, the asking price for a large majority of the units listed were well beyond the affordable range of these households. The maximum affordable rent payment for moderate income households is between \$1,964 and \$2,525 per month. Although these households can afford most of the apartment units listed for rent, large moderate income households may have difficulty finding adequately sized and affordable rental housing. Only one apartment complex that advertised units on-line in June 2014 offered three-bedroom units and the starting rate for homes with three or more bedrooms listed for rent was \$2,580.⁴

⁴ Apartments.com, accessed 6/26/14

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Table 11-16: Ability to Pay for Housing Based on HCD Income Limits – Contra Costa County 2013

<i>Household</i>	<i>Income Level</i>	<i>Max. Monthly Gross Rent¹</i>	<i>Max. Monthly Purchase Price²</i>
<i>Extremely Low Income (0-30% AMI) Households at 50% of 2013 Median Household Income</i>			
1-Person	\$19,650	\$491	\$80,625
2-Person	\$22,450	\$561	\$92,113
3-Person	\$25,250	\$631	\$103,602
4-Person	\$28,050	\$701	\$115,090
<i>Very Low Income (31-50% AMI) Households at 50% of 2013 Median Household Income</i>			
1-Person	\$32,750	\$819	\$134,374
2-Person	\$37,400	\$935	\$153,453
3-Person	\$42,100	\$1,053	\$172,738
4-Person	\$46,750	\$1,169	\$191,817
<i>Low Income (51-80% AMI) Households at 70% of 2013 Median Household Income</i>			
1-Person	\$46,350	\$1,159	\$190,176
2-Person	\$53,000	\$1,325	\$217,461
3-Person	\$59,600	\$1,490	\$244,541
4-Person	\$66,250	\$1,656	\$271,826
1-Person	\$65,450	\$1,636	\$268,544
2-Person	\$74,800	\$1,870	\$306,907
3-Person	\$84,150	\$2,104	\$345,270
4-Person	\$93,500	\$2,338	\$383,634
<i>Moderate Income (81-120% AMI) Households at 120% of 2013 Median Household Income</i>			
1-Person	\$78,550	\$1,964	\$322,293
2-Person	\$89,750	\$2,244	\$368,247
3-Person	\$101,000	\$2,525	\$414,406
4-Person	\$112,000	\$2,800	\$495,540

Notes:

¹ Assumes that 30% of income (or 35 percent for moderate-income owners) is available for either monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance.

² Assumes 95% loan at 5 percent annual interest rate and 30-year term with taxes, mortgage insurance, and homeowners insurance as 21 percent of total payments

Source: California Department of Housing and Community Development

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ASSISTED HOUSING UNITS AT RISK OF CONVERTING TO MARKET RATE RENTS

Housing that receives governmental assistance is often a significant source of affordable housing in many communities. Because of its significance, this section identifies publicly assisted rental housing in San Ramon, evaluates the potential of such housing to convert to market rate during a ten-year planning period (2015 to 2025), and analyzes the options and associated costs to preserving these units.

Covenants and deed restrictions are the typical mechanisms used to maintain the affordability of publicly assisted housing, ensuring that these units are available to lower and moderate income households in the long term. Over time, the City may face the risk of losing some of its affordable units due to the expiration of covenants and deed restrictions. As the relatively tight housing market continues to put upward pressure on market rents, property owners are more inclined to discontinue public subsidies and convert the assisted units to market-rate housing.

Table 11-17 provides the inventory of assisted rental housing units in San Ramon as of January 2014. Of the 2,075 total assisted units within 13 developments, 687 units in five developments are at risk of converting to market-rate during the 2015 to 2025 period.

Park Place: Park Place is a 36-unit apartment complex that is comprised of a mixture of affordable units. There are 5 very low income units, 5 low income units, and 10 moderate income units in the rental complex. The terms of the affordable agreement run through 2015.

Cambrio: Cambrio is an 85-unit ownership townhome community. Two units within the subdivision have been set aside as rentals to moderate income households. The developer of the townhomes entered into an affordable agreement with the City through 2015.

Bollinger Crest: Bollinger Crest has set aside 15 of the 65-unit apartment complex as below market rate. Specifically, 13 units are designated for very low income and 2 units are designated for moderate income households. The 15-year regulatory agreement for below market rate units expires in 2015.

Mill Creek at Windemere: Mill Creek is a moderate income property in Dougherty Valley that has 400 units and is governed by an affordable agreement with Contra Costa County pursuant to an inclusionary agreement. There was no subsidy provided to this project. The 20-year regulatory agreement for rental to moderate income households expires in 2023.

Canyon Oaks at Windemere: Canyon Oaks is a moderate income property in Dougherty Valley that is governed by an affordable agreement with Contra Costa County pursuant to an inclusionary requirement. There was no subsidy provided to the 250-unit project. The 20-year regulatory agreement for rental to moderate income will expire in 2023.

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Table 11-17: Inventory of Publicly Assisted Rental Housing

<i>Project Name</i>	<i>Total Units</i>	<i>Assisted Units</i>	<i>Household Type</i>	<i>Funding Source(s)</i>	<i>Earliest Expiration of Affordability</i>
Park Place	36	20	Family	City Agreement	2015 (At-risk)
Cambrio	85	2	Family	City Agreement	2015 (At-risk)
Bollinger Crest	65	15	Family	County Tax Exempt Bonds	2015 (At-risk)
Mill Creek at Windemere	400	400	Family, Persons w/ Disabilities	County Inclusionary Housing	2023 (At-risk)
Canyon Oaks at Windemere	250	250	Family	County Inclusionary Housing	2023 (At-risk)
Falcon Bridge	256	256	Family	County Inclusionary Housing	2030 (Not At-risk)
Villa San Ramon	120	24	Senior	CHFA Bond RDA Loan LIHTC	2045 (Not At-risk)
Muirlands at Windemere	350	350	Family	LIHTC MRB Workforce Hsg Grant	2059 (Not At-risk)
Cornerstone at Gale Ranch	266	266	Family	County Inclusionary Housing	2035 (Not At-risk)
Highland Points	293	293	Family	County Inclusionary Housing	2067 (Not At-risk)
Seville at Gale Ranch	165	165	Family	County Inclusionary Housing	2038 (Not At-risk)
Valencia at Gale Ranch	186	186	Family	County Inclusionary Housing	2041 (Not At-risk)
Valley Vista	105	104	Senior	Tax Credit HUD 202 County CDBG HOME RDA Loan	2066 (Not At-risk)
Total	2,321	2,075			

Sources: California Housing Partnership Corporation, 2014; Contra Costa County, 2014; City of San Ramon, 2014.

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Preservation and Replacement Options

To preserve the existing affordable housing stock, the City must either preserve the existing assisted units or facilitate the development of new units. Of the 687 at-risk units, 18 units are designated for very low income, five units are low income, and 664 units are moderate income. Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: 1) transfer of project to non-profit ownership; 2) provision of rental assistance to tenants using other funding sources; and 3) purchase of affordability covenants. In terms of replacement, the most direct option is the development of new assisted multi-family housing units. These options are described below.

Transfer of Ownership: Transferring ownership of an at-risk project to a non-profit housing provider is generally one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a non-profit organization, low income restrictions can be secured and the project would become potentially eligible for a greater range of governmental assistance. The estimated market value for the at-risk units in five projects is provided in Table 11-18.

Current market value for the units is estimated on the basis of the project's potential annual income, and operating and maintenance expenses. As indicated below, the estimated market value of the five projects is \$158,580,510. (These estimates are provided for purposes of comparison and understanding the magnitude of costs involved and do not represent the precise market values of these projects. The actual market values at time of sale will depend on market and property conditions, among other factors). \$158,580,510 represents the cost of replacing all 687 very low to moderate income at-risk units. Of the 687 total at-risk units, 23 of the units are affordable to very low and low income households. The market value of the 23 very low and low income units is \$6,211,150.

Rental Assistance: Rental subsidies using other funding sources can be used to maintain affordability of the at-risk affordable units. These rent subsidies could be structured to mirror the federal Section 8 program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair market rent (FMR) on the unit. In Contra Costa County, the 2014 FMR was \$1,255 for a one-bedroom unit, \$1,578 for a two-bedroom unit and \$2,204 for a three-bedroom unit. At-risk very low and low income units would need a rental subsidy to pay the difference between what tenants can pay and the FMR. Moderate income units would not qualify for a rental subsidy since moderate income households would spend less than 30 percent of their household income on FMR.

The feasibility of this alternative is highly dependent upon the availability of reliable funding sources necessary to make rent subsidies and the willingness of property owners to participate in the program. As indicated in Table 11-19, the total cost of subsidizing the rents of 23 at-risk very low and low income units is estimated at \$11,030 per month or \$132,360 annually.

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Table 11-18: Market Value of At-Risk Projects

<i>Project Information</i>	<i>Total</i>
1-bedroom Units	376
2-bedroom Units	279
3-bedroom Units	32
Total Units	687
Annual Gross Income	\$17,180,160
Annual Operating Cost	\$2,763,750
Net Annual Income	\$14,416,410
Estimated Market Value	\$158,580,510

Notes:

Market value for project is estimated with the following assumptions:

- * Average market rent is estimated to be \$1,800 for a one-bedroom unit, \$2,400 for a two-bedroom unit and \$2,665 for a three-bedroom unit (Table 11-15).
- * Bedrooms per unit: Park Place (20 two bedroom units); Cambrio (2 three-bedroom units); Bollinger Crest (15 two-bedroom units); Mill Creek at Windemere (230 one-bedroom units, 152 two-bedroom units, and 18 three-bedroom units); and Canyon Oaks (146 one-bedroom units, 92 two-bedroom units, and 12 three-bedroom units).
- * Average unit size is estimated at 750 square feet for a one-bedroom unit, 850 square feet for a two-bedroom unit and 1,050 square feet for a three-bedroom unit.
- * Vacancy rate is assumed at 0% as the projects are usually fully occupied.
- * Annual operating expenses per square foot are estimated to be \$5.00.
- * Market value = Annual net project income x multiplication factor.
- * Multiplication factor for a building in moderate condition is 11.
- * Of the 687 at-risk units, 23 are very low and low income units in Park Place (10 two bedroom units) and Bollinger Crest (13 two-bedroom units), with an estimated market value of \$6,211,150.

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Table 11-19: Rental Subsidies Required

<i>Unit Size</i>	<i>Total Units¹</i>	<i>Fair Market Rent²</i>	<i>Household Size</i>	<i>Household Income³</i>	<i>Affordable Cost (Minus Utilities)⁴</i>	<i>Monthly Per Unit Subsidy</i>	<i>Total Monthly Subsidy</i>
<i>Very Low Income (50% AMI)</i>							
2-br	18	\$1,578	3	\$42,100	\$1,053	\$525	\$9,450
<i>Low Income (80% AMI)</i>							
2-br	5	\$1,578	3	\$50,490	\$1,262	\$316	\$1,580
Total	23						\$11,030

Notes:

¹ Bedrooms per unit: Park Place (10 two bedroom units); and Bollinger Crest (13 two-bedroom units).

² Fair Market Rent (FMR) is determined by HUD.

³ Contra Costa County 2013 Area Median Household Income (AMI) limits set by the California Department of Housing and Community Development (HCD).

⁴ Affordable cost = 30% of household income minus utility allowance.

Purchase of Affordability Covenants: Another option to preserve the affordability of the at-risk project is to provide an incentive package to the owner to maintain the project as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance, providing a lump-sum payment, and/or supplementing the rents to market levels. The feasibility of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives or ongoing subsidies in rents or reduced mortgage interest rates to the owner, the City can ensure that some or all of the units remain affordable.

Construction of Replacement Units: The construction of new low income housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e. square footage and number of bedrooms), location, land costs, and type of construction. Assuming an average construction cost of \$162,000 per multi-family unit (assuming a 1,200-square-foot unit at \$135 per square foot), it would cost approximately \$3,726,000 (excluding land costs) to construct 23 new assisted very low and low units. Including land costs, the total cost to develop replacement units would be higher.

Cost Comparisons

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. The cost of acquiring the five projects and transferring ownership of all 687 at-risk units to non-profit housing organizations is high (\$158,580,510). The cost of acquiring the 23 very low and low income at-risk units and transferring ownership to non-profit housing organizations is \$6,211,150. In comparison, the annual costs of providing rental subsidies to preserve the 23 assisted very low and low units are relatively low (\$132,360); however, long-term provision of rental subsidies for at least 55 years would cost more than \$7 million.

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Overall, new construction of 23 replacement units is also a costly option (\$3,726,000, excluding land costs) and is constrained by a variety of factors, including growing scarcity of land zoned for residential use and rising land costs.

Resources to Preserving at-Risk Units

Available public and non-profit organizations with the capacity to preserve assisted housing developments include Contra Costa County, the City of San Ramon, and various non-profit developers, including Eden Housing, Resources for Community Development, Mercy Housing, East Bay Housing Organizations, and Bridge Housing Corporation. Financial resources available include affordable in-lieu fees and bond financing, as well as CDBG and HOME funds, Section 8 rental assistance, low income housing tax credits, and Proposition 1C funds. (See the Housing Resources section later for further details.)

CURRENT HOUSING NEEDS

A continuing priority for the community is to enhance or maintain the quality of life. One measure of quality of life is the extent of “housing problems” that exist. The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in San Ramon. Detailed CHAS data based on the 2007-2011 ACS is displayed in Table 11-20. Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

The types of problems vary according to household income, type, and tenure. Some highlights include:

- Owner-occupied households had a higher level of overpayment (30 percent) compared to renter-occupied households (22 percent).
- Owner-occupied households with large families had the highest level of overpayment amongst owner households (44 percent).
- Elderly renter-occupied households had the highest level of overpayment amongst renter-occupied households (28 percent).
- Sixteen percent of all owner-occupied households and renter-occupied households are severely overpaying for housing.

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Table 11-20: Severe Housing Overpayments by Type and Tenure

<i>Household by Tenure</i>	<i>Elderly</i>	<i>Small Family</i>	<i>Large Family</i>	<i>Other</i>	<i>Total</i>
<i>Renter Households</i>					
Total # by Household Type	930	2,990	354	2,655	6,929
Overpayment (>30%)	28%	21%	4%	24%	22%
Severe Overpayment (>50%)	34%	17%	1%	11%	16%
<i>Owner Households</i>					
Total # by Household Type	2,655	10,745	1,705	2,330	17,074
Overpayment (>30%)	20%	28%	44%	33%	30%
Severe Overpayment (>50%)	14%	13%	19%	18%	16%

Source: Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2007-2011

FUTURE HOUSING NEEDS

Future housing need refers to the share of the regional housing need that has been allocated to the City. HCD supplies a regional housing goal number to ABAG. ABAG is then mandated to allocate the housing goal to city and county jurisdictions in the region. In allocating the region's future housing needs to jurisdictions, ABAG is required to take the following factors into consideration pursuant to Section 65584 of the State Government Code:

- Market demand for housing;
- Employment opportunities;
- Availability of suitable sites and public facilities;
- Commuting patterns;
- Type and tenure of housing;
- Loss of units in assisted housing developments;
- Over-concentration of lower income households; and
- Geological and topographical constraints.

The ABAG Executive Board adopted its Regional Housing Needs Allocation (RHNA) in July 2013. The RHNA covers an eight-year planning period and addresses housing issues that are related to future growth in the region. The RHNA allocates to each city and county a "fair share" of the region's projected housing needs by household income group. The major goal of the RHNA is to assure a fair distribution of housing among cities and counties within the Bay Area region, so that every community provides an opportunity for a mix of housing affordable to all economic segments. The housing allocation targets are not building requirements, but

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goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period and that market forces are not inhibited in addressing the housing needs of all economic segments of a community.

San Ramon's share of regional future housing needs totals 1,417 new units for the January 31, 2015 to January 31, 2023 period. This allocation is distributed into four income categories, as shown below in Table 11-21. The RHNA includes a fair share adjustment which allocates future (construction) need by each income category in a way that meets the State mandate to reduce the over-concentration of lower income households in one community.

Table 11-21: Housing Needs for 2015-2023

<i>Income Category (% of County AMI)</i>	<i>Number of Units</i>	<i>Percent</i>
Very Low (50% or less) ¹	516	36.4%
Low (51 to 80%)	279	19.7%
Moderate (81% to 120%)	282	19.9%
Above Moderate (Over 120%)	340	24.0%
Total	1,417	100.0%

Note:

¹ The City has a RHNA allocation of 516 very low income units (inclusive of extremely low income units). While the RHNA did not separately define housing needs for extremely low income households, the very low income allocation can be split evenly between very low- and extremely low income households. The City's RHNA of 516 very low income units has been allocated accordingly.

Source: Final Regional Housing Needs Allocation, ABAG, 2014.

11.3 HOUSING CONSTRAINTS

This section describes various governmental, market, and environmental constraints on the development of housing that meets the needs of all economic segments of San Ramon's population.

GOVERNMENTAL CONSTRAINTS

Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, among other issues may constrain the maintenance, development, and improvement of housing. This section discusses potential governmental constraints in San Ramon.

LAND USE CONTROLS

The Land Use Element sets forth City policies for guiding local land use development. These policies, together with existing zoning regulations, establish the amount and distribution of

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land allocated for different uses. Table 11-22 lists the land use categories in San Ramon that permit residential uses.

Table 11-22: Land Use Categories Permitting Residential Use

<i>Land Use Category</i>	<i>Zoning District(s)</i>	<i>Density/ Intensity</i>	<i>Character</i>
Rural Conservation	RC	1 unit per 5 gross acres	Rural single-family development in unserved areas.
Hillside Residential	HR	0.2 to 2 units per acre	Single-family residential in served areas.
Single Family Residential – Low Density	RE-A, RE-B, RS-12, RS-10	0.2 to 3 units per acre	Single-family residential development.
Single Family Residential – Low Medium Density	RS-10, RS-7, RS-6	3 to 6 units per acre	Single-family residential development.
Single Family Residential – Medium Density	RS-6, RS-D	6 to 14 units per acre	Single-family residential development, including detached units, zero lot line units, garden patio homes, and townhomes.
Multiple Family – High Density	RM, RMH, RH	14 to 30 units per acre	Multiple-family residential development. Structure parking necessary at the higher end of the density range.
Multiple Family – Very High Density	RH, RVH	30 to 50 units per acre	Multiple-family residential development at densities. Structure parking necessary.
Mixed Use	CCMU	0.70 Floor Area Ratio (FAR) ¹	Integrated mix of non-residential uses (retail, service, office) and residential uses. Structure parking may be necessary.
City Center Mixed Use	CCMU	22 to 50 units per acre; 0.70 Floor Area Ratio (FAR) ¹	Vibrant, integrated and cohesive mix of civic, retail, office, residential and open space uses to promote a walkable, bikable environment at the physical center of the city.

Note:

¹ Additional FAR may be allowed for projects that provide more than the required 25 percent of total units as workforce housing.

Source: Land Use Element, City of San Ramon General Plan, 2014.

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MEASURE G (1999): GROWTH MANAGEMENT

In 1999, San Ramon voters approved a growth management measure (Measure G (1999)) to initiate a General Plan update that would create urban growth boundaries to encourage smart growth by promoting infill development through mixed use development and discouraging urban sprawl. The measure also directed the City to plan for the acquisition of ridgeline areas and agricultural lands contiguous to the City boundary to be preserved in perpetuity as open spaces.

Measure G (1999) is implemented by the Growth Management Element of the General Plan. A guiding policy of the Growth Management Element is to: “Manage the City’s growth in a way that balances existing and planned transportation facilities, protection of open space and ridgelines, provision of diverse housing options and job opportunities, and the preservation of high quality community facilities and services.” Housing related implementing policies of the Growth Management Element include:

- **Policy 3.1-I-4:** Allocate the number of new housing units according to the City’s ability to provide public services and housing needs through the use of adopted performance standards.
- **Policy 3.1-I-5:** Use growth management policies to encourage the construction of workforce housing necessary to meet local housing needs.
- **Policy 3.1-I-7:** Allow urban development only within the City’s Urban Growth Boundary and only in accord with a plan for full urban services (police, fire, parks, water, sewer, streets and storm drainage) to which all providers are committed.

Establishment of an Urban Growth Boundary (UGB) reflects one of the most significant aspects of the General Plan. The UGB concept responds specifically to Measure G (1999), which also states that smart growth should be pursued within the UGB in order to discourage urban sprawl and preserve open space. As called for by Measure G (1999), the UGB represents the ultimate edge of urban development in San Ramon, beyond which development would remain rural in nature and without urban services. The primary purpose of the UGB is to limit the extent to which urban development and services are provided through 2035 with the UGB to be re-evaluated in 2022. Land beyond the UGB is intended to remain rural in nature. The UGB serves other purposes as well, such as protecting visible hillsides and ridgelines from development, protecting significant natural resources, preserving open space, encouraging infill development and workforce housing, and encouraging efficient provision of municipal services such as sewer and water.

The Growth Management Element includes public facility performance objectives and standards for the following services:

- **Community Centers:** At General Plan buildout, maintain a minimum ratio of 1.2 square feet of community center space per 1,000 residents.
- **Fire and Emergency Services:** Prior to project approval, require written verification from the San Ramon Valley Fire Protection District that a five-minute total response time can be maintained for 90 percent of emergency calls in urban and suburban areas and/or that there will be a fire station within 1.5 miles of all development.

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- **Flood Control:** Prior to project approval, require written verification from the San Ramon Engineering Services Department that the new development will provide adequate storm drain facilities to accommodate 25-year storm events, or other at the discretion of the City Engineer. Runoff from the development will not increase the 100-year peak flow in the City's flood control channels and will be substantially equal to pre-development conditions.
- **Parks:** At General Plan buildout, provide a ratio of 6.5 acres of public park per 1,000 residents, with a goal to have park and recreation facilities within one-half mile of all residences.
- **Police:** Prior to project approval, require written verification from the San Ramon Police Department that a three- to five-minute response time for emergency calls and a 20-minute response for all other calls can be maintained 95 percent of the time.
- **Sanitation:** Prior to project approval, require written verification from the approved service provider that adequate sanitation facilities and services will be available to serve the project.
- **Schools:** Require new development to provide necessary land, funding, and/or capital facilities for the school system, as determined by the San Ramon Valley Unified School District and applicable State law.
- **Water:** Prior to project approval, require written verification from the approved service provider that adequate water quality, quantity, and distribution will be available to serve the project.

New projects will be approved only after findings are made that: 1) the City's performance standards will be maintained following project occupancy; 2) project-specific mitigation measures will ensure that the City's performance standards will be maintained; and/or 3) planned capital projects will ensure that the City's performance standards will be maintained.

RESIDENTIAL DEVELOPMENT STANDARDS

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. The following zoning districts allow residential uses:

- **Rural Conservation (RC) - 0.0 to 0.2 du/ac:** The RC zone is applied to areas of the City without urban services, with open space and habitat value, where rural single-family residential development may occur at densities of up to one unit per five gross developable acres. Clustering is encouraged to permit suitable development sites with less than 20 percent slope, where the overall project preserves 90 percent of its site as open space.
- **Hillside Residential (HR) - 0.2 to 2.0 du/ac:** The HR zone is applied to hillside areas of the City appropriate for single-family dwellings, where proposed development requires special standards to ensure resource preservation and limited visual impacts. Single-family residential development may occur at densities of up to two units per acre. Clustering is required to permit suitable development sites on less than 20 percent slope, and to preserve 70 percent of an overall development site as open space.

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- **Residential Estate (RE) - 0.2 to 3.0 du/ac:** The RE zone is applied to areas of the City appropriate for very low-density residential land uses, at densities of 0.2 to 3.0 units per acre, compatible with the topography and public service capacities. The specific allowable density for each parcel is shown on the Zoning Map by a numerical suffix residential density designator.
- **Single-Family Residential (RS) - 3.0 to 6.0 du/ac:** The RS zone is applied to areas of the City appropriate for single-family residential land uses in neighborhoods at a density of three to six units per net acre, subject to appropriate standards. The specific allowable density for each parcel is shown on the City's Zoning Map by a numerical suffix residential density designator.
- **Medium-Density Residential (RM) - 6.0 to 14.0 du/ac:** The RM zone is applied to areas of the City appropriate for multiple residential uses, including duplexes, townhouses, or cluster housing with landscaped open space for residents' use at a density of six to 14 units per net acre. Single-family dwellings are also permitted.
- **Medium-High Density Residential (RMH) - 14.0 to 22.0 du/ac:** The RMH zone is applied to areas of the City appropriate for townhouses or apartments at a density of 14 to 22 units per net acre. Single-family dwellings are also permitted.
- **High-Density Residential (RH) - 22.0 to 30.0 du/ac:** The RH zone is applied to areas of the City appropriate for compact, high density, well designed residential development, including apartments and townhouses with a density range of 22 to 30 units per net acre.
- **Multiple Family - Very High Density (RVH) - 30.0 to 50.0 du/ac:** The RVH zone is applied to areas appropriate for the highest density multiple-family residential development within the City, at densities between 30 and 50 units per net acre. Proposed development will reflect high quality design with integrated open space and recreational and/or cultural amenities, as well as providing workforce housing, and structured parking.
- **Mixed Use (MU):** The MU zone is applied to areas of the City appropriate for an integrated mix of non-residential uses, including retail, services, and offices, together with residential uses at intensities of up to 0.70 FAR. Development should reflect high quality design with integrated open space and recreational and/or cultural amenities, and opportunities for affordable housing. Structured parking may be required. Additional FAR, up to a maximum of 1.00, may be allowed for projects that provide more than the required 25 percent of total units for workforce housing and significant public benefit.

Currently, developers of mixed use developments contribute to affordable housing production via a combination of the payment of an in-lieu fee and provision of affordable units. In order to facilitate mixed use development in the City, the City will be amending its policy to exempt mixed use development that contribute to affordable housing from the commercial linkage fee (Program 13).

To further facilitate the development of affordable residential units, the Zoning Ordinance will also be amended to include a density range of 14 to 30 dwelling units per acre in the Mixed Use zone (outside of Specific Plan areas). The new range provides flexibility in mixed use

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development projects based on site conditions while ensuring that the City's goal for a compatible mix of uses can be accomplished (Program 18).

- **City Center Mixed Use (CCMU):** The CCMU zone is applied to the City Center and BR-2600 properties in compliance with the General Plan to develop the City Center into a cultural, recreational, and compatible retail center that provides a cohesive mix of civic, retail, office, residential, and open space uses. Development intensities of up to 0.70 FAR will be permitted. Additional FAR, up to a maximum of 1.35, may be allowed for projects that include such elements as affordable housing and significant public benefits and/or amenities such as public art and plazas, public facilities, and/or a transit facility nearby or in close proximity to the CCMU zone. Development should reflect high quality design, with integrated open space and recreational and/or cultural amenities, as well as opportunities for workforce housing. Structured parking may be required.

Development standards specific to each zone district are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. These standards also serve to preserve the character and integrity of existing neighborhoods. Specific residential development standards are summarized in Table 11-23. Generally, development standards can limit the number of units that may be constructed on a particular piece of property. These include density, minimum lot and unit sizes, height, and open space requirements. By limiting the number of units that could be constructed, the per-unit land costs would be higher and, all other factors being equal, results in higher development costs that could impact housing affordability.

Parking requirements for single-family and multi-family residential uses in San Ramon are summarized in Table 11-24. Parking required for a prototypical 100-unit multi-family residential development in San Ramon and other Tri-Valley area communities is presented in Table 11-25. San Ramon's requirement is nearly the same as what would be required for the same development in Danville and higher than the requirement for the same development in Dublin, Livermore, and Pleasanton. Dublin and Pleasanton are located along the Bay Area Rapid Transit (BART) lines with stations stopping at these cities, allowing these cities to take advantage of public transit. Although the provision of off-street parking can increase the cost of housing, San Ramon's standards are reasonable as requirements for multi-family developments are equal to or less than requirements for single-family detached dwellings. Guest space requirements for multi-family developments are also reasonable because these types of developments do not have private driveways for each unit to accommodate parking for guests as is required for new single-family homes. Nonetheless, because the increased cost of off-street parking can make financing the development of housing affordable to lower and moderate income households more difficult, reduced parking and other incentives, concessions, or waivers and modifications of development standards are available for developers of affordable projects that are eligible for a density bonus.

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Table 11-23: Residential Development Standards

<i>Zoning District</i>	<i>Maximum Building Height</i>	<i>Minimum Net Lot Area</i>	<i>Minimum Lot</i>		<i>Setbacks (ft.): Front, Interior Side, Corner Side, Aggregate Sides, Rear</i>	<i>Maximum Lot Coverage</i>
			<i>Width</i>	<i>Depth</i>		
RC	35 ft	5 acres	300 ft	300 ft	30, 20, 25, 40, 35	None
HR	35 ft	5 acres	300 ft	300 ft	30, 20, 25, 40, 30	None
RE-A	35 ft	20,000 sf	100 ft	150 ft	25, 15, 20, 35, 15	None
RE-B	35 ft	15,000 sf	100 ft	120 ft	20, 10, 15, 25, 15	None
RS-12	35 ft	12,000 sf	100 ft	100 ft	20, 10, 15, 25, 15	None
RS-10	35 ft	10,000 sf	70 ft	100 ft	20, 10, 15, 20, 15	None
RS-7	35 ft	7,000 sf	65 ft	95 ft	20, 5, 15, 15, 15	None
RS-6	35 ft	6,000 sf	60 ft	90 ft	20, 5, 15, 15, 15	None
RS-D	35 ft	3,500 sf	40 ft	80 ft	15, 0, 10, 10, 15	None
RM	35 ft	3,500 sf	60 ft	90 ft	15, 6, 10, 16, 15	25%
RMH	35 ft	10,000 sf	70 ft	90 ft	15, 6, 10, 16, 15	35%
RH	35 ft	10,000 sf	70 ft	90 ft	15, 6, 10, 16, 10	35%
RH-R	35 ft	1,500 sf	70 ft	90 ft	15, 6, 10, 16, 10	45%
RVH	50 ft	10,000 sf	70 ft	90 ft	10, 6, 10, 16, 10	50%
MU	60 ft ¹	10,000 sf	80 ft	N/A ²	15, 0, 15, 0, 0 ³	30% ⁴
CCMU	90 ft ¹	N/A ²	N/A ²	N/A ²	N/A ⁵	None

Notes:

¹ Must not intercept a 30-degree daylight plane inclined inward at an adjacent residential zone boundary line. Daylight plane requirements apply to all non-residential development adjacent to a residential zone.

² Determined through subdivision process.

³ Except that a 25-foot wide side and/or rear yard shall be required abutting a residential zone, and where a lot abuts the Interstate 680 right-of-way.

⁴ May be waived for mixed-use projects.

⁵ Determined through project review and approval.

Source: Zoning Ordinance, City of San Ramon, 2014.

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Table 11-24: Parking Requirements

<i>Type of Residential Development</i>	<i>Required Parking Spaces</i>
<i>Single-Family Dwellings</i>	
Up to four bedrooms	2 covered spaces per unit within a garage
Five bedrooms	3 covered spaces per unit within a garage
Six or more bedrooms	4 covered spaces per unit within a garage
Mobile homes, individual	2 spaces per unit; at least 1 within a garage
Mobile home parks	2 spaces for each mobile home; 1 additional space for each 4 mobile homes for guests
<i>Multi-Family Dwellings</i>	
Studio units and one-bedroom units	1 covered space per unit in a garage/carport.
Two- and three-bedroom units	2 spaces for each unit, at least 1 within a garage/carport.
Four-bedroom units and above	3 spaces for each unit, at least 1 within a garage/carport.
Guest parking	1 additional space for each 4 units.
<i>Residential care homes</i>	
Six or fewer clients	2 covered spaces within a garage/carport.
Seven or more clients	1 space for each 3 beds in the facility is licensed to accommodate; plus 1 space for each 4 units for guests and employees.
Rooming or boarding houses	1 covered or uncovered space for each bedroom.
Second dwelling units	1 off-street, all weather surface parking space for each unit, plus the off-street parking required for the primary dwelling. The parking space for the second unit may be provided within a required non-front yard setback area.
Live/work units	2 spaces for each unit.

Source: Zoning Ordinance, City of San Ramon, 2014.

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Table 11-25: Comparison of Residential Parking Requirements

<i>Unit Type</i>	<i>San Ramon</i>	<i>Dublin</i>	<i>Danville</i>	<i>Livermore</i>	<i>Pleasanton</i>
<i>Single-Family</i>	2 to 4/unit	2.0/unit	2.0/unit	2.0/unit	2.0/unit
<i>Multi-Family</i>					
Studio units	1.0/unit	1.0/unit	1.0/unit	1.75/unit	1.5 - 2.0/unit ²
1-BR units	1.0/unit	1.0/unit	1.5/unit	1.75/unit	1.5 - 2.0/unit ²
2-BR units	2.0/unit	1.0/unit	2.0/unit	1.75/unit	1.5 - 2.0/unit ²
3-BR units	2.0/unit	1.0/unit	2.0/unit	1.75/unit	2.0/unit
4-BR units	3.0/unit	1.0/unit	2.0/unit	1.75/unit	2.0/unit
Guest Parking	25%	100%	25% ¹	None	14%
100-Unit Multi-Family Prototype ²	230 spaces	200 spaces	228 spaces	175 spaces	212 spaces

Notes:

¹ Applies to requirement for two or more bedrooms;

² Requirement for first 4 units; 1.5 spaces per unit required for each unit thereafter.

Sources: City of San Ramon Municipal Code, 2014; City of Danville Municipal Code, 2014; City of Dublin Municipal Code, 2014; City of Livermore Municipal Code, 2014; and City of Pleasanton Municipal Code, 2014.

ZONING OVERLAYS

In addition to development standards established for the residential and mixed use base zone districts, overlay districts of the Zoning Ordinance provide additional regulations for residential development. The following zoning overlays apply to residential development in portions of the City:

Landmark Overlay (-L): The Landmark Overlay Zone is intended to implement historic preservation goals of the General Plan by preventing the demolition, alteration, or neglect of historic or architecturally significant buildings that form an important link to San Ramon's past. The overlay also provides a mechanism to resolve conflicts in an orderly fashion between the goals of landmark preservation and alternative land uses. The Planning Commission must approve a discretionary permit for the construction, alteration, enlargement, or demolition of a building or structure located in the overlay. The Commission must also find that any proposed new construction within will be compatible with and help achieve the purposes of the landmark overlay zone prior to granting Architectural Review approval. Director of Planning/Community Development approval is required for the removal or alteration of landscape materials identified as significant resources by a Landmark District Conservation Plan. Owners of property within the -L Overlay Zone and owners of designated landmarks are responsible to maintain their structures and premises in good repair at all times. Currently, no land within San Ramon is affected by the Landmark Overlay Zone.

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Senior Housing Overlay (-SH): The Senior Housing overlay zone is intended to encourage the production of housing that meets the special needs of seniors and provide standards to ensure that senior housing be compatible with existing neighborhood character. The -SH Overlay Zone currently applies to 49 acres of land within San Ramon and may be combined with any residential base zone. Developments utilizing the Overlay Zone must be for residents age 55 years or older. One or more density bonus incentives are available for senior citizen housing development.

PROVISION FOR A VARIETY OF HOUSING TYPES

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all economic segments of the population. This includes single-family homes, multi-family housing, second units, mobile homes, homeless shelters and transitional housing, among others. Table 11-26 below summarizes the various housing types permitted within the City's zoning districts.

Besides single-family homes, the City provides for various other housing types to meet the special needs of the community, including persons earning lower income, seniors, persons with disabilities, the homeless, and agricultural workers, among others.

Table 11-26: Housing Types Permitted by Zone

<i>Housing Types</i>	<i>RC</i>	<i>HR, RE-A, RE-B</i>	<i>RS-12, RS-10, RS-7, RS-6, RS-D</i>	<i>RM, RMH</i>	<i>RH</i>	<i>RVH</i>	<i>MU</i>	<i>CCMU</i>	<i>CT</i>
Single-Family Dwellings	P	P	P	P	—	—	—	—	—
Second Units	P	P	P	P	—	—	—	—	—
Manufactured and Mobile Homes	P	P	P	P	—	—	—	—	—
Mobile Home Parks	UP	UP	UP	UP	UP	UP	—	—	—
Multi-Family	—	—	—	P	P	P	—	—	—
Homeless Shelters	—	—	—	—	—	—	—	—	P
Single-room Occupancy Unit	—	—	—	—	UP	UP	—	—	—
Transitional Housing, 6 or fewer persons	P	P	P	P	P	P	UP	UP	UP
Transitional Housing, 7 or more persons	UP	—	—	—	UP	—	UP	UP	UP
Supportive Housing, 6 or fewer persons	P	P	P	P	P	P	UP	UP	UP
Supportive Housing, 7 or more persons	UP	—	—	—	UP	—	UP	UP	UP

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Table 11 26 (cont.): Housing Types Permitted by Zone

<i>Housing Types</i>	<i>RC</i>	<i>HR, RE-A, RE-B</i>	<i>RS-12, RS-10, RS-7, RS-6, RS-D</i>	<i>RM, RMH</i>	<i>RH</i>	<i>RVH</i>	<i>MU</i>	<i>CCMU</i>	<i>CT</i>
Residential Care, 6 or fewer persons	P	P	P	P	P	P	MUP	MUP	—
Residential Care, 7 or more persons	UP	UP	UP	UP	UP	UP	MUP	MUP	—
Residential Care Facility for the Elderly	UP	UP	UP	UP	UP	UP	—	—	—
Rooming or Boarding House	P	P	P	P	P	P	—	—	—
Live/Work Units	—	—	—	—	—	—	MUP	MUP	UP
Mixed Use Residential	—	—	—	—	—	—	P	P	—

Notes:

P = Permitted, Zoning Clearance Required; MUP = Minor Use Permit; UP = Use Permit Required; — = Use not allowed.

Source: Zoning Ordinance, City of San Ramon 2013.

Single-Family Dwellings

A “single-family dwelling” is defined in the Zoning Ordinance as a building designed for and/or occupied exclusively by one family. This definition also includes factory built, modular housing units, constructed in compliance with the Uniform Building Code (UBC), and mobile homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, placed on permanent foundation systems (see Mobile Homes below). The term “family” is not defined in the Zoning Ordinance. Single-family dwellings are permitted in all residential zones, with the exception of the RH and RVH zones.

Second Units

A “second unit” is defined as a second permanent dwelling that is accessory to a primary dwelling on the same site. A second unit or carriage house provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, sanitation, and parking, and if attached to the primary dwelling, is provided exterior access separate from the primary dwelling. Second units may be an alternative source of affordable housing to lower income households and seniors.

Second units can be constructed with a ministerial permit within the RC, HR, RE, RS, RM, RM-R, RMH, and RMH-R, subject to the following standards:

- Unit must be at least 350 square feet, but no more than 35 percent of the net floor area of the existing dwelling up to a maximum of 1,200 square feet;
- Net floor area of existing dwelling must not be reduced by more than 20 percent to accommodate a second unit;

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- Unit must not include more than two bedrooms and two bathrooms;
- Unit must provide one covered or uncovered parking space not located in the front yard setback in addition to the parking required for the primary unit; and
- Owner must occupy either primary or second unit.

The City has issued building permits for six second dwelling units since 2009 through 2013.

Manufactured and Mobile Homes

Manufactured housing and mobile homes can be an affordable housing option for low and moderate income households. The California Department of Finance reported in 2014 that San Ramon's housing stock included only 37 mobile homes.

A mobile home built after June 15, 1976, certified under the National Manufactured Home Construction and Safety Act of 1974, and built on a permanent foundation may be located in any residential zone where a conventional single-family detached dwelling is permitted subject to the same restrictions on density and to the same property development regulations, provided that the mobile home has received approval of the Architectural Review Board and receives a Certificate of Compatibility. Criteria for issuing a Certificate of Compatibility are established in the Zoning Ordinance to protect neighborhood integrity, provide for harmonious relationship between mobile homes and surrounding uses, and minimize problems that could occur as a result of locating mobile homes on residential lots. Mobile homes are not allowed:

- On lots that do not meet the dimensional requirements of the Zoning Ordinance;
- As a second or additional unit on an already developed lot;
- On lots with an average slope of more than 10 percent, or on any portion of a lot where the slope exceeds 15 percent; or
- On lots covered by the Landmark overlay zone (-L) or on a designated historical site.

Mobile Home Parks

Although no mobile home parks are located in San Ramon, the Zoning Ordinance accommodates this use within all residential zones. Mobile home parks require a Use Permit in residential base zones.

Multi-Family Housing

According to the State Department of Finance, multi-family housing makes up approximately 27 percent of the 2014 housing stock in San Ramon. Multi-family housing, including apartments, condominiums, and townhomes, is permitted within the RM, RM-R, RMH, RMH-R, RH, RH-R, and RVH zone districts. Multi-family rental housing developments that do not involve a major subdivision (five or more lots) require review by the Architectural Review Board (ARB) and approval by the Zoning Administrator (ZA). Subdivisions of five or more lots, including large condominium and townhome subdivisions, are subject to ARB review and Planning Commission review and approval. The City has approved several large apartment complexes since 2009. Recently approved projects include Highland Points (293 units), Seville (165 units) and Valencia (186 units). Given the City's success in providing multi-

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family housing, development standards and permit processing procedures are not onerous and do not serve to constrain multi-family housing development.

Homeless Shelters

Homeless shelters provide shelter to homeless families and/or homeless individuals on a limited short-term basis. Senate Bill 2, enacted in October 2007, requires local governments to identify one or more zoning categories that allow emergency shelters without discretionary review. The statute permits the City to apply limited conditions to the approval of ministerial permits for emergency shelters. The identified zone must have sufficient capacity to accommodate at least one year-round shelter and accommodate the City's share of the regional unsheltered homeless population. San Ramon's share of the regional unsheltered homeless population is estimated to be four individuals.

The City amended the Zoning Ordinance in 2012 to permit homeless shelters with a ministerial permit within the Thorough Fare Commercial (CT) zone consistent with State law. Properties zoned CT are centrally located along major transportation corridors. Criteria to review non-discretionary applications for homeless shelters were incorporated into the Zoning Ordinance in 2012. The Zoning Ordinance was also amended to provide a definition of homeless shelters that is consistent with the definition contained within Health and Safety Code Section 50801(e).

The CT zone covers approximately 11.58 acres on six parcels in San Ramon. Adequate capacity exists either on underutilized properties or through conversion of older buildings to accommodate a homeless shelter for at least four homeless individuals.

Transitional Housing

Transitional housing is defined by the City as a residence that provides housing for up to two years. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multi-family apartments and typically offers case management and support services to help return people to independent living (often six months to two years).

California Health and Safety Code (Section 50675.2) defines "transitional housing" and "transitional housing development" as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. In 2012, the City amended the Zoning Ordinance to permit transitional housing facilities serving six or few persons in all residential districts by-right. Transitional housing facilities serving seven or more persons are allowed within the RC, RH, MU, CCMU, and CT zones with approval of a Use Permit.

Residential Care Facilities

Residential care facilities licensed or supervised by a Federal, State, or local health/welfare agency provide 24-hour non-medical care of unrelated persons who are handicapped and in need of personal services, supervision, or assistance essential for sustaining the activities of

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daily living or for the protection of the individual in a family-like environment. According to the State Department of Social Services, Community Care Licensing Division, five licensed group homes with 30 beds and one licensed adult residential facility with four beds are located in San Ramon.

Residential care facilities serving six or fewer clients are permitted within all residential zones and require a Minor Use Permit in the MU zones. Residential care facilities serving seven or more clients require a Use Permit in the CC zone and all residential zones.

Residential Care Facilities for the Elderly (RCFEs)

RCFEs are licensed by the State where 75 percent of the residents are at least 62 years of age and where varying levels of care and supervision are provided, as agreed to at the time of admission or as determined necessary at subsequent times of reappraisal. RCFE projects may include basic services and community space and include assisted living facilities (board and care homes), congregate housing, independent living centers/senior apartments, and life care facilities. A total of 374 beds in 23 RCFEs are currently located in San Ramon, according to the State Department of Social Services.

In 2012, the City amended the Zoning Ordinance to allow RCFEs serving six or fewer persons as permitted by-right in all residential zones. RCFEs serving seven or more persons continue to require a Use Permit within all residential zones.

Rooming or Boarding Houses

Rooming or boarding houses are dwellings or part of a dwellings where rooms may be rented for occupancy by no more than four persons who are not members of a single housekeeping unit, with no more than four bedrooms rented in each dwelling. Rooming or boarding houses are permitted in all residential zones.

Live/Work Units

A Live/work unit is an integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity. Live/work units are permitted with approval of a Minor Use Permit in the MU and CCMU zones and with a Use Permit in the CT and CS commercial zones. Minor Use Permits require approval of the Zoning Administrator. A public hearing is only required if requested by an interested party.

Mixed Use Residential

Mixed use projects combine both non-residential and residential uses on the same site. Mixed use development can help reduce the effects of housing cost burden by increasing density and offering opportunities for reduced vehicular trips by walking, bicycling or taking public transportation. Mixed use residential developments are permitted within the MU and CCMU zones.

Single Room Occupancy Units (SROs)

SRO units are one-room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen

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and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. In 2012, the City amended the Zoning Ordinance to facilitate the provision of SROs consistent with SB 2 enacted in 2007. SROs are permitted with a Use Permit in the RH and RVH zones.

Supportive Housing

Supportive housing links the provision of housing and social services for the homeless, people with disabilities, and a variety of other special needs populations. California Health and Safety Code (Section 50675.2) defines “supportive housing” as housing with no limit on length of stay, that is occupied by the low income adults with disabilities, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

In 2012, the City amended the Zoning Ordinance to permit supportive housing facilities serving six or few persons in all residential districts by-right. Supportive housing facilities serving seven or more persons are allowed within the RC, RH, MU, CCMU, and CT zones with approval of a Use Permit. The Zoning Ordinance was also amended to include a definition of supportive housing that is consistent with the definition contained within Health and Safety Code Section 50675.2.

Farmworker Employee Housing

Only 1.81 acres of land within San Ramon is zoned for agricultural use and no residents of San Ramon were identified by the Census as employed in farming, fishing, or forestry occupations. Moreover, less than one percent of Contra Costa County residents were employed in these occupations. Therefore, San Ramon has no specific need for farmworker housing. However, pursuant to the State Employee Housing Act (Section 17000 of the Health and Safety Code), employee housing for agricultural workers consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household is permitted by right in an agricultural land use designation. Therefore, for properties that permit agricultural uses such as in the Agricultural, Rural Conservation, Hillside Residential and Residential Estate zones, a local jurisdiction may not treat employee housing that meets the above criteria any differently than an agricultural use. Furthermore, any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, according to the Employee Housing Act. The Zoning Ordinance permits employee housing for six or fewer persons where a single-family residence is permitted. No conditional or special use permit or variance is required. The Zoning Ordinance also allows agricultural employees to live in mobile homes within the Agricultural zone.

In the City’s Sphere of Influence, 2,244 acres of land are pre-zoned Agriculture where the City considers major agricultural operations are appropriate. However, these are unincorporated lands under the land use jurisdiction of the County of Contra Costa.

DEVELOPMENT REVIEW PROCESS

The processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of

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housing. Depending on the magnitude and complexity of the development proposal, the time which elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include: rezoning or general plan amendment requirements, public hearing required for Commission/Council review, or a required Negative Declaration or Environmental Impact Report (EIR).

Generally, all developments undergo an environmental, land use, and design review process to ensure quality development throughout the City. This process can take anywhere from three to four months for a minor subdivision application, to a year or more for a major subdivision requiring an EIR. In many cases, the lengthy period of time between project application and approval is necessary due to complicated environmental, infrastructure, or other development issues. However, it is recognized that time lapse equals increased costs, and affordable housing projects are given priority in the review process (Program 22). San Ramon's review and entitlement processes and procedures are described in detail in Appendix 11-D.

Land Use Development Application Processing Timelines

Applications for development are generally processed based on the following schedule:

- 30 days or less: Lot line adjustments; single-family residence alterations and additions; and staff level Architectural Review.
- 45 days or less: Variances; Architecture Board Review (new single-family homes); and Minor Use Permits.
- 180 days or less: Residential development applications; mixed-use developments; Hillside residential developments; and Use Permits.
- 180 days or more: Any project requiring an EIR; Rezoning; General Plan Amendment; Specific Plan Amendment; and Zoning Text Amendment.

Overall, the City is able to process development applications in a timely manner. However, the City will prioritize the processing of affordable housing projects with more than 25 percent BMR units (Program 22).

SITE IMPROVEMENTS, DEVELOPMENT FEES AND EXACTIONS

For large subdivisions, the City requires the construction of reasonable on- and off-site improvements as permitted by the Subdivision Map Act. Typical improvements required of a developer include:

- Grading and improvement of public and private streets including surfacing, curbs, gutters, sidewalks, street lighting, street name signs, and necessary barricades or traffic safety devices;
- Assessing and collecting fees for the purpose of defraying the actual or estimated cost of constructing bridges or major thoroughfares;
- Storm drainage and flood control facilities within and outside of the subdivision (when necessary) to carry storm runoff both tributary to and originating within the subdivision;

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- A public or private sewage system that meets public sewer system standards;
- A water supply system providing an adequate supply of potable water to each lot and fire hydrant within the subdivision;
- Fire hydrants and connections of the type and at locations specified by the San Ramon Valley Fire Protection District;
- Public utility distribution facilities including gas, electric, telephone and cable television necessary to serve each lot in the subdivision; and
- Local transit facilities such as shelters, benches, bus turnouts, park-and-ride facilities and similar items for large subdivisions.

Specific standards for design and improvements of subdivisions must be in accordance with the applicable sections of the General Plan, Specific Plans, Zoning Ordinance, Subdivision Ordinance, and other requirements of the Director of Engineering Services.

The City also may require dedication of land for public use. Dedicated rights-of-way must be designed, developed, and improved according to City standards. The City of San Ramon Street Design Criteria is summarized in Table 11-27.

Table 11-27: Roadway Design Criteria

<i>Roadway Type</i>	<i>Right-of-Way</i>	<i>Curb-to-Curb</i>	<i>Dividing Strip</i>	<i>Sidewalk Area</i>
Principle Thoroughfares – Type A	110-ft	72-ft	18-ft	20-ft
Principle Thoroughfares – Type B	100-ft	64-ft	16-ft	20-ft
General Thoroughfares	84-ft	64-ft	—	20-ft
General Arterials	60-ft	40-ft	—	20-ft

Source: City of San Ramon, Subdivision Ordinance, 2014.

In addition to improvements and dedication of public land, residential developers are subject to a variety of fees and exactions to process permits and provide necessary services and facilities as allowed by State law. The City requires parkland dedication or fee in-lieu of dedication in accordance and consistent with the Quimby Act; as such, credit can be received for private open space against the requirement for land dedication or payment of fees in-lieu of dedication. In general, these development fees can be a constraint to the development of housing and compromise project feasibility because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City.

The City's permit processing fee schedule for residential development is displayed in Table 11-28. Most permit processing fees are levied on a full cost recovery basis to recoup actual administrative costs incurred to the City during the development review process. Development impact fees are also levied to offset fiscal impacts of new developments, consistent with

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implementing policies of the Growth Management Element of the General Plan. San Ramon's development impact fees are summarized in Table 11-29.

As shown in Table 11-30, development fees for a model single-family dwelling unit total approximately \$81,702.90. Development fees for a model multi-family unit total approximately \$45,262.28. These figures exclude Parkland Dedication Fees, which are based on Fair Market Value as derived from an appraisal at the time of project approval. These fees include school, water, and sewer fees that are imposed by outside agencies over which the City has no control.

In 2014, San Ramon formed a Community Facilities District (CFD)—a financing district that levies a special tax to fund the cost of certain additional facilities and services required by the new development, but not fully funded by revenue generated by the development. The CFD's Maximum Special Tax rates per year (in FY 2013-14 dollars) are as follows for the various classes of properties: Single-Family Parcels—\$743.75 per residence, Condominiums/Townhomes—\$595 per residence, and Multi-Family—\$446.25. For FY 2014-15 and on, the Special Tax Rate for Single Family, Condominium, and Multi Family parcels will be increased by the Consumer Price Index for San Francisco Bay Area Urban Wage Earners (from December 2013) with a minimum of four (4.00%) compounded annually.

Each new development prepares a fiscal analysis (nexus study). Upon completion of the fiscal analysis and a determination that the project will generate insufficient General Fund revenues to annually pay for the General Fund expenses of servicing the development, approval of the new development will include a condition of project approval that would require the project developer to fund the negative fiscal impact of the project. One mechanism for funding would be to join the City's CFD.

New developments that choose to be annexed into the CFD will be done so at the current special tax rate or if necessary a lower/higher special tax rate will be set based upon the fiscal analysis provided to the City. At the time of annexation, consideration will be taken on what type of development will be annexed into the CFD (multi-family vs. single-family, senior housing, affordable housing, etc.) in order to set the special tax rate. For new affordable development projects where an affordable housing agreement will be signed, the City will analyze the CFD rate and its impact to lower income housing units as part of the affordable housing agreement review.

Annexation into the CFD is not mandatory for new development; developments are given the option to join the existing CFD or form a new financing mechanism to fund any negative fiscal impact of the project. New developments that choose to join the CFD can be expeditiously annexed into the existing district with the unanimous approval of the landowner of the parcel or parcels and one City Council action. This allows future subdivisions with similar financial deficiencies to be easily annexed into the CFD.

While the City's fees and special taxes are tied to the costs of providing necessary services, they can impact the development of affordable housing. Reduced, waived, deferred, or reimbursed fees and a lower CFD rate are possible incentives and may be available through density bonus incentives. Additionally, a comprehensive update of the City's development impact fees is currently underway and will evaluate infrastructure, capital, and affordable

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housing needs commensurate with anticipated growth. Policy 2.3-I-24 of the General Plan (Economic Development Element) includes a policy that the City will continue to review its impact fee structure to assure that fees are equitable and fair in relationship to the needs and desires of the community and fees are reflective of actual costs and remain consistent with State law.

Table 11-28: Permit Processing Fees

<i>Type</i>	<i>Amount</i>
<i>Architectural Review</i>	
1 unit	T&M plus \$500 deposit
2 to 10 units	T&M plus \$1,000 deposit
10+ units	T&M plus \$3,000 deposit
Development Agreement	T&M plus \$2,000 deposit
Residential Development Plan	T&M plus \$5,000 deposit
<i>Environmental Review</i>	
Categorical Exemption	\$75
Negative Declaration	
Administratively prepared	T&M plus \$1,500 deposit
Consultant prepared	Consultant's Cost + 30% Administrative Fee
Environmental Impact Report	Consultant's Cost + 30% Administrative Fee
<i>Mitigation Monitoring Administration</i>	
County Filing Fee	\$50
CDFG Filing Fee	\$2,181.25 to \$3,029.75
<i>Mitigation Monitoring Program</i>	
Implementation/Special Peer/Consultant Review	Consultant's Cost + 30% Administrative Fee
Mitigation Monitoring Staff Time	T&M plus \$1,500 deposit
General Plan Amendment	T&M plus \$5,000 deposit
Specific Plan	T&M + Consultant's Cost + 30% Administrative Fee (for deposit)
Rezone	T&M plus \$3,000 deposit

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Table 11-28 (cont.): Permit Processing Fees

<i>Type</i>	<i>Amount</i>
<i>Subdivisions</i>	
Major	T&M plus \$3,000 deposit
Minor	T&M plus \$3,000 deposit
<i>Use Permits</i>	
Congregate Care/Group Homes when located within a residence	T&M plus \$1,500 deposit
Major Use Permit and Amendments requiring Public Hearing(s)	T&M plus \$3,000 deposit
Minor Use Permit and Amendments	T&M plus \$750 deposit
<i>Variance</i>	
Administrative Variance	\$500
Public Hearing Required	T&M plus \$1,500 deposit
Single Family Residence	\$300
Minor Exception	\$300
Zoning Review/Building Permit	Retain 25% of Residential Building Permit fee
<p>Notes:</p> <p>T&M is time and materials for “fully burdened” hourly rates for each employee working on the application. The fully burdened hourly rate includes City overhead for clerical and other support employees, facilities, and equipment.</p> <p>Deposit amounts are set at assumed average cost of time and materials to provide the service.</p> <p>Source: City of San Ramon, Fee Schedule, July 1, 2013.</p>	

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Table 11-29: Residential Development Impact Fees

<i>Impact Fee Type</i>	<i>Amount</i>
School Age Child Care Fee	\$445.45 per dwelling unit
Beautification/Cultural Activities	0.001 of the building code valuation
GIS Mapping Fee	0.0008 of the building code valuation
Westside SP Recovery Costs	\$492.91 per dwelling unit
General Plan Recovery Costs	0.003 of building code valuation
Zoning Ordinance Recovery Costs	0.001 of building code valuation
Parkland Dedication In-Lieu Fee	Fair Market Value
Crow Canyon SP Recovery Fee	\$598.11 per unit
<i>Citywide Traffic Impact Mitigation Fees</i>	
Single-Family	\$751 per unit
Apartment, Townhouse, Condo	\$523 per unit
<i>Southern Contra Costa JEPA Traffic Impact Mitigation Fees</i>	
Contra Costa Sub-Regional: Residential	\$3,455 per unit
Southern Contra Costa Sub-Regional: Residential	\$1,252 per unit
<i>Tri-Valley Transportation Development Fees</i>	
Single Family	\$2,313 per unit
Multifamily	\$1,472 per unit
County Flood Control District – Drainage Fee	\$.20 per square foot of new impervious surface
<i>Creek Study Drainage and Mitigation Fee</i>	
Twin Creeks Watershed	\$3,000 per developable acre
South San Ramon Creek	\$1,500 per developable acre
Oak Creek Watershed	\$1,750 per developable acre
Drainage Mitigation Fee	\$0.30 per sq. ft. or portion thereof of site impervious surface
<i>Water System Connection Fee</i>	
EBMUD—Single Family	\$34,460 per unit
EBMUD—Multi-Family	Varies ¹
DSRSD—Single Family	\$12,246 per unit
DSRSD—Multi-Family	Varies ¹

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Table 11-29 (cont.): Residential Development Impact Fees (cont.)

<i>Impact Fee Type</i>	<i>Amount</i>
<i>Sewer Connection Fee</i>	
DSRSD—Single-Family Home	\$16,656 per unit
DSRSD—Multi-Family Unit	Condominium \$12,493 per unit, Apartment \$10,977 per unit
CCCSO—New Dwelling Unit	\$7,435 per unit
<i>School Impact Fee</i>	
New Single-Family Home	\$5.61 per square foot

Note:

¹ Varies, depending on size of water meter

BUILDING CODE AND ENFORCEMENT

Effective January 1, 2014, the City implements the 2013 California Building Codes, which are based on the International Building Codes. The California Building Codes establish standards and requires inspections at various stages of construction to ensure code compliance and minimum health and safety standards. Although these standards may increase housing production costs, these standards are mandated by the State of California and are intended to provide structurally sound, safe, and energy-efficient housing.

HOUSING FOR PERSONS WITH DISABILITIES

Both the federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The City conducted an analysis of the zoning ordinance, permitting procedures, development standards, and building codes to identify potential constraints for housing for persons with disabilities. The City's policies and regulations regarding housing for persons with disabilities are described below.

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Table 11-30: Model Development Fees in San Ramon

	<i>Single-Family</i>	<i>Multi-Family</i>
Assumed Project Size (units)	140	85
Living Area per Unit (sq. ft.)	2,050	1,330
Garage per Unit (sq. ft.)	470	470
GIS Mapping Fee	\$287.95	\$96.82
City Beautification Fee	\$359.94	\$121.03
Child Care	\$445.45	\$445.45
Issuance Fee	\$35	\$35
Microfilm ¹	\$1.50 per page	\$1.50 per page
Plan Check Fees	\$2,727.08	\$1,241.95
Permit Fees	\$5,479.42	\$2,477.56
Parkland Dedication ²	Dependent on Fair Market Value	Dependent of Fair Market Value
SMIP Residential	\$46.80	\$15.86
General Plan Recovery	\$1,079.82	\$363.08
Zoning Ordinance Recovery	\$359.94	\$121.03
<i>Traffic Mitigation</i>		
City	\$790	\$550
Region	\$1,317	\$1,317
Sub-Region	\$3,635	\$3,635
Tri-Valley Development	\$2,433	\$1,549
Water Connection Fee ³	\$34,460	\$9,210
Sewer Connection Fee ⁴	\$16,656	\$12,493
School Impact Fee	\$11,500.50	\$11,500.50
Total Fees per Unit	\$81,702.90+ Parkland Dedication	\$45,262.28 + Parkland Dedication

Note:

¹ Estimated 60 pages to be microfilmed

² Parkland Dedication In-Lieu Fee is based on Fair Market Value of land and derived from an appraisal at the time of the project. Parkland Dedication In-Lieu Fee has ranged between \$19,000 to \$23,000 per dwelling unit between 2012 to 2014. Estimate based on higher range of fee

³ Estimate based on higher fees charged by EBMUD

⁴ Estimate based on higher fees charged by DSRSD

Source: City of San Ramon Planning Services Department, 2014 and 2015.

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Zoning and Land Use

Under State Lanterman Developmental Disabilities Services Act (aka Lanterman Act), small licensed residential care facilities for six or fewer persons must be treated as regular residential uses and permitted by-right in all residential districts; San Ramon is compliant with the Lanterman Act. State licensed residential care facilities serving six or fewer clients are permitted within all residential zones. Residential care facilities serving seven or more clients require a Use Permit in all residential zones. Criteria that would be used to review Use Permit applications for residential care facilities serving seven or more clients pertain to performance standards and are not specific to the proposed use. Occupancy standards for residential care facilities are the same as those for all other residential uses as promulgated by the California State Fire Marshal's Office. The City has not adopted a spacing requirement for residential care facilities.

The Land Use Element and Zoning Ordinance provide for the development of multi-family housing in the RM, RMH, RH, and RVH zones. Regular multi-family housing for persons with special needs, such as apartments for seniors and the disabled are considered regular residential uses permitted by-right in these zones. The City's land use policies and zoning provisions do not constrain the development of such housing.

It may also be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standards of the Zoning Ordinance to ensure that homes are accessible for the mobility impaired. The City Building and Safety Services Division provides ongoing assistance to complete rehabilitation work for single-family properties and public facilities to install necessary accommodations, including installation of accessibility ramps and railings to meet handicapped accessibility. Necessary improvements to enhance accessibility may result in conflicts with Zoning Ordinance standards.

In 2012, the City amended the Zoning Ordinance to allow reasonable accommodation through a non-discretionary review process for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act. The Zoning Ordinance establishes specific procedures and thresholds for reasonable accommodation requests with ministerial approval by the Zoning Administrator.

Building Codes

The Building and Safety Division actively enforces 2013 California Building Code provisions that regulate the access and adaptability of buildings to accommodate persons with disabilities. No unique restrictions are in place that would constrain the development of housing for persons with disabilities. Government Code Section 12955.1 requires that 10 percent of the total dwelling units in multi-family buildings without elevators consisting of three or more rental units or four or more condominium units subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests.
- At least one powder room or bathroom shall be located on the primary entry level served by an accessible route.

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- All rooms or spaces located on the primary entry level shall be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways.
- Common use areas shall be accessible.
- If common tenant parking is provided, accessible parking spaces is required.

Entitlement and Permit Processing

As a standard condition of approval, the Planning Services Division requires all residential development applications to provide opportunities for potential home buyers to purchase dwelling units that are modified for accessibility to meet the home buyer's special needs. Prior to building permit issuance, developers must demonstrate that project sales information identify handicapped accessibility modifications as an option for prospective buyers.

Development and Planning Fees

The City charges a variety of planning fees to cover the expenses and staff resources incurred during the review process, and development impact fees to provide necessary services, facilities, and infrastructure. Planning and development fees increase the cost of housing and may potentially constrain the development of housing for persons with disabilities, many of whom are of lower income due to earning limitations. To facilitate the development of housing affordable to persons with disabilities, the City has provided financial assistance, reduced parking requirements, and other incentives to reduce the cost of development. The City will assist with future development of housing affordable to special needs groups, including seniors and persons with disabilities, with funding assistance and other regulatory concessions/incentives, as appropriate and subject to funding availability (Program 10).

Definition of Family

"Family" is not defined in the San Ramon Zoning Ordinance. The City does not regulate residency by discriminating between biologically related and unrelated persons nor does it regulate or enforce the number of persons constituting a family.

MARKET CONSTRAINTS

Market constraints significantly affect the cost of housing in San Ramon, and can pose barriers to housing production and affordability.

VACANT/UNDERDEVELOPED LAND

The City of San Ramon is located in an established, nearly built-out valley surrounded by pristine hillsides. The City faces increasing development pressure with a limited supply of vacant, unconstrained land. No undeveloped residential land parcels were listed for sale in July 2014, and 14 of the Housing Opportunity Sites identified in the Housing Resources section are vacant parcels. These undeveloped sites are mainly located along the edges of the City on foothill slopes. The limited availability of undeveloped and unconstrained land for residential uses drives up the cost of housing. Significant future housing construction is

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anticipated in mixed-use development areas within the North Camino Ramon Specific Plan area and the Crow Canyon subarea, or as intensification of existing commercial centers.

COST OF HOUSING CONSTRUCTION

Construction costs are the largest component of total costs for a single-family detached unit, accounting for 30 to 40 percent of the finished sale price. According to RS Means Residential Square Foot Costs (2013),⁵ construction costs for an average two-story single-family home (2,000 square feet of living area), and built of stucco on wood frame total \$114 per square foot in the Oakland area. For multi-family attached units, construction costs are slightly higher at \$135. A reduction in amenities and quality of building materials could result in lower costs and sale prices; however, high quality design and sufficient tenant amenities are necessary to maintain minimum health and safety standards.

AVAILABILITY OF FINANCING

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases, improvements, and refinancing, whether financed at market rate or with government assistance.

Table 11-31 summarizes the disposition of loan applications submitted to financial institutions in 2012 for home purchase, refinance, and home improvement loans in San Ramon.⁶ Included is information on loan applications that were approved and originated, approved but not accepted by the applicant, denied, withdrawn by the applicant, or incomplete.

Home Purchase Loans

In 2012, a total of 1,416 San Ramon households applied for conventional loans to purchase homes. The overall loan approval rate was 80 percent and eight percent of applications were denied. 226 applications were submitted for the purchase of homes in San Ramon through government-backed loans (e.g. FHA, VA) in 2012. To be eligible for such loans, residents must meet the established income standards and most applicants are lower or moderate income households. Among applications for government-backed home purchase loans in 2012, 76 percent were approved and 12 percent were denied.

Refinance Loans

San Ramon residents filed 9,740 applications for home refinance loans in 2012 with 78 percent of these applications approved and 10 percent denied. The number of refinance loans has gone up considerably since the mortgage banking crisis that began in 2008. Lending restrictions due to the mortgage banking crisis placed homeownership out of reach for many,

⁵ RSMeans is an online resource for construction books and other related products.

⁶ HMDA data is aggregated by census tract, not by municipal boundary. HMDA data presented in this Housing Element is based on the census tracts that approximate the geographic coverage of the City of San Ramon.

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but in 2012 lenders have begun to ease the qualifications required for a competitive mortgage rate⁷

Home Improvement Loans

San Ramon residents filed 141 applications for home improvement loans with 70 percent of applicants approved and 23 percent denied by lending institutions in 2012. The large proportion of home improvement loan denials may be explained by the nature of these loans. Whereas the common home equity loan of credit is secured by equity in a home, most home improvement loans are unsecured loans and can be more risky for lenders.

To address potential private market lending constraints and expand homeownership and home improvement opportunities, the City of San Ramon offers and/or participates in a variety of programs. These include the First Time Homebuyers and Housing Rehabilitation programs offered by the Tri-Valley Opportunity Center and the City, respectively. Such programs assist lower and moderate income residents by increasing access to favorable loan terms to purchase or improve their homes.

FORECLOSURES

With low interest rates, “creative” financing (e.g., zero down, interest only, adjustable loans), and predatory lending practices (e.g. aggressive marketing, hidden fees, negative amortization), many households nationwide purchased homes that were beyond their financial means between 2000 and 2005. Under the false assumptions that refinancing to lower interest rates would always be an option and home prices would continue to rise at double-digit rates, many households were (and still are) unprepared for the hikes in interest rates, expiration of short-term fixed rates, and decline in sales prices that set off in 2006. Suddenly faced with significantly inflated mortgage payments, and mortgage loans that are larger than the worth of the homes, foreclosure was the only option available to many households.

In July 2014, 866 homes in San Ramon were listed as foreclosures.⁸ These homes were listed at various stages of foreclosure (from pre-foreclosures to auctions) and ranged in price from \$86,250 to \$2,184,074. The high prices of these homes facing foreclosure indicate that the impact of foreclosure extends not only to lower and moderate income households, but also households with higher incomes. With implosion of the mortgage lending market, many households had difficulty obtaining new mortgage loans or refinancing, even for above moderate income households. The housing crisis reached its bottom in 2009 and like the rest of the United States, San Ramon experienced an uneven recovery through 2013. While housing prices are increasing, they have not yet reached their previous highs before the crisis. Throughout this period, lenders restricted access to affordable mortgage rates to all but those with extremely high credit scores and a 20 percent down payment. In 2013, these restrictions began to loosen and this trend is projected to continue providing more ownership opportunities as the housing recovery continues.

⁷ HMDA data for 2013 was not available at the writing of this Housing Element.

⁸ <http://www.all-foreclosure.com/>, accessed 7/1/14.

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Table 11-31: Disposition of Home Loans – 2012

<i>Disposition</i>	<i>Home Purchase</i>							
	<i>Government-Backed</i>				<i>Home Improvement</i>			
	<i>Government-Backed</i>		<i>Conventional</i>		<i>Refinances</i>		<i>Home Improvement</i>	
<i>Disposition</i>	#	%	#	%	#	%	#	%
Approved, Originated	156	69%	1,046	74%	7,255	74%	93	66%
Approved, Not Accepted	16	7%	85	6%	387	4%	5	4%
Denied	26	12%	119	8%	971	10%	32	23%
Withdrawn	22	10%	124	9%	731	8%	8	6%
Incomplete	6	3%	42	3%	396	4%	3	2%
Total	226	100%	1,416	100%	9,740	100%	141	100%

Note:

Due to rounding errors, totals may add to slightly more or less than 100%.

Source: Home Mortgage Disclosure Act (HMDA) data, 2012.

ENVIRONMENTAL CONSTRAINTS

A community's environmental setting affects the feasibility and cost of developing housing. Environmental issues range from the availability of water to the suitability of land for development due to potential exposure to seismic, flooding, wildfire and other hazards. If not properly recognized and accommodated in residential design, these environmental features could potentially endanger lives and property. This section summarizes these potential constraints in San Ramon.

GEOLOGIC AND SEISMIC HAZARDS

Soils within the San Ramon Planning Area are primarily clays with high shrink-swell potential, which also have high and severe erosion hazards on slopes where bare soil is exposed. Slopes range from level and gently sloping along the valley floor, to slopes exceeding 75 percent in hilly areas and where rock outcrops occur. The clays and silts included in the Planning Area would not be likely to liquefy in the event of a large earthquake, but may be subject to other seismically induced ground failures such as ground lurching. Much of the Tassajara Valley and Bollinger Canyon areas are steeply sloped, with existing and potential new landslides posing concerns for potential new development in these areas.

The active Calaveras fault zone that runs parallel to and just west of Interstate 680 is the primary earthquake concern within San Ramon. Severe ground shaking in the Planning Area has accompanied numerous large-magnitude historic earthquakes in the region, and it is likely that a similar pattern of seismicity will persist in the future. An Alquist-Priolo Earthquake Fault Zone has been established in conjunction with the fault, which prohibits construction of any new structures intended for human occupancy within 50 feet of the mapped fault trace

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unless current geotechnical investigation demonstrates that there are no active fault segments beneath the site of the new structure. Additionally, the Bollinger and Dublin faults (both classified as inactive), and the Mt. Diablo fold-and-thrust belt, would be susceptible to the effects of ground shaking and related secondary ground failures from rupture on the nearby active Calaveras Fault.

STORM FLOODING HAZARDS

According to the Federal Emergency Management Agency (FEMA), a majority of Contra Costa County's creeks and shoreline lie within the 100-year flood plain. The potential for a 100-year flood, which represents a one percent chance each year, exists along small segments of San Ramon Creek, Alamo Creek, San Catanio Creek, Bollinger Creek, and South San Ramon Creek. Developments adjacent to these creek areas could be vulnerable to flooding. Flood plain areas are generally not suitable for residential development.

WILDLAND/URBAN INTERFACE FIRE HAZARDS

Urban and wildland fires pose a threat to residents and property within the San Ramon Planning Area. This risk is the result of a variety of factors, including: type of vegetation and ground cover in the Planning Area, combustibility of certain building materials, ground slope, adequacy of access to fire suppression services, water supply, water pressure, and weather conditions. Fire hazards in San Ramon are usually created by increases in the number of homes adjoining open space, as much of the threat of wildland fires is due to open grasslands abutting residential developments. Many neighborhoods within the City are located in remote regions and are surrounded by grasslands. As San Ramon continues to expand, more of these urban-rural interface areas are created. This situation creates extreme fire hazards, and San Ramon is committed to planning development, with the help of fire protection agencies, that minimizes the risk of fire to the greatest extent possible.

WATER SUPPLY

San Ramon has two water suppliers: East Bay Municipal Utility District (EBMUD) and Dublin San Ramon Services District (DSRSD).

EBMUD acts as the City's water supplier, providing water service to the City from its San Ramon Pressure Zone. EBMUD provides water to all households with the exception of Gale Ranch Phase 2, 3 and 4, and all of Windemere in the Dougherty Valley. 90% of EBMUD's water supply source is from the Mokelumne River. After other entitlements are satisfied during an average year, EBMUD currently obtains approximately 220 mgd from the Mokelumne River.

EBMUD published their Water Supply Management Program 2040 in 2012. The plan meets the need for water in the district through 2040. The 2035 General Plan includes a number of development policies that promote water conservation. The Growth Management Element establishes performance standards for infrastructure and new development must receive written verification, prior to project approval that adequate water supply will be available to serve the project.

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The DSRSD is the provider of potable water for the Dougherty Valley, except for that portion under EBMUD's jurisdiction. The California Superior Court has validated the capability of DSRSD through Zone 7 to provide water to serve the build out of Dougherty Valley.

DSRSD currently purchases treated potable water from Alameda County Zone 7. This water is then retailed to DSRSD customers through a system owned and operated by DSRSD. The water that is wholesaled to DSRSD by Zone 7 is obtained from a combination of the local groundwater basin and a contract with the State of California for State Water Project (SWP) water entitlement.

Zone 7 has entered into a contract to buy a permanent supply of up to 7,000-acre feet of SWP water entitlement. Approximately 4,400-acre feet of water are needed in Dougherty Valley at project buildout (exclusive of the Coyote Creek area which will be served by EBMUD). The amount of SWP water entitlement that has been purchased is greater than the water demand for the Dougherty Valley in order to address the following issues:

- The amount of SWP water delivered is projected to be less than the actual water entitlement obtained because of droughts and new environmental restrictions on the SWP water supply delivered through Delta pumping facilities.
- Losses that may occur in the water system between the location of the SWP facilities and the location of the user in Dougherty Valley.
- Losses that may occur in groundwater storage facilities.
- Additionally, should further pumping restrictions be placed on Delta pumping facilities and 7,000 acre feet prove to be an insufficient quantity to serve the Dougherty Valley, DSRSD has the option to increase the amount of transferred SWP water by as much as 5,000 acre feet per year, thereby assuring that Dougherty Valley will not impact existing supplies.

SEWER SERVICES

Wastewater in San Ramon is collected by the San Ramon Interceptor and the Larwin Pumping Station, both of which are operated by the Central Contra Costa Sanitary District (Central San). Central San indicates that a planned capacity expansion of the interceptor is scheduled to occur at the end of the decade. This capacity expansion would be designed to accommodate planned growth at the time design occurs, which the agency anticipates to be 2018. The City also has installed a Dougherty Valley Tunnel and Trunk Sewer project. These facility upgrades would satisfy planned growth in San Ramon.

Wastewater treatment service in most areas of San Ramon, including the Faria, City Center, Valley Vista, and Old Ranch Summit housing opportunity sites, is provided by Central San. The Dublin San Ramon Services District (DSRSD) provides wastewater treatment service to a smaller portion of San Ramon, including the Dougherty Valley housing opportunity site. Central San has a treatment capacity of 54 million gallons per day (mgd) and currently treats approximately 45 mgd.⁹ Central San currently operates under capacity. DSRSD currently

⁹ Central Contra Costa County Sanitary District website, <http://www.centalsan.org/index.cfm?navid=1>, accessed July 1, 2014.

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treats 10.5 mgd and has a daily capacity to treat 17 mgd.¹⁰ Therefore, DSRSD also operates under capacity. Wastewater generated by the Housing Element, as well as with other planned growth in the Central San service area, has been planned for and approved by the Central San's and DSRSD's long-range planning projections.

HABITAT PROTECTION

Significant biological resources exist in the rural portions of the San Ramon Planning Area. The Land Use Element of the General Plan requires the preparation of a Natural Communities Conservation Plan under a proposed San Ramon Habitat Protection Program if significant floral and/or faunal resources would be affected by residential development in rural areas. The purpose of the San Ramon Habitat Protection Program is the long-term protection, enhancement, and management of sensitive habitat and to ensure that any mitigation for development impacts is adequate. Under the Program, habitat mitigation areas will be established in order to offset any loss of habitat resulting from rural residential development if impacts of development cannot be avoided by project re-design.

11.4 HOUSING RESOURCES

The extent of housing needs in a community often exceeds the resources available. The City of San Ramon must pull together limited resources and use them efficiently in order to address the current and projected housing needs of its residents. This section of the Housing Element provides an overview of resources available to the City.

REGIONAL HOUSING NEEDS ALLOCATION

Projected Housing Needs

State Housing Element law requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period. This share, called the Regional Housing Needs Allocation (RHNA), is important because State law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction's ability in providing adequate land to accommodate the RHNA. ABAG, as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the region.

The RHNA is distributed by income category. For the 2015 Housing Element update, the City of San Ramon is allocated a RHNA of 1,417 units as follows:

- Extremely Low/Very Low Income (up to 50 percent of AMI): 516 units (36 percent)¹¹
- Low Income (51 to 80 percent of AMI): 279 units (20 percent)

¹⁰Dublin San Ramon Services District website, <http://www.dsrsd.com/aboutDSRSD/facts.html>, accessed July 1, 2014.

¹¹The City has a RHNA allocation of 516 very low income units (inclusive of extremely low income units). While the RHNA did not separately define housing needs for extremely low income households, the very low-income allocation can be split evenly between very low- and extremely low-income households. The City's RHNA of 516 very low income units have been allocated accordingly. However, for purposes of identifying adequate sites for the RHNA, State law does not mandate the separate accounting for the extremely low income category.

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- Moderate Income (81 to 120 percent of AMI): 282 units (20 percent)
- Above Moderate Income (more than 120 percent of AMI): 340 units (24 percent)

This income distribution includes an “impaction correction” factor to allocate a higher proportion of lower income households to San Ramon in order to balance the regional income distribution across the region. The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these units.

HOUSING OPPORTUNITY SITES

Table 11-32 and Figure 11-8 illustrates opportunity sites identified for development or redevelopment of housing. Each site is comprised of a group of contiguous parcels that should be treated as an opportunity site as a whole to allow for a comprehensive planning approach. These sites are selected because they have potential for development/redevelopment on all or portions of the site (integrating with existing uses on site), based on recent development on site or in surrounding areas, existing marginal uses on site, and/or discussions with property owners and management companies. Specifically, recent redevelopment on a portion of the site often acts as a catalyst for redeveloping the entire site.

Sites providing the City with opportunities for housing construction total approximately 997 acres. Potential exists within these multi-family and mixed use projects for construction of significant workforce and senior housing supply, located near the City’s shopping centers and transit lines. Using average housing density assumptions, buildout of the General Plan projects approximately 1,992 single-family units and 5,206 multi-family and mixed-use units on these sites. Each site is evaluated by staff individually to determine a realistic development potential, based on average density assumptions, unless otherwise specified in the specific plans, and discounting portions of the site where existing uses are expected to remain. For mixed use sites, the density of 14 du/ac already accounts for nonresidential uses on site. This density factor is based on past development projects and is reasonable because even on mixed use sites, portions of the site may be developed with alone multi-family residential development. Detailed, parcel-specific sites inventory is presented in Appendix 11-E.

State law requires that the City demonstrate an adequate supply of land with appropriate development standards and densities to facilitate and encourage the development of housing that meets the City’s RHNA.

As shown in Table 11-32, development on opportunity housing sites can yield 7,198 additional units. Most mixed use sites will be developed at an average density of 14 units per acre. With this density and the incentives offered for mixed-use developments, housing affordable to moderate income households can be facilitated. Incentives available to mixed use developments include financial support from the Commercial Linkage Fee Program, and efficient parking use.

Dougherty Valley provides for the development of 11,000 housing units. The Settlement Agreement specifies that 25 percent of these units must be affordable to very low, low, and moderate income households as follows:

- 275 Very Low Income (10% of 25%)

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- 688 Low Income (25% of 25%)
- 1,788 Moderate Income (65% of 25%)

Remaining capacity at Dougherty Valley provides for 2,018 units (Sites 24 and 25).

In addition, Sites 17 and 21 are designated Multifamily Residential - Very High Density, offering a permitted density range of 30 to 50 units per acre. This General Plan designation was created to facilitate affordable housing for lower income households.

In estimating the development potential on the Housing Opportunity Sites, the City uses the following factors:

- 14 units per acre in most mixed use sites based on average realized density in past projects, in consideration of environmental constraints, and addition of a new housing program to establish a density range of 14 to 30 units per acre in the Mixed Use zone;
- Increased density at mixed use sites in the core area of the city, including in the North Camino Ramon Specific Plan Area and the City Center Mixed Use designation, based on fiscal analysis conducted for each project, proximity to transit and transportation infrastructure, and consultation/participation of project property owners;
- Approved development capacity per the Dougherty Valley Specific Plan, Northwest Specific Plan, and Westside Specific Plan;
- Pre-application analyses and meetings with site developers and owners;
- A site's designation as a Priority Development Area (PDA) by ABAG.

SAN RAMON GENERAL PLAN 2035

August 17, 2018 DRAFT

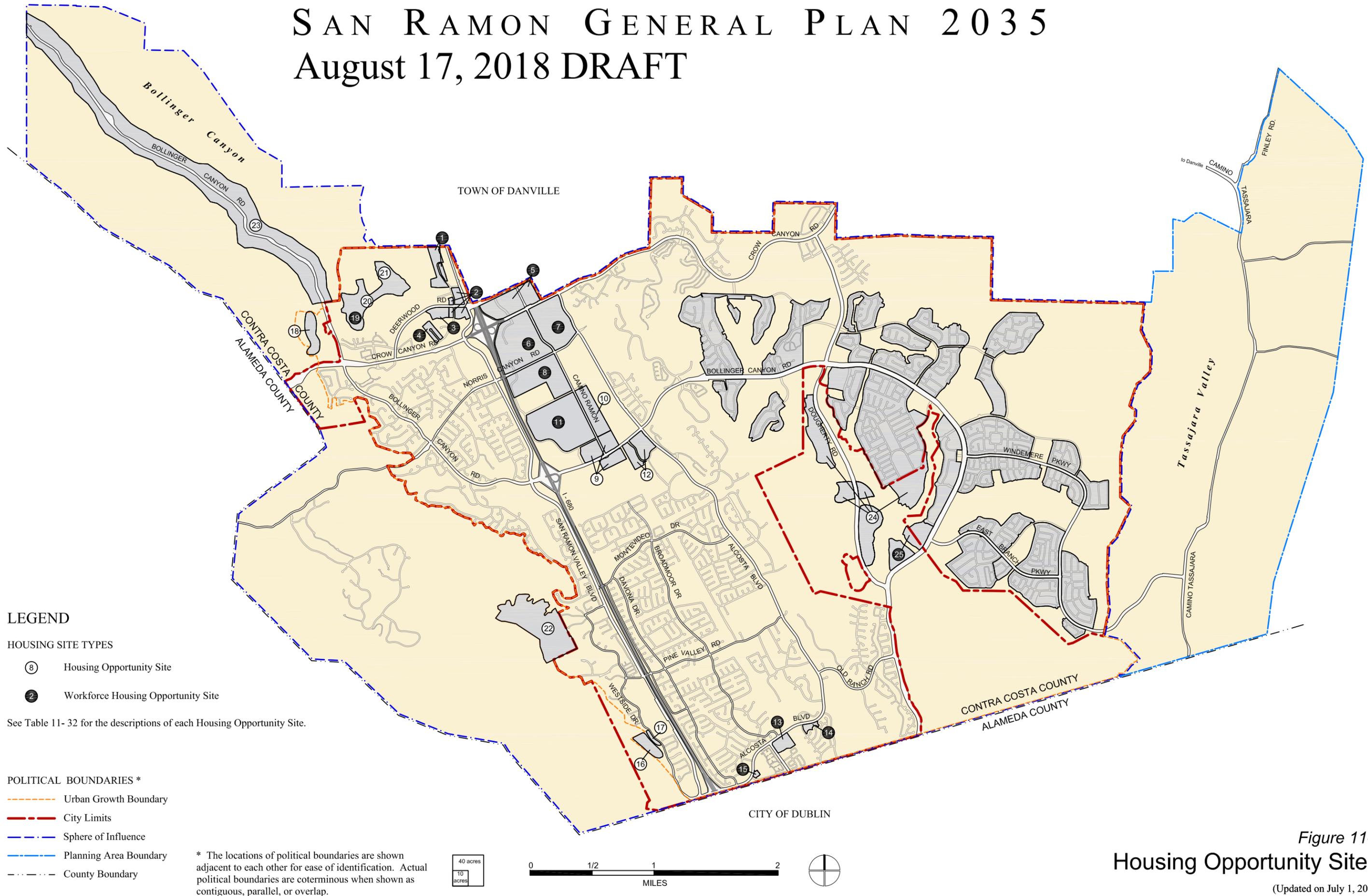


Figure 11-8
Housing Opportunity Sites
 (Updated on July 1, 2017)

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Based on these factors, each site/zone was evaluated to determine the realistic capacity as presented in the sites inventory detailed in Table 11-32 and Appendix 11-E.

In 2016, the voter-sponsored “Faria Preserve Development Reduction, Open Space Protection, and Workforce Housing Endowment Initiative” (“Initiative”) was adopted to allow a reduction in the overall density and maximum number of dwelling units in the Faria Preserve from 740 to 618 by reducing the maximum number of dwelling units within Neighborhood V from 302 to 180 (with a maximum density of 18 units per acre). This reduction in residential development density would be accomplished by (1) changing the housing type within Neighborhood V from higher density rental apartment units to lower density, market-rate, age-targeted, for-sale attached, units; and (2) instead of constructing affordable housing on-site, allowing the developer to contribute into a workforce housing endowment fund for the purpose of facilitating affordable housing in San Ramon.

This reduction in density and unit count in the NWSP such that the total unit count within Neighborhood V decreases from 302 apartment units to a maximum of 180 market-rate, age-targeted, for-sale units would be allowed to occur so long as the developer elects to contribute into a fund established by the City for the purpose of facilitating affordable housing, instead of constructing affordable housing on-site. Specifically, the developer would be required to provide a fee to the City in the amount of Fifty Thousand Dollars (\$50,000) per unit developed within Neighborhood V. The maximum amount of this fee for the developer of Neighborhood V is Nine Million Dollars (\$9M) (180 units x \$50,000). The fee shall be paid on a pro rata basis over the number of market-rate for-sale units built within Neighborhood V, and the payments shall commence no sooner than the date of the first close of escrow of each market-rate for-sale residential unit within Neighborhood V.

The City may use the above-referenced funds, in its discretion, to fund a variety of programs intended to facilitate affordable housing. By way of example only, these programs could include, among others, partnering with non-profit developers to transfer and/or construct deed-restricted affordable units; purchase and rehabilitation of existing developments for deed-restricted affordable housing; preservation and replacement options to preserve existing affordable housing stock; purchasing affordability covenants; and/or providing financial support for rental subsidies, down payment assistance, and housing rehabilitation loan services and grant program for eligible households. The foregoing list of potential measures is intended to be illustrative only, and is not intended to constrain the City’s discretion in determining the appropriate way to allocate this funding so long as such funding is used for the purpose of facilitating affordable housing.

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Table 11-32: Housing Opportunity Sites

<i>Site #</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Existing Land Use</i>	<i>Existing Zoning Designation</i>	<i>General Plan Designation</i>	<i>Total Acres</i>	<i>Single - Family</i>	<i>Multi-Family</i>	<i>Total Housing</i>
									<i>(Average Density)</i>
1*	Purdue/Omega	Crow Canyon	Office, Storage, and Auto Repairs	Crow Canyon Specific Plan	Mixed Use	16.8	—	155	155 (22 du/ac)
2*	Deerwood/Omega	Crow Canyon	Office, Vacant, Retail, and Commercial Services	Crow Canyon Specific Plan	Mixed Use	15.6	—	344	344 (22 du/ac)
3*	Deerwood/Old Crow Canyon	Crow Canyon	Mixed Use and Storage	Crow Canyon Specific Plan	Mixed Use	8.8	—	236	236 (26.8 du/ac)
4*	Ryan Industrial Court	Crow Canyon	Office and Commercial Services	Planned Development	Mixed Use	7.3	—	103	103 (14 du/ac)
5*	Camino Ramon/Fostoria	Crow Canyon	Office, Retail, Commercial Services - Auto-Oriented, Commercial Services - Other, Storage, and Civic and Institutional	North Camino Ramon Specific Plan Area	Mixed Use	47.9	—	149	149 (20 du/ac)
6*	Camino Ramon/The Commons	Crow Canyon	Office, Shopping Center, Commercial Services - Other and Restaurants, Light Industrial, Wholesale, Warehouse	North Camino Ramon Specific Plan Area	Mixed Use	89.1	—	293	293 (20 du/ac)

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Table 11-32 (cont.): Housing Opportunity Sites

Site #	Location	Planning Subarea	Existing Land Use	Existing Zoning Designation	General Plan Designation	Total Acres	Single - Family	Multi-Family	Total Housing
									(Average Density)
7*	Camino Ramon/ Norris Canyon	Crow Canyon	Office, Commercial Services – Other, Mixed Use, Medium High Density Residential, Light Industrial, Wholesale, Warehouse, Storage	North Camino Ramon Specific Plan Area	Mixed Use	61.8	—	300	300
									(20 du/ac)
8*	Camino Ramon/ Executive Parkway	Bishop Ranch	Office, Commercial Services – Other, Light Industrial, Wholesale, Warehouse, Undeveloped	North Camino Ramon Specific Plan Area	Mixed Use	65.5	—	382	382
									(20 du/ac)
9	Bollinger Canyon/ Camino Ramon	Bishop Ranch	Office and Undeveloped Land	City Center Mixed Use	Mixed Use	25.9	—	487	487
									(18.8 du/ac)
10	Bishop Ranch/ Camino Ramon	Bishop Ranch	Office	Mixed Use	Mixed Use	29.5	—	413	413
									(14 du/ac)
11	Camino Ramon/ Executive Parkway	Bishop Ranch	Office	Administrative Office	City Center Mixed Use	100	—	782	782
									(34 du/ac)

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Table 11-32 (cont.): Housing Opportunity Sites

Site #	Location	Planning Subarea	Existing Land Use	Existing Zoning Designation	General Plan Designation	Total Acres	Single - Family	Multi-Family	Total Housing
									(Average Density)
12	Marketplace	Southern San Ramon	Visitor Services, Office, Shopping Center, Commercial Services - Auto-Oriented, Commercial Services - Other, and Mixed Use	Mixed Use	Mixed Use	26	—	364	364
									(14 du/ac)
13*	Country Club Village	Southern San Ramon	Shopping Center, Retail, and Commercial Services - Other	Mixed Use	Mixed Use	10.7	—	150	150
									(14 du/ac)
14*	Alcosta/Fircrest	Southern San Ramon	Office and Undeveloped Land	Mixed Use/Senior Housing	Mixed Use	3.7	—	52	52
									(14 du/ac)
15*	Alcosta/Kimball	Southern San Ramon	Retail and Vacant	Multiple Family - Very High Density	Multi-Family VH	1.4	—	63	63
									(45.0 du/ac)
16	Laborer's	Westside	Open Space/Agriculture	Westside Specific Plan	Hillside Residential	7.6	6	—	6
									(0.8 du/ac)
17	Laborer's	Westside	Open Space/Agriculture	Westside Specific Plan	Single Family - Low Med	2.7	15	—	15
									(5.6 du/ac)

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Table 11-32 (cont.): Housing Opportunity Sites

<i>Site #</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Existing Land Use</i>	<i>Existing Zoning Designation</i>	<i>General Plan Designation</i>	<i>Total Acres</i>	<i>Single - Family</i>	<i>Multi-Family</i>	<i>Total Housing</i>
									<i>(Average Density)</i>
18	Chu Residential	Bollinger Canyon	Open Space/ Agriculture	Northwest Specific Plan	Hillside Residential	16	43	—	43 (2.7 du/ac)
19*	Faria	Bollinger Canyon	Open Space/ Agriculture	Northwest Specific Plan	Multi-Family High and Very High Density	17	—	406	406 (23.9 du/ac)
20	Faria	Bollinger Canyon	Open Space/ Agriculture	Northwest Specific Plan	Hillside Residential	22.3	121	—	121 (5.4 du/ac)
21	Faria	Bollinger Canyon	Open Space/ Agriculture	Northwest Specific Plan	Medium Density	23.2	135	78	213 (9.2 du/ac)
22	Geldermann	Westside	Open Space/ Agriculture	Westside Specific Plan	Hillside Residential	105	66	—	66 (0.6 du/ac)
23	Central Bollinger	Bollinger	Rural Residential,	(Pre)	Rural	184.6	37	—	37

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Table 11-32 (cont.): Housing Opportunity Sites

<i>Site #</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Existing Land Use</i>	<i>Existing Zoning Designation</i>	<i>General Plan Designation</i>	<i>Total Acres</i>	<i>Single - Family</i>	<i>Multi-Family</i>	<i>Total Housing</i>
									<i>(Average Density)</i>
	Canyon	Canyon	Open Space/Agriculture, and Parks and Recreation	Agricultural and Rural Residential in a Resource Conservation Overlay Dist.	Conservation				(0.2 du/ac)
24	Dougherty Valley	Dougherty Valley	Vacant, Single Family Low Medium Density Residential, and Medium Density Residential	Dougherty Valley Specific Plan	Single Family Low Medium and Medium Density	125	1,569	—	1,569 (6 du/ac)
25*	Dougherty Valley	Dougherty Valley	Vacant, Mixed Use, and Commercial	Dougherty Valley Specific Plan	Mixed Use	27.5	—	449	449 (16.3 du/ac)
Grand Total Housing Opportunity Sites						997	1,992	5,206	7,198

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Table 11-32 (cont.): Housing Opportunity Sites

									<i>Total Housing</i>
<i>Site #</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Existing Land Use</i>	<i>Existing Zoning Designation</i>	<i>General Plan Designation</i>	<i>Total Acres</i>	<i>Single - Family</i>	<i>Multi-Family</i>	<i>(Average Density)</i>
<p>Note:</p> <p>Asterisk denotes priority sites for workforce housing. In addition, the asterisk for Site #19 denotes the ability to allow a reduction in the overall density and maximum number of dwelling units in the Faria Preserve from 740 to 618 by reducing the maximum number of dwelling units within Neighborhood V from 302 to 180 units (with a maximum density of 18 units per acre). This reduction in residential development density would be accomplished by (1) changing the housing type within Neighborhood V from higher density rental units to lower density, age-targeted, market-rate for-sale attached units; and (2) instead of constructing affordable housing on-site, allowing the developer to contribute into a workforce housing endowment fund for the purpose of facilitating affordable housing in San Ramon.</p>									

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CREDITS TOWARD THE RHNA

The RHNA for the 2015-2023 Housing Element cycle in the ABAG region uses January 1, 2014 as the baseline for projecting housing needs. As such, housing units constructed, issued building permits, or approved since January 1, 2014 can be credited toward the RHNA.

Several housing projects have already been approved on the Opportunity Sites. These projects totaled 3,333 housing units and are detailed below:

- **Dougherty Valley (Sites 24 and 25):** 11,000 units have been approved for the Dougherty Valley Specific Plan. A total of 8,982 units have been permitted through the end of 2013. As of January 1, 2014, 2,018 units have been approved but not permitted, including 449 affordable units remaining to be permitted (20 very low income, 82 low income, and 347 moderate income units) pursuant to the Settlement Agreement with Contra Costa County. These units are being provided at various densities and include both single-family and multi-family units.
- **Faria (Sites 19, 20 and 21):** This site has been approved for a maximum total of 484 multi-family and 256 single-family units, which maximum may be reduced through the developer's election to participate in the alternative workforce housing program established in the NWSP. A reduction in the overall density and maximum number of dwelling units in the Faria Preserve from 740 to 618 (and specifically by reducing the maximum number of dwelling units within Neighborhood V of the NWSP from 302 to 180 units (with a maximum density of 18 units per acre)) would be accomplished by (1) changing the housing type within Neighborhood V from higher density rental units to lower density, age-targeted, market-rate, for-sale attached units; and (2) instead of constructing affordable housing on-site, allowing the developer to contribute into the workforce housing endowment fund for the purpose of facilitating affordable housing in San Ramon.

No City subsidies were provided to the project. Selection of tenants/homebuyers will utilize the City's priority access system.

- **City Center (Site 9):** This site has been approved for 487 units, inclusive of 73 units that must be affordable to moderate income households for 55 years following initial occupancy. No subsidies were provided for this project. The commitment for the project is 15 percent must-build of the 487 total units, and an in lieu fee payment of 10 percent which fulfills the project's 25 percent inclusionary housing requirement. Selection of homebuyers will utilize the City's priority access system.
- **Park Central (Site 7):** This 116-unit project is partially built out with 40 units remaining. A total of 12 units were required to fulfill the inclusionary requirements for moderate income households. Three of these moderate income units have already been constructed, leaving nine units that must be restricted for-sale to moderate income households.
- **ACRE Townhomes (Site 4):** This site is an in-fill development project approved for 48 market rate townhome units. The project will contribute approximately \$195,000 in in-lieu fees to the City's Affordable Housing In-Lieu Fee Fund of which a minimum of

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\$84,000 will be spent assisting income-qualified first-time homebuyers towards the purchase of a townhome.

All of these affordable units were created as a result of the City’s inclusionary housing policy. While the City of San Ramon has not adopted an inclusionary housing ordinance, by policy, the City strives to negotiate for the inclusion of affordable units in most housing developments. These units are required to be affordable to the targeted income groups pursuant to the development agreements.

With the units approved, the City has already fulfilled the majority of its RHNA for the 2015-2023 Housing Element. Overall, the City has a remaining RHNA of 549 units (434 very low and 115 low income units). Table 11-33 summarizes the City’s progress toward the RHNA.

Table 11-33: Credits Toward RHNA

<i>Project</i>	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>Total</i>
Dougherty Valley	20	82	347	1,569	2,018
Faria*	62	82	69	527	740
City Center	0	0	73	414	487
Park Central	0	0	9	31	40
ACRE Townhomes	0	0	0	48	48
Total	82	164	498	2,589	3,333
RHNA	516	279	282	340	1,417
Remaining RHNA	434	115	(216)	(2,249)	549

Note:

* Asterisk denotes that a reduction in the overall maximum number of dwelling units in the Faria Preserve from 740 to 618 (by reducing the maximum number of dwelling units within Neighborhood V of the NWSP from 302 to 180 units (with a maximum density of 18 units per acre)) would be accomplished by (1) changing the housing type within Neighborhood V from higher density rental units to lower density, age-targeted, market-rate, for-sale units; and (2) instead of constructing affordable housing on-site, allowing the developer to contribute into the workforce housing endowment fund for the purpose of facilitating affordable housing in San Ramon.

SUITABILITY OF SITES

Not all of the sites identified in Table 11-32 are entirely vacant sites. Some sites are currently undeveloped and others are used as open space/agricultural purposes. Some sites are occupied by a variety of existing uses. Particularly, some Mixed Use and Multi-Family Residential sites are occupied by existing uses such as lower density residential uses, older commercial retail and office uses, vacant buildings and parcels. However, given the City’s recent development trends, similar sites have been redeveloped in the City in recent years. As being demonstrated by the approved projects on the Housing Opportunity Sites, redevelopment of existing uses is feasible and there is a clear trend of recycling these properties to higher and better uses. Virtually all Opportunity Sites with project approvals are

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on underutilized sites. Additionally, the land acquisition costs for larger sites may pose a challenge for affordable housing developers. As such, consideration of the need for subdivision of sites to facilitate below market rate housing development, particularly in the core area of San Ramon, will be necessary as development projects are proposed.

CORRELATION BETWEEN AFFORDABILITY AND DENSITY

In San Ramon, the City has been able to achieve affordable housing for lower income households at various densities, ranging from medium to high residential densities. Valley Vista, a senior multi-family project was approved at 22.8 units per acre and all units (except the caretaker unit) are available to lower income households. Lower income housing units at Dougherty Valley are primarily multi-family units in a Planned Development zone at 16.3 units per acre. The Faria site was approved for 23.9 units per acre and included 213 lower and moderate income units.

A reduction in the overall density and maximum number of dwelling units in the Faria Preserve from 740 to 618 (by reducing the maximum number of dwelling units within Neighborhood V of the NWSP from 302 to 180 units (with a maximum density of 18 units per acre)) would be accomplished by (1) changing the housing type within Neighborhood V from higher density rental units to lower density, age-targeted, market-rate, for-sale units; and (2) instead of constructing affordable housing on-site, allowing the developer to contribute into the workforce housing endowment fund for the purpose of facilitating affordable housing in San Ramon.

ADEQUACY OF SITES INVENTORY

For purposes of this Housing Element, the City believes that with the various incentives it offers (density bonuses, relaxed development standards, and financial incentives combined), affordable housing for lower income households can be achieved at a density of 20 units per acre or above. Housing Opportunity Sites 1, 2, 3, 5, 6, 7, 8, 11, 15 and 19 meet this density threshold (except as to portions of Site 19 which may be developed at a slightly lower density of 18 units per acre subject to developer's contribution to the City's workforce housing endowment fund) and have been identified by the City as sites for workforce housing. These sites alone, total a capacity of 2,328 units at realistic capacity based on requirements of the specific plans, adequate to meet the City's remaining RHNA of 549 lower income units.

The City's sites inventory offers significant excess capacity beyond its RHNA requirements, primarily in the mixed-use areas. These sites (Sites 4 and 10 through 14) provide a total capacity for an additional 1,864 multi-family units. The City has a 25-percent affordable housing guideline and has been achieving a significant number of affordable units via this policy. While these mixed use sites provide for additional capacity for affordable housing based on this 25-percent guideline, the City does not rely on these sites to meet the remaining lower income RHNA for this Housing Element cycle. Additional capacity is also available for moderate and above moderate income housing on lower density sites (Sites 9, 16, 17, 18, 22, and 23).

COMPARISON OF SITES INVENTORY WITH RHNA

As presented in the sections above and summarized below in Table 11-34, San Ramon's new construction need (RHNA) for the 2015-2023 period is 1,417 new units. There are 3,333

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units approved or under construction, and the City has identified sites that can accommodate an additional 3,865 net new units, thereby exceeding the City’s RHNA requirements.

Table 11-34: Comparison of Sites Inventory with 2015-2023 RHNA

	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>Total</i>
2015-2023 RHNA	516	279	282	340	1,417
Units Approved/Under Construction	82	164	498	2,589	3,333
Remaining RHNA*†	434	115	(216)	(2,249)	549
Minimum Housing Opportunity Sites Yield	966		—	—	3,865
Minimum Capacity Surplus	417		216	2,249	2,882

Notes:

* The total remaining RHNA is a sum of the remaining RHNA for moderate-, low-, and very low-income units. The City has already exceeded its RHNA for above moderate-income units through units that are approved or under construction.

† As a result of the adopted Faria Preserve Development Reduction, Open Space Protection, and Workforce Housing Endowment Initiative, a portion of Site 21 will be developed at a maximum of 18 dwelling units per acre. This reduction in residential development density would be accomplished by (1) changing the housing type within Neighborhood V from higher density rental units to lower density, age-targeted, market-rate, for-sale attached units; and (2) instead of constructing affordable housing on-site, allowing the developer to contribute into the workforce housing endowment fund for the purpose of facilitating affordable housing in San Ramon.

The City may use the funds contributed by the developer into the workforce housing endowment fund, in its discretion, to fund a variety of programs intended to facilitate affordable housing. These could include, among others, partnering with non-profit developers to transfer and/or construct deed-restricted affordable units; purchase and rehabilitation of existing developments for deed-restricted affordable housing; preservation and replacement options to preserve existing affordable housing stock; purchasing affordability covenants; and/or providing financial support for rental subsidies, down payment assistance, and housing rehabilitation loan services and grant program for eligible households. The foregoing list of potential measures is intended to be illustrative only, and not intended to constrain the City’s discretion in determining the appropriate way to allocate this funding so long as such funding is used for the purpose of facilitating affordable housing.

AVAILABILITY OF INFRASTRUCTURE AND SERVICES

The Housing Opportunity Sites identified in this Housing Element are provided in the City’s General Plan and various specific plans. The residential development potential estimated is within the capacity of the City’s infrastructure and service systems. Specifically, adequate water and sewer capacity is available to serve the development potential anticipated on these sites.

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FINANCIAL RESOURCES

As a small city, San Ramon has limited access to financial resources for affordable housing. The following list presents the realistic funding available to the City.

AFFORDABLE HOUSING IN-LIEU FEE

The City of San Ramon has not adopted an inclusionary housing ordinance. However, as a policy, the City negotiates for the inclusion of affordable units in residential development either on site or as an in-lieu payment of fees. As of July 2014, the City has a balance of \$58,789 in In-Lieu fees. Such funding is typically used to finance affordable housing construction off site.

A reduction in the overall density and maximum number of dwelling units in the Faria Preserve from 740 to 618 (by reducing the maximum number of dwelling units within Neighborhood V of the NWSP from 302 to 180 units (with a maximum density of 18 units per acre)) would be accomplished by (1) changing the housing type within Neighborhood V from higher density rental units to lower density, age-targeted, market-rate, for-sale units; and (2) instead of constructing affordable housing on-site, allowing the developer to contribute into the workforce housing endowment fund for the purpose of facilitating affordable housing in San Ramon.

IN-LIEU FEE ON COMMERCIAL DEVELOPMENT

The City will collect an in-lieu fee from commercial development on a case-by-case basis to expand affordable housing opportunities in the City. As of July 2014, no fee has been established yet.

Community Development Block Grant (CDBG)

CDBG is the largest federal housing-related program for affordable housing. It is a “pass-through” program that allows local governments to use federal funds to alleviate poverty and blight. Cities with populations of over 50,000 receive CDBG funds directly from HUD, while smaller cities usually use county-administered CDBG funds. HUD makes allocations based on a formula that takes population, poverty, and housing distress into account. CDBG funds are used for a variety of housing efforts including activities aimed at reducing costs for private development (helping fund site acquisition, improvement, and other soft costs); housing acquisition and rehabilitation through short and long-term loans, grants or loan guarantees; direct payment of rent or mortgage and housing counseling services; and fair housing activities. CDBG funds are best used in combination with other subsidy sources or to provide pre-development funding to initiate housing development.

While San Ramon’s population has reached 50,000, the City has not yet petitioned to become an entitlement community. Currently, CDBG funds are still administered and allocated by Contra Costa County to fund program and service priorities that are established and implemented through the Five-Year Contra Costa County Consolidated Plan. The County receives an allocation of \$2.9 million, of which 45 percent is targeted for housing.

Housing

HOME INVESTMENT PARTNERSHIP ACT

HOME, like CDBG, is a formula-based block grant program. HOME funds must be spent only on housing, and are intended to provide incentives for the acquisition, construction, and rehabilitation of affordable rental and home ownership. HOME requires local governments to provide matching funds, though the matching ratio depends on the specific uses to which HOME funds are to be put. The federal-to-local matching ratio for tenant assistance is currently four-to-one, while the match for rental construction is two-to-one. HOME funds in San Ramon are applied for and allocated on a competitive basis. The current annual budget for HOME funds is \$1.8 million for Contra Costa County.

SECTION 8 RENTAL ASSISTANCE

Section 8 is rental assistance provided to a household which bridges the gap between 30 percent of the household's gross monthly income and the fair market rent of a unit. Although this long-standing federal assistance program is not expected to increase in size or scope, it remains an important program for affordable housing by helping to balance household income and housing costs. Section 8 assistance in San Ramon is administered by the Contra Costa County Housing Authority.

ADMINISTRATIVE RESOURCES

The Bay Area is fortunate to have a large number of successful non-profit and for-profit housing developers who have produced thousands of high-quality, well-managed affordable housing projects for lower and moderate income households. Collectively, they have produced multi-family developments, single-family developments, rental and ownership opportunities, sweat-equity developments, mixed income projects, mixed use developments, and housing that is specifically designed to meet the needs of seniors, disabled persons, farm workers, female-headed households, people with substance abuse problems, and/or homeless persons.

The City solicits, evaluates, and utilizes the expertise of the affordable housing development community to achieve its goals for affordable workforce and special needs housing through a Request for Qualifications (RFQ) process. Active affordable housing developers in the region include Resources for Community Development, Habitat for Humanity, Eden Housing, East Bay Housing Organizations, Ecumenical Association for Housing, and BRIDGE Housing Corporation.

11.5 HOUSING PLAN

Previous sections of the Housing Element establish the housing needs, opportunities, and constraints in the City of San Ramon. The Housing Plan contains objectives and policies that will be implemented to address a number of important housing-related issues and achieve the City's overarching housing goal, which states:

Ensure that decent, safe housing is available at a cost that is affordable to all current and future residents of this community. To this end, the City will strive to maintain a reasonable balance between rental and ownership housing opportunities and to encourage a variety of individual choices of tenure, type, and location of housing throughout the community.

Housing

The section also contains quantified objectives for housing construction, rehabilitation, and the preservation of affordable housing, with a program of actions that:

- Provides regulatory concessions and incentives and uses available local, state, and federal financial resources to support the development of affordable housing;
- Identifies adequate sites with appropriate zoning, development standards, services and facilities to encourage the development of a variety of housing types for all income levels;
- Assists in the development of adequate housing to meet the needs of lower and moderate income households;
- Addresses and, where appropriate and legally possible, removes governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities;
- Conserves and improves the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action;
- Promotes housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability; and
- Preserves assisted housing developments for lower-income households.

Planning/Community Development Department staff regularly reviews Housing Element programs, objectives, and progress towards accommodating the City's share of the regional housing need. An annual implementation report has been and will continue to be prepared and provided to the California Office of Planning and Research (OPR) and HCD. Depending on funding availability, the City will consider modifications to Housing Element programs as necessary and appropriate to implement General Plan goals and policies.

GOALS AND POLICIES

This section of the Housing Element contains the goals and policies the City of San Ramon intends to implement to address a number of important housing-related issues. The following four major issue areas are addressed by the goals and policies of this Element:

- Ensure that a broad range of housing types are provided to meet the needs of the existing and future residents;
- Ensure that housing and neighborhoods are maintained and preserved;
- Promote equal housing opportunity; and
- Promote energy conservation.

Each issue area and the supporting goals and policies are identified and discussed in the following section.

Housing

VARIETY OF HOUSING OPPORTUNITIES

Housing needs vary depending on many factors, such as age, income, family type, household size, and mobility. A well-balanced community includes a variety of housing options. Providing a range of housing opportunities helps ensure that households of all types and sizes can find a home in San Ramon that suits their needs.

GUIDING POLICY

- 11.5-G-1 Provide a diversity of housing types and affordability levels within San Ramon to meet the needs of community residents.

IMPLEMENTING POLICIES

- 11.1-I-1 Identify sites appropriate for the development of a variety of housing types and price ranges to meet the needs of all socioeconomic segments of the community (including extremely low, very low, low, moderate, and above moderate income households).
- 11.1-I-2 Encourage the development of housing for special needs groups, including seniors, large families, persons with disabilities, and the homeless near public transportation services.
- 11.1-I-3 Facilitate the development of affordable housing throughout the community through use of financial and/or regulatory incentives, where feasible.
- 11.1-I-4 Negotiate with developers to ensure a portion of future residential development is affordable to extremely low, very low, low, and moderate income households.
- 11.1-I-5 Maintain a variety of housing types that complements the employment opportunities within the community and encourages a jobs/housing balance.
- 11.1-I-6 Encourage diversity of unit size and number of bedrooms within multi-family housing developments (exempting senior projects) and strive to provide three- and four-bedroom units for large families.
- This policy will be implemented through guidelines published by the Housing Advisory Committee (HAC).*
- 11.1-I-7 Offer financial and regulatory incentives to promote a combination of residential, retail, and office uses in areas designated for mixed use development.
- 11.1-I-8 Encourage construction of second dwelling units within single-family residential neighborhoods.
- 11.1-I-9 Develop a workforce housing priority access system that identifies households best served with priority access to City housing programs.

Housing

The priority access system should consider groups such as public service employees, first responders, veterans of the armed forces, and residents and employed workers in San Ramon for priority access.

11.1-I-10 Continue to participate with Contra Costa County and non-profit organizations to offer first-time homeownership programs to current and prospective San Ramon residents and workers.

11.1-I-11 Ensure that non-residential development contributes to the supply of housing affordable to lower-income households, including extremely low-income households.

11.1-I-12 Disperse below-market rate (BMR) housing throughout residential neighborhoods, and ensure that affordable units are essentially indistinguishable from surrounding market-rate units.

This policy will be implemented through guidelines published by the Housing Advisory Committee (HAC).

11.1-I-13 Encourage developers to provide amenities for a diversity of households, including single heads of households, persons with disabilities, seniors, and extended families.

11.1-I-14 Utilize affordable housing agreements, when appropriate, to encourage a full range of housing types.

11.1-I-15 Work with neighboring jurisdictions in the Tri-Valley area to develop affordable housing.

11.1-I-16 Continue to work with Contra Costa County to ensure that affordable housing is included in all Dougherty Valley Development Plans, in all lands within the Sphere of Influence/Planning Area.

11.1-I-17 Require the ongoing annexation of Dougherty Valley sites following the completion of rezoning and final subdivision mapping. Annexation may occur within three to 18 months of the recordation of a final subdivision map.

11.1-I-18 Require commercial development to contribute to the supply of workforce housing through new construction, partnerships with non-profit affordable housing providers, or payment of linkage fees; exempt mixed use development projects from this policy if they provide 25 percent affordable housing.

11.1-I-19 Convene the Housing Advisory Committee (HAC) regularly to ensure that housing policies and programs are implemented and to create and retain affordable housing in the City of San Ramon.

11.1-I-20 Apply for available State and federal funds, and encourage the use of private financing mechanisms, to assist in the production of affordable housing.

Housing

- 11.1-I-21 Encourage the development of accessible housing units such as single-story dwelling units and renovation of existing housing stock to support persons with disabilities and seniors.
- 11.1-I-22 Encourage the construction of senior housing near commercial and mixed use centers to bring essential services within walking distance to residents.
- 11.1-I-23 Monitor and seek input on senior citizen housing issues so that the senior population of San Ramon has access to housing which meets their needs as the population ages.
- 11.1-I-24 Encourage development of workforce housing by non-profit organizations primarily engaged in housing construction or management.
- 11.1-I-25 Seek opportunities to educate the public regarding the community, environmental, and economic benefits of workforce housing.

Education opportunities should be sought in partnership with community groups, City committees and commissions, and affordable housing advocate groups to help the community understand who workforce housing serves and dispel common stereotypes associated with affordable units.

- 11.1-I-26 Encourage new residential developments to participate in crime prevention programs such as the Crime Free Multi-Housing program as a means to reduce crime, enhance rental properties, and increase property values throughout the City.

HOUSING AND NEIGHBORHOOD PRESERVATION

Housing and neighborhood preservation addresses two separate important issues: (1) improving the condition of San Ramon's residential stock and neighborhoods; and (2) maintaining the supply of affordable housing. The first aspect of housing and neighborhood preservation is to provide a safe and aesthetically pleasing living environment. Improving the character of San Ramon's neighborhoods also influences property values and overall quality of life. The other aspect of housing and neighborhood preservation is ensuring that access to affordable housing opportunities for lower and moderate income households is provided throughout the community.

GUIDING POLICY

- 11.5-G-2 Create safe and aesthetically-pleasing neighborhoods, and provide adequate housing to meet the needs of all household types and income groups.

IMPLEMENTING POLICIES

- 11.2-I-1 Promote increased awareness of the importance of property maintenance to long-term housing quality and engage the community to preserve neighborhoods.
- 11.2-I-2 Enforce City ordinances that maintain the appearance and safety, and prevent deterioration, of residential neighborhoods.

Housing

- 11.2-I-3 Provide rehabilitation incentives in the form of low-interest loans to lower and moderate income homeowners.
- 11.2-I-4 Continue to permit manufactured housing in residential districts provided that units meet the same construction and design standards as conventional, single-family housing and are placed on permanent foundations.
- 11.2-I-5 Ensure that units produced for lower and moderate income households are maintained at designated income levels for the term established in the entitlement.
- 11.2-I-6 Work to preserve the affordability of publicly assisted housing units and to discourage their conversion to market-rate housing.
- 11.2-I-7 Ensure that the design, scale, and buffering of housing retains the character of the surrounding neighborhood.
- 11.2-I-8 Strive to prevent the conversion of affordable housing units to market-rate housing.

EQUAL ACCESS TO HOUSING

Special circumstances may impede some persons and households from finding decent, affordable housing. The City has a responsibility to ensure that all persons have access to housing regardless of race, color, ancestry, national origin, religion, age, gender, marital status, familial status, disability, source of income, sexual orientation, or any other arbitrary factor. To ensure that all groups have equal access to housing, the City will continue to provide a variety of housing opportunities and remove impediments to fair housing.

GUIDING POLICY

- 11.5-G-3 Ensure all persons and household types have equal access to housing in San Ramon.

IMPLEMENTING POLICIES

- 11.3-I-1 Collaborate with and support efforts of organizations dedicated to eliminating housing discrimination in San Ramon.
- 11.3-I-2 Participate in programs and provide incentives for projects that include housing for seniors, lower and moderate income households, and special needs groups.
- 11.3-I-3 Encourage the provision of housing with supportive services for special needs groups, such as the homeless, persons with disabilities, and victims of domestic violence.
- 11.3-I-4 Encourage the provision of housing to meet the needs of families of all sizes.
- 11.3-I-5 Support and provide funding to organizations that assist the homeless.

Housing

ENERGY CONSERVATION

Promoting energy conservation can have the dual benefit of reducing greenhouse gas emissions and increasing the supply and affordability of housing. Efficiencies that result when new residential development is compact, located near jobs, services, and public transportation, maximizes solar orientation, and complies with State energy conservation standards can reduce energy consumption. Conserving energy can also reduce the percentage of household income devoted to housing related costs through utility bill savings.

GUIDING POLICY

11.5-G-4 Promote energy conserving practices in the location, construction, renovation, and maintenance of San Ramon's housing units.

IMPLEMENTING POLICIES

- 11.4-I-1 Utilize the Urban Growth Boundary as a tool to focus the provision of diverse housing options within proximity to the local employment base, community services, and public transportation opportunities.
- 11.4-I-2 Promote a combination of residential, retail, and office uses in areas designated for mixed use.
- 11.4-I-3 Allow minor variations in building setbacks and/or solar orientation during Plan Review to increase energy efficiency of new housing units.
- 11.4-I-4 Enforce the State's energy conservation standards for new residential construction and renovations to existing structures.
- 11.4-I-5 Encourage innovative designs to maximize passive energy efficiencies, while retaining compatibility with surrounding neighborhoods.
- 11.4-I-6 Disseminate information and support efforts by public utilities to encourage home conservation practices.

HOUSING PROGRAMS

The goals and policies outlined in the prior section address San Ramon's identified housing needs, and are implemented through a series of housing programs offered primarily through the City's Planning/Community Development Department and Economic Development Department. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies. The City's housing programs for addressing community housing needs is described according to the following five issue areas.

- Housing Conservation
- Housing Production
- Provision of Adequate Housing Sites
- Removal of Governmental Constraints
- Promotion of Equal Housing Opportunity

Housing

The housing programs presented on the following pages include existing programs as well as various revised and new programs that have been added to address the City's unmet housing needs.

CONSERVATION OF THE EXISTING SUPPLY OF HOUSING

Conserving and improving the housing stock is an important goal for the City of San Ramon. The City supports neighborhood preservation and improvement through housing rehabilitation and improvement programs, and code enforcement.

1. Countywide Rehabilitation Loan Program

Many lower-income homeowners lack sufficient financial resources to obtain private funding for repairs. Owners of rental units occupied by lower-income households often cannot financially perform repairs to dwelling units from the rents they can charge. To encourage private rehabilitation efforts, the City promotes the Countywide Rehabilitation Loan Program funded through CDBG and HOME funds. Two types of loans are provided under the County program for up to a maximum of \$40,000; an amortized three percent loan payable over 15 years and a zero percent deferred loan that is due and payable upon the sale of the property. The interest rate on the loan can be as low as three percent with a 20-year term for qualified applicants. Eligible home repair activities include bathroom/kitchen repairs, bedroom additions to alleviate overcrowding, weatherization, electrical upgrades, foundation and flooring repair, accessibility retrofitting, heating/air conditioning, plumbing repairs, and siding and roofing repairs. Health and safety hazards are given top priority for consideration in the program. Both single-family homes and multi-family dwellings are eligible for assistance.

Responsible Agency: City of San Ramon, Planning/Community Development Department, Planning Services Division

Financing: CDBG; HOME

Objectives/Timeframe: Assist five (5) lower-income households with rehabilitation loans within the planning period.

2. City Rehabilitation Grant Program

The number of loans issued through the countywide program has dwindled over the years due to a reduction in the availability of CDBG funds. As a result, the City has funded the Home Rehabilitation Grant Program.

The Home Rehabilitation Grant Program provides up to \$5,000 to median and lower income households to perform needed health and safety home repairs such as roofing, plumbing, electrical, general home repairs, windows, doors, handicapped accessibility modifications and seismic strengthening. The grant is non-repayable.

The City will continue to market the housing rehabilitation program available to residents. Specifically, the City will continue to distribute a brochure that advertises these programs on the City's website, Planning/Community Development Department, and at affordable housing fairs.

Housing

Responsible Agency: City of San Ramon, Planning/Community Development Department, Building and Safety Division

Financing: CDBG; HOME; General Fund

Objectives/Timeframe: Provide 20 housing rehabilitation grants over the planning period.

3. Green Building

The City encourages environmentally responsible and resource-efficient design, construction, operation, maintenance, renovation, and demolition of buildings. The City adopted the California Green Building Standards code as of January 1, 2014.

Responsible Agency: City of San Ramon, Planning/Community Development Department, Building and Safety Division

Financing: General Fund

Objectives/Timeframe: Continue to implement the California Green Building Standards code.

4. Code Enforcement and Abatement

The City's Building and Safety Division of the Planning/Community Development Department carries out code enforcement and inspection activities as a means to preserve and maintain the appearance and safety, and prevent deterioration, of residential neighborhoods. City staff investigates violations of property maintenance standards as defined in the Municipal Code as well as other complaints. When violations are identified or cited on homes occupied by lower-income households, staff encourages property owners to seek assistance through the City's housing rehabilitation programs. The Planning/Community Development Department will periodically review City ordinances to ensure that they are adequate to maintain the quality and safety of local neighborhoods.

Responsible Agency: City of San Ramon, Planning/Community Development Department, Building and Safety Division

Financing: General Fund

Objectives/Timeframe: Continue to implement the Code Enforcement and Abatement Program. Perform annual review of City ordinances.

5. Preservation of Existing Affordable Housing Stock

State law requires jurisdictions to provide in their housing elements a program to preserve publicly assisted affordable housing projects at risk of conversion to market-rate housing. As of 2014, the City has a total of 2,075 assisted rental units in 13 developments in its jurisdiction. Of these assisted units, 687 units in five developments are at-risk of converting to market-rate during the 2015 to 2025 period. The five developments with at-risk units are Park Place, Cambrio, Bollinger Crest, Canyon Oaks and Mill Creek. Of the 36 units within

Housing

Park Place, affordability covenants on 20 units expire in 2015. Another two units of the 85 units within Cambrio could convert to market rate as early as 2015 and affordability covenants on 15 of the 65 units at Bollinger Crest could expire in 2015. In Canyon Oaks and Mill Creek Apartments, all units in these moderate-income apartment complexes (250 and 400, respectively) could convert to market rate in 2023. The City of San Ramon will work with property owners, interest groups and the State and federal governments to implement the following measures on an ongoing basis to conserve its affordable housing stock:

- **Monitor Units at Risk:** Monitor the status of Park Place, Cambrio, Bollinger Crest, Canyon Oaks, and Mill Creek since they will be at-risk of converting to market rate within the planning period due to expiration of contractual obligations.
- **Work with Potential Purchasers or Property Owners:** Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing units at risk. Work with existing property owners to explore options of preserving the at-risk units.
- **Tenant Education:** California Legislature extended the noticing requirement of at-risk units opting out of low-income use restrictions to one year. Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants were properly noticed and informed of resources available for assistance.

Responsible Agency: City of San Ramon, Planning/Community Development Department, Planning Services Division; Housing Advisory Committee; Housing Authority of the County of Contra Costa

Financing: CDBG; HOME

Objectives/Timeframe: Annually contact the property owners of at-risk projects for their plans of action to preserve the 687 at-risk units.

6. *Housing Choice Voucher*

The Housing Choice Voucher Program extends rental subsidies to extremely low and very low income households, including families, seniors, and the disabled. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e. 30 percent of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. In San Ramon, the program is administered by the Housing Authority of the County of Contra Costa. Given the continued need for rental assistance, the City supports and encourages the provision of additional subsidies through the Housing Choice Voucher Program. The City will continue to provide referrals to households and homeowners interested in participating in this program.

Responsible Agency: Housing Authority of the County of Contra Costa; City of San Ramon, Housing Advisory Committee

Financing: HUD Section 8

Housing

Objectives/Timeframe: Continue to assist extremely low and very low income households during the planning period.

7. *Condominium Conversion Ordinance*

The City's existing multi-family rental housing stock represents a source of affordable housing to many community residents. The conversion of these rental units into condominium ownership could result in the displacement of existing tenants. The City has adopted a Condominium Conversion ordinance to establish procedures and requirements for conversion to preserve rental housing and provide for tenant protection. Additionally the Subdivision Map Act establishes requirements for notice to tenants and right of tenants to exclusive contract for purchase of their units to be converted to condominium ownership (State of California Government Code Section 66427.1). This requirement intends to limit the number of households displaced by the conversion of rental units to "for sale" units.

Responsible Agency: City of San Ramon, Planning/Community Development Department, Planning Division

Financing: General Fund

Objectives/Timeframe: Continue to implement Condominium Conversion ordinance.

PRODUCTION OF HOUSING

The City of San Ramon implements various programs to encourage a diversity of housing types. Part of this diversity is addressed through the Regional Housing Needs Allocation (RHNA) process, which encourages the construction of housing for all economic segments in the community. Housing diversity is important to ensure that all households, regardless of age, income level, and household type, have the opportunity to find housing suited to their need and lifestyle. The following programs support the provision of additional housing opportunities in San Ramon.

8. *Unit Size Diversity*

Housing stock unit size diversity is important to meet the needs of larger families who may not be able to afford adequately sized for-sale housing units. According to the 2008-2012 ACS, while 73 percent of occupied housing units in San Ramon had three or more bedrooms (the minimum size considered large enough to avoid most overcrowding issues for large households), only eight percent of these units were occupied by renters. To ensure the expansion of the City's multi-family rental housing stock of adequate size for large families, the City revised the Zoning Ordinance in 2012 to encourage housing size diversity. This standard intends to encourage the development of rental housing units for larger families.

Responsible Agency: City of San Ramon, Planning/Community Development Department, Planning Division

Financing: General Fund

Objectives/Timeframe: Continue to implement the Zoning Ordinance's housing size diversity standard.

Housing

9. First-Time Homebuyer Downpayment Assistance Programs

The City will continue to participate with Contra Costa County, non-profit organizations, and other agencies to offer first-time homeownership programs to current and prospective San Ramon residents and workers. Programs available to San Ramon residents and workers include:

- ACORN Housing
- CALHFA Loan Programs
- Contra Costa County American Dream Downpayment Initiative Program
- Contra Costa County Mortgage Credit Certificate Program
- Federal Home Loan Bank “WISE” and “IDEA” Program

Details of these programs and other homebuyer assistance resources are posted on the City’s website, under Planning/Community Development. The City will continue to advertise the availability of the program via its website and at the Permit Center, and at the Affordable Housing Fairs.

Responsible Agency: City of San Ramon, Planning/Community Development Department, Planning Services Division

Financing: CDBG; HOME

Objectives/Timeframe: Assist 10 households during the planning period. Continue to advertise the availability of the program via its website, the public counter, and newsletter.

10. Affordable Housing Development

Because of their limited income, some lower and moderate income households have to live in overcrowded and/or substandard conditions. Non-profit housing developers typically play a key role in providing housing for working families and seniors. The City will take the following actions to facilitate affordable housing development in San Ramon:

- Provide financial and regulatory incentives to non-profit housing corporations, private developers, and public agencies to increase the supply of housing affordable to San Ramon’s and lower and moderate income households.
- Target a portion of local financial resources that meet the needs of extremely low, very low, and low income households.
- Identify a list of qualified housing developers with a track record of producing quality housing that includes affordable units and notify developers of potential projects and available funding resources.
- Provide information on potential sites and communicate with the development community on the City’s goal to provide quality housing affordable to lower income households.
- Provide priority project processing to affordable housing projects during Plan Review.

Housing

- Responsible Agency:** City of San Ramon, Planning/Community Development Department, Planning Services Division; Housing Advisory Committee
- Financing:** CDBG; HOME
- Objectives/Timeframe:** Assist with the construction of 200 affordable units in the planning period.

11. Affordable Housing Funding Sources

Effective implementation of Housing Element programs that create affordable housing depends on a variety of County, State, Federal, and local funding sources. A number of government programs provide direct subsidies, mortgage insurance, or low-interest loans to non-profit housing developers. Agencies providing such assistance include HCD, the California Housing Finance Agency (CHFA), and HUD. The City will contact HCD, CHFA, and HUD at least annually to obtain information on upcoming funding cycles, eligibility, and eligible uses. The City will also maintain a list of qualified housing developers active in the City and region, notify developers of available funding resources, and make efforts to apply for funding for which the City is eligible on an annual basis.

The City will pursue various financing strategies for development of affordable housing, including land banking, tax credits, bonds, and mortgage credit certificates. The City will also, through the Housing Advisory Committee and Tri-Valley Affordable Housing Committee, work with affordable housing developers to:

- Assist the organizations in securing funds;
- Provide technical assistance in preparing funding applications;
- Grant density bonuses and regulatory concession(s) as appropriate; and
- Apply for complementary programs that can help reduce land or site development costs for housing projects.

The City is currently preparing a Nexus Fee Study to review the City's impact fee structure to assure that fees are equitable and fair in relationship to the infrastructure needs in the General Plan. The study is expected to be completed in 2015 and establish a housing in-lieu fee to fund affordable housing projects and programs.

- Responsible Agency:** City of San Ramon, Planning/Community Development Department, Planning Services Division; Housing Advisory Committee
- Financing:** CDBG; HOME; Tax Credits; Bonds
- Objectives/Timeframe:** Facilitate the construction of 50 new affordable housing units in the planning period.

Housing

12. *Inclusionary Housing*

The City implements an inclusionary housing policy to require that developments with more than 10 units provide a minimum of 25 percent of total units at below market rates (BMR) for a period of at least 50 years. Developers may satisfy this requirement through new construction, donation of land, or payment of in-lieu fees.

To facilitate residential development and enhance the feasibility of projects, the City will develop an inclusionary housing ordinance to allow a project to use a combination of construction, donation of land and in-lieu fees equivalent to 25 percent of the development's total units while maintaining a 15 percent must-build requirement.

Modifications are being explored that would give developers flexible options (e.g., construction, donation of land, partnering with the non-profit community to develop affordable housing on their behalf, and in-lieu fee options). The above referenced parameters will be used as guidelines for the negotiation of inclusionary unit requirements on a case-by-case basis, allowing the flexibility to respond to market conditions.

Responsible Agency: City of San Ramon, Planning/Community Development Department, Planning Division; Housing Advisory Committee

Financing: General Fund

Objectives/Timeframe: Initiate development of an inclusionary housing ordinance within one year of adoption of the Housing Element. Facilitate the construction of 250 housing units through the inclusionary housing ordinance and in-lieu fee program throughout the planning period.

13. *In-Lieu Fee for Commercial Development*

The City has a policy of requiring commercial development to contribute to the supply of workforce housing through new construction, partnerships with non-profit affordable housing providers, or payment of an in-lieu fee.

To facilitate mixed use development, the City will modify the policy to exempt mixed use developments from the in-lieu fee requirement as these developments are already subject to the Inclusionary Housing Policy.

Responsible Agency: City of San Ramon Planning/Community Development Department, Planning Division; Housing Advisory Committee; Economic Development Advisory Committee

Financing: General Fund

Objectives/Timeframe: Initiate development of a commercial linkage fee within one year of adoption of the Housing Element. Exempt mixed use development from payment of in-lieu fees if development meets the Inclusionary Housing Policy.

Housing

14. Use of In-Lieu Fees

Establish a specific program for use of housing in-lieu fees—including timelines, milestones, and identification of housing sites—in order to ensure the timely construction of affordable housing units. Include limitations on development use of these fees to ensure that adequate affordable housing is built at locations where it is needed in a timely fashion.

Responsible Agency: City of San Ramon, Planning/Community Development Department, Planning Division;

Financing: Affordable Housing In-Lieu Fee and Commercial Linkage Fee

Objectives/Timeframe: Establish guidelines/program for using fees within one year of the adoption of the Housing Element.

15. Affordable Housing Fair

The City coordinates with the Tri-Valley Affordable Housing Committee to organize a periodic Affordable Housing Fair. The purpose of the Fair is to educate residents, developers, non-profit organizations, and decision-makers about affordable housing sites and resources available in the region. The City will continue to seek grants and partnerships with housing providers, civic organizations, and neighboring cities to defray Fair costs.

Responsible Agency: City of San Ramon, Planning/Community Development Department, Planning Division; Housing Advisory Committee; Tri-Valley Affordable Housing Committee

Financing: General Fund

Objectives/Timeframe: Coordinate eight affordable housing fairs throughout the planning period.

16. Energy Conservation

The City adopted an Air Quality and Greenhouse Gas Element as part of the General Plan 2030 update and a Climate Action Plan (CAP) in 2011 to address climate change and energy conservation. As part of the General Plan and CAP, a series of energy conservation policies were established to reduce community related greenhouse gas emissions and decrease energy consumption.

Responsible Agency: City of San Ramon, Planning/Community Development Department, Planning Division, and Public Services Department in association with local utility providers.

Financing: General Fund, public utility companies

Objectives/Timeframe: Implement residential energy conservation programs and standards. Ongoing.

Housing

PROVISION OF ADEQUATE HOUSING SITES

Meeting the housing needs of all segments of the community requires the provision of adequate sites for all types, size and prices of housing. The City's General Plan and Zoning Ordinance determine where housing may locate, thereby affecting the supply of land available for residential development.

17. Housing Opportunity Sites

The Planning/Community Development Department will publish RFQs for development of opportunity sites and inform housing developers at Affordable Housing Fairs. The Housing Advisory Committee will advise preparation of RFQs for opportunity sites.

Responsible Agency: City of San Ramon, Planning/Community Development Department, Planning Division; Housing Advisory Committee.

Financing: General Fund

Objectives/Timeframe: Facilitate the development on Opportunity Sites by providing sites information to interested developers. Within the planning period, publish RFQ for housing opportunity sites in the former Redevelopment area to assist with development of sites. Revise Commercial Linkage Fee policy to exempt mixed use development. Maintain an adequate inventory of residential/mixed use sites to accommodate the City's remaining RHNA of 549 units (434 very low and 115 low income units).

Removal of Governmental Constraints

Under State law, the Housing Element must address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. The following programs are designed to mitigate government constraints on residential development and facilitate development of housing affordable to lower- and moderate-income households, including families, seniors, and persons with special needs.

18. Mixed Use Zone

The City Center Mixed Use Zone and Mixed Use Zone integrate a mix of non-residential uses and residential uses at intensities of up to 0.70 FAR, with additional FAR up to 1.35 in the City Center Mixed Use Zone and up to 1.0 in the Mixed Use Zone permitted if a project incorporates workforce housing and significant public benefits/amenities. To further facilitate the development of affordable residential units, the Zoning Ordinance will be amended to include a density range of 14 to 30 dwelling units per acre in the Mixed Use zone (outside of Specific Plan areas) and a density range of 22 to 50 dwelling units per acre in the City Center Mixed Use Zone. The new range provides flexibility in mixed use development projects based on site conditions while ensuring that the City's goal for a compatible mix of uses can be accomplished. This program includes the General Plan designation, the specified sites listed in the inventory, and a timeline of summer 2019 for the rezoning.

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Responsible Agency: City of San Ramon, Planning/Community Development Department, Planning Division

Financing: General Fund

Objectives/Timeframe: Revise the Zoning Ordinance within one year of the adoption of the Housing Element to amend the development standards in the Mixed Use (MU) zone, including establishing a density range of 14 to 30 dwelling units per acre.

19. Provision of Adequate Housing Sites

Work with a property owner to encourage land divisions resulting in parcel or land area sizes that facilitate multifamily developments affordable to lower income households in light of state, federal and local financing programs; work with property owners and developers including technical assistance and incentives for the development of affordable housing such as priority to processing expedited review, streamlined environmental review, financial assistance (based on availability of federal, state, local foundations, and private housing funds), and modification of development requirements.

Responsible Agency: City of San Ramon

Financing: General Fund

Time Frame: Ongoing, as projects are submitted to Planning Services.

20. Affordable Housing Incentives and Concessions

The City provides the following incentives to facilitate the provision of affordable housing in San Ramon: 1) density bonuses; 2) reduced parking for studio and one-bedroom units within affordable multi-family projects may be considered on a case-by-case basis; and 3) the covered parking requirement may be waived for affordable multi-family developments; and 4) additional FAR is available for affordable and workforce housing in the Mixed Use zones.

Responsible Agency: City of San Ramon, Planning/Community Development Department, Planning Division.

Financing: General Fund

Objectives/Timeframe: Annually evaluate the City's development standards, policies and procedures to ensure incentives offered by the City are adequate to respond to market conditions and therefore facilitate affordable housing.

22. Senior Group-Care Housing

Although seniors comprised a relatively small proportion of San Ramon residents in the 2008-2012 ACS period (eight percent), the City's aging population indicates a future need for senior group-care housing. The City will continue to encourage development of individual or group-care housing affordable to the City's senior population through reduced parking

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requirements and other incentives. The City will also actively support tax break and deferment legislation for qualifying elders.

Responsible Agency: City of San Ramon, Planning/Community Development Department, Planning Division

Financing: General Fund; CDBG; HOME

Objectives/Timeframe: Facilitate construction of 30 group-care housing units for seniors within the planning period.

23. Second Dwelling Units

A second dwelling unit (SDU) is a second independent single-family dwelling unit containing its own sleeping quarters, kitchen and bathroom facilities, and entrance from the outside, located on a single-family lot. The SDU may either be attached to or detached from the principal dwelling unit. SDUs can offer affordable rental housing for seniors, college students, and single persons in many communities. These units typically rent for less than apartments of comparable size and the primary homeowner receives supplementary income by renting out their second unit, which can help many modest income and elderly homeowners remain in or afford their homes. SDUs can also be integrated in new single-family subdivisions (such as carriage houses).

The City will facilitate and encourage construction of second dwelling units within single-family residential neighborhoods by revising the Zoning Ordinance to amend development standards to further accommodate second dwelling units. The City will also publish and distribute an informative brochure about second units.

Responsible Agency: City of San Ramon, Planning/Community Development Department, Planning Division; Housing Advisory Committee.

Financing: General Fund

Objectives/Timeframe: Facilitate construction of 50 SDUs within the planning period. Distribute the SDU brochure on the City website and at the Planning/Community Development Department. Revise Zoning Ordinance within one year of the adoption of the Housing Element to facilitate second unit development.

24. Priority Processing

The City will give priority processing to affordable housing projects during Plan Review, to reduce development costs.

Responsible Agency: City of San Ramon, Planning/Community Development Department, Planning Division

Financing: General Fund

Objectives/Timeframe: Facilitate the construction of 549 affordable lower income units

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25. Development Fees

Annually, the City prepares a Fee Schedule establishing fees and various charges for municipal services. As part of this annual review, the City will monitor and mitigate, as necessary, all current and proposed residential development impact fees and exactions (including new financing mechanisms to fund negative fiscal impacts identified in required fiscal analyses and CFD assessments) for their impact upon certainty, and upfront and ongoing costs of development, including transit-oriented development, the development of housing affordable to all income levels, housing for persons with special needs, and housing for the elderly.

Responsible Agency: City of San Ramon, Planning/Community Development Department, Planning Division; City of San Ramon, Finance Department.

Financing: General Fund

Objectives/Timeframe: Annually evaluate the City's Fee Schedule to monitor and mitigate, as necessary, fees and exactions and their impact to development. Outreach to development stakeholders will be incorporated as part the Fee Schedule update process.

PROMOTION OF REGIONAL COORDINATION

Since many of the housing problems and issues facing San Ramon are regional in nature, the City will take an active role in cooperating with other jurisdictions in the Tri-Valley region. Issues such as the lack of affordable housing, homelessness, housing opportunities for first-time homebuyers, and funding for affordable housing activities are major housing issues that should be addressed at the local as well as regional level.

26. Regional Partnership for Affordable Housing

Recognizing the regional nature of issues relating to affordable housing and homelessness, San Ramon will continue to participate in regional efforts and coordinate with neighboring cities and non-profit agencies. Specifically, the City will continue to actively participate in the Tri-Valley Affordable Housing Committee to coordinate the provision of social services and housing assistance to meet the needs of lower and moderate income households in the region. The City will also continue to support the Contra Costa County Urban County Program, which provides CDBG funds to organizations that assist the homeless.

Responsible Agency: City of San Ramon, Planning/Community Development Department, Planning Division; Housing Advisory Committee; Tri-Valley Affordable Housing Committee

Financing: HOME; CDBG

Objectives/Timeframe: Assist 150 lower and moderate income residents of the Tri-Valley through continued coordination with the Tri-Valley Affordable Housing Committee.

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27. Transitional and Supportive Housing

The Zoning Ordinance defines both transitional and supportive housing, consistent with State law, as a residential use permitted in any zoning district where a residential use is permitted. Transitional and supportive housing are permitted outright in residential zoning districts if there are six or fewer persons, but requires a use permit for seven or more persons. The City will be amending its Zoning Ordinance for consistency with the 2035 General Plan Update. As part of this process, the residential zone and definitions will be revised to permit these uses outright without any size restrictions.

Responsible Agency: City of San Ramon, Planning/Community Development Department, Planning Division

Financing: General Fund

Objectives/Timeframe: Revise the Zoning Ordinance within one year of the adoption of the Housing Element to amend the residential zoning districts to allow transitional and supportive housing facilities where residential uses are permitted.

28. Person with Developmental Disabilities

According to Section 4512 of the Welfare and Institutions Code a “Developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

In order to assist in the housing needs for persons with Developmental Disabilities, the City will implement programs to coordinate housing activities and outreach with the Regional Center of the East Bay (RCEB) and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

Responsible Agency: City of San Ramon, Planning/Community Development Department, Planning Division

Financing: General Fund

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Objectives/Timeframe: Work with the Regional Center of the East Bay (RCEB) to implement an outreach program that informs families within the City on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and providing housing-related training for individuals/families through workshops. Development of outreach program to be completed within one year of the adoption of the Housing Element.

PROMOTION OF EQUAL HOUSING OPPORTUNITY

To adequately meet the housing needs of all segments of the community, the Housing Plan must include program(s) that promotes housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical or mental disability.

29. Fair Housing Program

Fair housing is defined as a condition in which individuals of similar income levels in the same housing market have a like range of choice available to them regardless of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, or any other arbitrary factor. The City contracts with the Contra Costa County Housing Services Collaborative to provide fair housing services in coordination with the Housing Advisory Committee and the Tri-Valley Affordable Housing Committee. Fair housing services provided to residents include disseminating information on State and Federal fair housing laws, listing housing available to very low, low, and moderate-income households, handling discrimination complaints, and coordinating educational programs.

Responsible Agency: Contra Costa County Housing Services Collaboration; City of San Ramon, Planning/Community Development Department, Planning Division; Tri-Valley Affordable Housing Committee; Housing Advisory Committee

Financing: CDBG

Objectives/Timeframe: Promote fair housing practices and provide educational information on fair housing to the public through the distribution of brochures and flyers. Provide referral to appropriate agencies for services. Provide brochures and flyers at public counters and information on fair housing rights and services on the City website.

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Table 11-35: Quantified Objectives

<i>Project</i>	<i>Extremely Low</i>	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>Total</i>
RHNA ¹	258	258	279	282	340	1,417
Units to be Constructed ²	60	172	254	558	2,649	3,693
Units to be Rehabilitated	5	5	10	—	—	20
At-Risk Units to be Preserved	17	20	—	650	—	687
Households to be Assisted	—	—	5	5	—	10

Notes:

¹ The City has a RHNA allocation of 516 very low income units (inclusive of extremely low income units). While the RHNA did not separately define housing needs for extremely low income households, the very low-income allocation can be split evenly between very low- and extremely low-income households. The City's RHNA of 516 very low income units has been allocated accordingly.

² Units to be constructed equals housing units constructed or approved, plus 300 affordable housing that can be supported with public resources (50 units) and inclusionary housing (250 units). These 300 units are generally divided into 60 extremely low, 90 very low, 90 low, and 60 moderate income units.

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Appendices

Appendix 11-A

Service Providers Consulted

Satellite Affordable Housing Associates (SAHA)

1521 University Avenue
Berkeley, CA 94703

Eve Stewart, Director of Housing Development

Services Provided: Provides affordable, service-enriched housing that promotes healthy and dignified living for people with limited options. Work to construct affordable housing, manage affordable housing properties and provide resident services at SAHA communities. Residents at most SAHA communities have access to a wide variety of supportive services, activities, and civic engagement programs. Resident services offered at their communities that house elderly individuals are especially helpful in providing for residents to live as independently as possible.

Population served: The population served is low-income families, seniors and special needs (disabled and developmentally disabled). All are below 60 percent AMI, with the average income being 50 percent AMI. Serves seven counties in Northern California with more than 3,000 current residents. Their core area of focus is in Alameda and Contra Costa counties. They have also started developing housing for people who are currently homeless, as well as those who are at-risk of becoming homeless. They have not done any projects in San Ramon, and have completed only one project in the Tri-Valley (Livermore) several years ago.

Housing Needs: Identification of sites is really helpful as well as local funding for development. Easing development standards can be very helpful because opportunity sites generally have site constraints that make traditional development standards (setbacks, easements and parking) difficult to meet. Developing housing in the Tri-Valley can be difficult due to the high cost of land and the need to build at high densities to achieve affordability. More collaboration is needed with city staff and decision-making bodies to work creatively to provide affordable housing for all income levels.

Contra Costa Interfaith Housing (CCIH)

3164 Putnam Blvd. Suite C
Walnut Creek, CA 94597

Louise Bourassa, Executive Director

Services Provided: Raise funds to create affordable permanent supportive housing for homeless families in CCC, supporting parents and their children to find stability, develop self-sufficiency, and thrive. They have a 28-unit development in Pleasant Hill that provides

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permanent supportive housing specifically for homeless families with special needs in Contra Costa County. They partner with various community groups, faith-based groups, government agencies and non-profit homebuilders to provide residents with supportive services and affordable housing options.

Population Served: Serving Contra Costa County residents, where 15,000 residents experience an episode of homelessness every year, with 40% of these are children. Residents have to be certified homeless (extremely low/very low income). Depending on funding source of housing units, there are various eligibility requirements ranging from currently homeless, member of household with disability, and designated lower income. People stay as long as they need to.

Housing Needs: There is a severe shortage of permanent, affordable housing. Contra Costa County rental housing costs are among the highest in the nation. There is a lack of housing for special needs groups who are especially vulnerable to homelessness. They are funded by grants and donations, and with the support of religious organizations. Needs more advocates for permanent, supportive housing and help educating the public to remove the social stigmas of homelessness. Needs political backing for affordable housing projects, support for nonprofit builders, and loosen eligibility requirements so those with special needs can qualify for housing. Access to transit, afterschool programs for children, and access to food resources is important to their locational choice. If demand for their support services was needed, CCIH would consider expanding their services to San Ramon.

Diablo Valley Foundation for the Aging

1936 Tice Valley Blvd.
Walnut Creek, CA 94595
25-945-8040

Bob Kain, Executive Director

Services Provided: A non-profit providing community service to seniors in Contra Costa County since 1975. They are focused on preventing inappropriate institutionalization of elders by providing the necessary support to maintain them in the community. Services include geriatric care management, personal assistant, respite center, professional private fiduciary services.

Population Served: Elderly population only; no income qualifications for general programming. AARP programs require income qualifications and are for low income people. Provide respite care for frail seniors, dementia care patients, and physically disabled. Serves primarily throughout Contra Costa County, but has provided services beyond county limits too.

Housing Needs: Most of the people they serve live in their own homes and some of the lower income people live in subsidized housing. They provide recommendations based on the needs of their clients to help them identify residential care and living facilities. Seniors need accessible, affordable units with a strong community network to avoid institutionalization. There is a strong demand for senior assisted and independent living units, dementia care

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facilities, and residential care facilities for the elderly as the senior population continues to grow.

OnLok, Inc.

1333 Bush Street
San Francisco, CA 94109

Cassandra Chan, Director of Marketing and Enrollment

Services Provided: Providing integrated services to seniors and their families that keep seniors living at home for as long as possible. Uses a model of care known as “PACE”—Program of All-Inclusive Care for the Elderly. Services include constructing and managing senior housing, a comprehensive health plan providing long-term care for seniors, assistance with daily living tasks and activities, recreational service, transportation, and personal assistance.

Population Served: Services are for seniors, most of whom qualify for Medicare/Medi-Cal. On-Lok is currently providing services in San Francisco, Santa Clara, and Alameda Counties. In the future, services could potentially expand to Contra Costa County as needs grow. Clients need assistance at home with daily tasks such as cooking, bathing, and transportation to and from medical appointments. Clients are in need of social workers, medical care, speech and physical therapy, and nutritional services.

Housing Needs: Most seniors desire to stay in their homes where they are familiar with their community. Seniors need housing close to services such as transit, community activities that keeps them connected and active, and access to medical care.

Habitat for Humanity East Bay/Silicon Valley

2619 Broadway
Oakland, CA 94612

Hamid Taeb, Housing Director

Services Provided: A non-profit homebuilder focused on developing sustainable and affordable ownership housing through new construction, home renovation and home repair. Provides first-time affordable homeownership opportunities for lower income families with children. Habitat clients provide sweat equity towards construction of their home and in turn, mortgage payments made to Habitat are reinvested to help fund the construction of future Habitat homes.

Population Served: Primarily serving families who make 30 to 80 percent of the AMI with a maximum of 120 percent of AMI. Working to create affordable housing in Silicon Valley and East Bay. Seeking opportunities to expand into San Ramon and Tri-Valley where creating affordable housing has traditionally been difficult due to high land prices and cost of construction.

Housing Needs: Great need for affordable housing throughout the Bay Area, and especially in the Tri-Valley area. First-time homebuyers need housing opportunities for home ownership.

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When looking for potential affordable housing sites, priority locations should be in close proximity to transit and shopping areas, safe neighborhoods, and schools. Partnerships with cities to promote affordable housing construction can come in many forms from monetary funding, land donations, impact fee reductions/exemptions, expedited entitlement review, and easing development standards. Habitat for Humanity is interested in working in San Ramon in the future and is open to developing partnerships with market-rate developers to create affordable housing opportunities in future developments.

Independent Living Resources of Solano and Contra Costa County (ILR)

3727 Sunset Lane #103
Antioch, CA 94509

Michael Hopke, Independent Living Specialist

Services Provided: ILR is a non-profit organization dedicated to helping people with any type of disability live normal, independent lives. They work to fully incorporate those with disabilities into the community and eliminate institutional, social, and attitudinal barriers. They provide assistive services to persons with disabilities, educate the public about the needs and abilities of the disabled community, and advocates for these special needs groups to encourage autonomous living.

Population Served: Services provided by ILR are free of charge for persons with disabilities and senior. Most clients come to them with lower incomes and need assistance with landlord/tenant issues, mediation, shared housing, fair housing law, and instructions for independent living skills.

Housing Needs: There is a shortage of accessible housing for the disabled and senior populations in Contra Costa County. More affordable housing choices are needed especially for special needs groups such as group homes and residential care facilities for the elderly. Housing should be located to allow for independent living by their clients, such as close to public transportation, community services, and shopping areas.

SHELTER, Inc.

837 Arnold Drive, #400
Martinez, CA 94553

Beth Williams, Director of Housing Services

Services Provided: SHELTER, Inc. is an independent, non-profit organization founded in 1986 to alleviate Contra Costa County's homeless crisis. They provide rental assistance, case management, and housing counseling services. They also provide transitional housing in combination with supportive services such as job training, and educational services to address breaking the cycle of homelessness. SHELTER, Inc. operates a homeless family shelter for those with immediate emergency housing needs.

Population Served: SHELTER, Inc. provides housing for nearly 250 low-income households including special needs groups like transition-age youth, people with HIV/AIDS and those

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with mental health disabilities. They serve low-income residents of Contra Costa County by providing resources that lead to self-sufficiency.

Housing Needs: Due to the cost of rent in the Tri-Valley, it is difficult for SHELTER, Inc. to pay the market rate for rents in southern Contra Costa County. They are looking for opportunities to expand their rental assistance program where the organization can work with landlords to sublet housing to the homeless. They provide guaranteed rents to housing owners and assume the liability as the Master Lease holder. Homeless families tend not to need lots of square footage as they are used to living in smaller spaces. Having supportive services near affordable housing addresses the needs of the whole person rather than just individual parts of the problem. Aside from affordability, lower income persons need to have connections to family and friends in the community they live in as well as access to public transit and support services.

Appendix 11-B

Homeless Services and Facilities

EMERGENCY SHELTER

Emergency shelter is defined as a facility that provides overnight shelter and fulfills a client's basic needs (i.e. food, clothing, medical care) either on site or through off-site services. The permitted length of stay can vary from one day at a time to three months. As of December 2013, 12 facilities with approximately 394 emergency shelter beds were located in Contra Costa County, with 291 beds for individuals and 103 for families.¹ Functioning more as a type of interim housing than as basic emergency shelters, these shelters provide extensive services, including case management and wrap-around services such as housing search assistance. Meals, laundry facilities, mail, and telephones are also provided. During the 2010-11 program year, 66 percent of the 1,452 shelter residents moved on to transitional or permanent housing.² Emergency Shelter facilities include A Safe Place (Oakland), Heather House (Fairfield), Central County Shelter, Bay Area Rescue Mission (Richmond), Valley Community Health, Rescue Mission (Solano), Calli House, and the West County Emergency Homeless Facility.

TRANSITIONAL HOUSING

Transitional housing is defined as a residence that provides housing for up to two years. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Approximately 342 transitional housing beds were located in Contra Costa County as of December 2013.³ Of these beds, 96 were designated for individuals and 231 were intended for families. The nearest transitional housing facilities are at Diablo Valley Ranch (Clayton), Mountain View House (Martinez), and Sunrise House (Concord), Appian House, and Bissell Cottages.

PERMANENT SUPPORTIVE HOUSING

Permanent supportive housing is defined as housing that is service-enriched and linked with on-going supportive services (on-site or off-site) allowing formerly homeless clients to live at the facility on an indefinite basis. Of the 977 permanent supportive housing beds within Contra Costa County in 2013, 488 were set aside for individuals and 489 were designated for families.¹ Permanent supportive housing facilities are located countywide and include the Idaho Apartments (El Cerrito), The Landings (Pittsburg), Sunset House (Pittsburg), East

¹ U.S. Department of Housing and Urban Development, 2013 Continuum of Care Homeless Assistance Programs, Housing Inventory Count Report.

² Contra Costa's Homeless Management Information System.

³ Contra Costa Health Department, Department Mission.

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Santa Fe Apartments (Pittsburg), Victoria Apartments (Concord), Mary McGovern House (Concord), Barrett Apartments (Richmond), and Garden Park Apartments (Pleasant Hill).

HOMELESS PROGRAMS

The following discussion summarizes services and programs operated by the County and other agencies or organizations.

Contra Costa County Programs: The following programs and services are provided through the County of Costa County:

- **Multi-Service Centers:** The County Health Services operates four Multi-Service Centers (MSCs) throughout the region to coordinate a variety of services and provide accessibility for homeless individuals and families. The MSCs offer comprehensive services, operating as “one-stop” sites for meals, temporary housing, respite for detoxification, and social services. Supportive services are offered on a drop-in basis, and include case management, food, showers, clothing, employment training, housing counseling, transportation, health care, educational programs, life skills programs and information and referrals to substance abuse and mental health treatment.
- **Shelter Plus Care Supportive Housing and the Health, Housing and Integrated Services Network (HHISN):** Contra Costa County's largest supportive housing programs are the Shelter Plus Care Programs. Over 300 households suffering from serious mental illness, chronic substance abuse, HIV/AIDS, and co-occurring disorders are served annually.³ Housing is provided through scattered site units that are held by a master lease and subsidized through tenant housing subsidy vouchers. Linked to the housing is an integrated array of support services including health, mental health and substance abuse services as well as case management and access to other social services.
- **Health Care for the Homeless:** Contra Costa County provides comprehensive health coverage to all of its low income uninsured residents, many of whom are homeless. The County's mobile Health Care for the Homeless program facilitates access to these mainstream health services by assisting homeless people in gaining access to health care and services.
- **Synergy:** The County's Synergy program offers treatment-on-demand to homeless people in licensed alcohol and drug treatment programs, and provides linkages to other needed services, including health, mental health, and case management services. Synergy also outstations staff at the regional MSCs to provide screening and needs assessment, on-site groups and individual treatment sessions, evening shelter-based recovery meetings, and referrals to treatment. For those who complete treatment, Synergy offers assistance in locating housing and access to housing vouchers.
- **Rubicon Programs:** Rubicon Programs promotes the self-sufficiency of unemployed and underemployed individuals who are disabled, homeless, and/or economically disadvantaged. This nationally recognized organization provides a variety of services including job preparation, placement, retention and career advancement services. In addition, Rubicon operates Training Programs in Bakery Production and Commercial Property Maintenance.

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- **Project HOPE:** Initiated in 2001, Project HOPE consists of multi-disciplinary outreach teams that work to link chronically homeless people suffering from mental illness, drug and alcohol addictions and co-occurring disorders to housing and services. Services provided by the teams include assessments; services and linkages to primary health care, mental health and alcohol and other drug treatment; interventions; medication management; transportation; assistance in applying for health coverage and other benefits, including veterans benefits; peer support; housing services; and basic needs such as food and clothing. The project's overall goal is placing individuals into permanent housing.
- **Project Coming Home:** Project Coming Home is a multi-agency collaborative effort to provide integrated outreach, housing, treatment and support services to chronically homeless individuals. Project Coming Home conducts outreach to clients in encampments and other locations, creates homeless-dedicated detox and residential treatment capacity, provides access to affordable, permanent housing through tenant-based housing subsidies, and offers an integrated and individualized package of support services linked to the housing, thus providing the comprehensive assistance needed by this hard-to-serve population.
- **SHELTER, Inc.:** This organization provides an array of homeless prevention services to individuals and families in Contra Costa County, including: rental assistance, rental subsidies linked with case management (for up to one year), financial assistance with rent and mortgage arrears, assistance with move-in costs, landlord/tenant counseling, and short-term housing linked to support services and assistance in locating permanent housing.
- **San Ramon Valley Ecumenical Homeless Ministry:** This parochial organization provides emergency rental assistance for families that are at risk of homelessness who show ability to sustain housing after assistance is provided. The ministry provides short-term rental assistance and case management services and appropriate early intervention.
- **Hope Conference:** Hope Conference is a last-resort effort to help the working poor with rental assistance and transportation needs. Hope serves needy individuals and families, all of which are case managed or referred by faith congregations, homeless shelters, county or nonprofit organizations. It is primarily family focused and complements the work of other agencies and conferences and offers help as a last resort to prevent homelessness and loss of employment that would lead to homelessness.

Appendix 11-C

Review of Past Accomplishments

The following table summarizes the City's accomplishments under the previous Housing Element and indicates the continued appropriateness of the program for the 2015-2023 Housing Element planning period.

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<i>Program</i>	<i>General Plan 2030 Policy</i>	<i>Description</i>	<i>Quantified Objectives</i>	<i>2009-2014 Accomplishments</i>	<i>Continued Appropriateness in 2015-2023 Housing Element</i>
			<i>Timeframe</i>		
1. Countywide Rehabilitation Loan Program	11.2-1-3	Provide rehabilitation incentives in the form of low-interest loans to lower and moderate income homeowners.	5 households Planning Period	The City continues to provide housing rehabilitation loan services for single family homeowners under the County umbrella CDBG program. Since 2009, three San Ramon households have been assisted through this program due to a dwindling pool of CDBG funds.	Program retained. (See Policy 11.2-1-3)
2. City Rehabilitation Loan and Grant Program	11.2-1-3	Provide rehabilitation incentives in the form of low-interest loans to lower and moderate income homeowners.	5 exterior rehabilitation grants, 50 housing rehabilitation grants, and 30 housing rehabilitation loans to lower and moderate income households Planning Period	<p>The City continues to fund the Home Rehabilitation Grant Program which began in 2006. Housing rehabilitation grants have been awarded to 96 income qualified households through 2014.</p> <p>The Redevelopment Agency also funded a Housing Rehabilitation Loan Program in 2007 which has since been discontinued due to lack of funding. 11 loans were issued under the program.</p> <p>The City prepared a brochure that advertises the Home Rehabilitation Grant program. The brochure is available on the City's website and the Building and Safety Services Division.</p>	Program retained. (See Policy 11.2-1-3)

Housing

<i>Program</i>	<i>General Plan 2030 Policy</i>	<i>Description</i>	<i>Quantified Objectives</i>	<i>2009-2014 Accomplishments</i>	<i>Continued Appropriateness in 2015-2023 Housing Element</i>
			<i>Timeframe</i>		
3. Green Building	11.4-I-6	Disseminate information and support efforts by public utilities to encourage home conservation practices.	None	<p>The City supports the State Energy Commission by providing local residents information on available energy conservation programs and how to receive additional information from the Commission. Commission handouts and brochures are made available at the Permit Center front counter. The City informs residents of rebate incentives available during the pre-application process and provides handouts at local events such as the annual Art and Wind Festival, affordable housing fairs, San Ramon's Government Day, etc.</p> <p>The City has also created a webpage that provides residents information on Energy Incentive Programs from the State, free downloads of the Home Green Building guidelines for remodels and new construction, etc.</p>	Program retained. (See Policy 11.4-I-6)
			FY 09/10		
4. Code Enforcement and Abatement	11.2-I-1	Promote increased awareness of the importance of property maintenance to long-term housing quality and engage the community to preserve neighborhoods.	None	<p>The City has an active Code Enforcement Division that works to promote awareness of property maintenance and preserve neighborhoods. The Building and Safety Services Division administers the City's Rehabilitation Grant Program which assists lower income households to complete necessary home repairs.</p>	Program retained (See Policy 11.2-I-1 and I-2).
	11.2-I-2	Enforce City ordinances that maintain the appearance and safety, and prevent deterioration, of residential neighborhoods.	Enforcement Ongoing		

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<i>Program</i>	<i>General Plan 2030 Policy</i>	<i>Description</i>	<i>Quantified Objectives</i>	<i>2009-2014 Accomplishments</i>	<i>Continued Appropriateness in 2015-2023 Housing Element</i>
			<i>Timeframe</i>		
5. Preservation of Existing Affordable Housing Stock	11.2-1-6	Work to preserve the affordability of publicly assisted housing units and to discourage their conversion to market-rate housing.	37 housing units	Affordable agreements with Park Place Apartments, Cambrio Townhomes and Bollinger Crest Apartments are in the process of expiring in 2015. The City has contacted all the property owners/management companies to discuss conservation of these affordable units and there was no interest in expanding the affordability term. The City continues to monitor that tenants of the affordable units are given the proper noticing requirements and that the properties meet all State housing law requirements.	Program retained (See Policy 11.2-1-6 and 1-8).
	11.2-1-8	Strive to prevent the conversion of affordable housing units to market-rate housing.	Ongoing		
6. Housing Choice Voucher	None		None	The City of San Ramon continues to refer interested households and homeowners to the Contra Costa County Housing Authority to be placed on a list for qualification. In addition, information on developments within the City that accept Section 8 vouchers is provided in the Tri-Valley Area Affordable Rental Housing Directory which is available online; hard copies of the Directory can also be obtained at the City's public counter.	Program retained.
			Ongoing		

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<i>Program</i>	<i>General Plan 2030 Policy</i>	<i>Description</i>	<i>Quantified Objectives</i>	<i>2009-2014 Accomplishments</i>	<i>Continued Appropriateness in 2015-2023 Housing Element</i>
			<i>Timeframe</i>		
7. Condominium Conversion Ordinance	11.2-I-8	Strive to prevent the conversion of affordable housing units to market-rate housing.	None	The City has adopted a Condominium Conversion ordinance in 2008 to establish procedures and requirements for conversion to preserve rental housing and provide for tenant protection. Additionally the Subdivision Map Act establishes requirements for notice to tenants and right of tenants to exclusive contract for purchase of their units to be converted to condominium ownership (State of California Government Code Section 66427.1). This requirement intends to limit the number of households displaced by the conversion of rental units to "for sale" units.	Program retained (See Policy 11.2-I-8)
			Ongoing		
8. Unit Size Diversity	11.1-I-6	Require diversity of unit size and number of bedrooms within multi-family housing developments (exempting senior projects) and strive to provide three- and four-bedroom units for large families. This policy will be implemented through guidelines published by the Housing Advisory Committee (HAC).	None	The 2012 Zoning Ordinance update incorporated a goal to encourage high density and very high density residential to provide diverse types of dwelling units with specific attention to adding 3 or more bedroom units. Planning staff continues to work with developers during the entitlement process to design units to accommodate families of all sizes.	Program retained. (See Policy 11.1-I-6).
	11.3-I-4	Encourage the provision of housing to meet the needs of families of all sizes.	FY 12/13		

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<i>Program</i>	<i>General Plan 2030 Policy</i>	<i>Description</i>	<i>Quantified Objectives</i>	<i>2009-2014 Accomplishments</i>	<i>Continued Appropriateness in 2015-2023 Housing Element</i>
			<i>Timeframe</i>		
9. First Time Homebuyer Downpayment Assistance Programs	11.1-I-10	Continue to participate with Contra Costa County and non-profit organizations to offer first-time homeownership programs to current and prospective San Ramon residents and workers.	None	Launched regional down payment assistance program in 2012 with Tri-Valley cities which is administered through the non-profit Tri-Valley Housing Opportunity Center. The City continues to provide referrals and information about Contra Costa County home ownership programs and affordable housing opportunities provided by non-profit organizations.	Program retained (See Policy 11.1-I-10).
			Ongoing		
10. Affordable Housing Development	11.1-I-1	Identify sites appropriate for the development of a variety of housing types and price ranges to meet the needs of all socioeconomic segments of the community (including extremely low, very low, low, moderate, and above moderate income households).	None	Figure 11-8 of the Housing Element identifies sites appropriate for development of a variety of housing types. The map is used by Housing and Planning staff to discuss with home builders the potential housing sites in San Ramon. The City continues to work with developers to commit to long-term affordability in order to prevent the conversion of affordable housing units to market-rate. Since 2009, units within the following affordable housing developments have affordability covenants of at least 50 years after initial occupancy: Valley Vista Senior: 104 units Faria Preserve: 213 units* Highland Point: 293 units	Program retained. (See Policy 11.1.I-3)
	11.1-I-4	Negotiate with developers to ensure a portion of future residential development is affordable to extremely low, very low, low and moderate income households.	Ongoing		

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<i>Program</i>	<i>General Plan 2030 Policy</i>	<i>Description</i>	<i>Quantified Objectives</i>	<i>2009-2014 Accomplishments</i>	<i>Continued Appropriateness in 2015-2023 Housing Element</i>
			<i>Timeframe</i>		
11. Affordable Housing Funding Sources	11.1-I-3	Facilitate the development of affordable housing throughout the community through use of financial and/or regulatory incentives, where feasible.	200 units	Due to the dissolution of the Redevelopment Agency, there is limited city staff available to apply for State and federal funding. However, Housing and Planning staff works closely with developers to facilitate the development of affordable housing through the City's inclusionary policy.	Program retained. (See Policy 11.1.I-3)
			Ongoing		
12. Inclusionary Housing	11.1-I-4	Negotiate with developers to ensure a portion of future residential development is affordable to extremely low, very low, low and moderate income households.	250 housing units	<p>The Housing Advisory Committee began drafting an inclusionary zoning ordinance and structure for in-lieu fees in 2005. Options are being explored that would give developers flexible options (e.g., construction, donation of land, partnering with the non-profit community to develop affordable housing on their behalf, and in-lieu fee options). Due to the current housing market conditions and recent court cases, the HAC has recommended to the Planning Commission that formal consideration of the ordinance be delayed until the housing market improves and court cases are resolved. Despite the lack of the formal ordinance, negotiation on a case by case basis has been successful in the creation of affordable units such as 10 percent of units at Park Central, 28 percent in the Faria Preserve Development,* 25 percent in the Dougherty Valley Specific Plan and 15 percent at City Center.</p> <p>To further facilitate the development of multi-family affordable housing, a mixed use density range will be established in an upcoming Zoning Ordinance update.</p>	Program retained (See Policy 11.1-I-4).
			Ordinance FY 15/16, Construction ongoing		

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<i>Program</i>	<i>General Plan 2030 Policy</i>	<i>Description</i>	<i>Quantified Objectives</i>	<i>2009-2014 Accomplishments</i>	<i>Continued Appropriateness in 2015-2023 Housing Element</i>
			<i>Timeframe</i>		
13. In-Lieu Fee for Commercial Development	11.1-I-11	Ensure that non-residential development contributes to the supply of housing affordable to lower-income households, including extremely low-income households.	None	The City has not developed a Linkage Fee program due to the recent downturn in the economy; however a fee study is being conducted currently and will include the linkage fee program.	Program retained (See also Policy 11.1-I-11)
			Ordinance FY15/16, Construction ongoing		
14. Use of In-Lieu Fees	11.1-I-20	Apply for available State and federal funds, and encourage the use of private financing mechanisms, to assist in the production of affordable housing.	None	The City has not developed an in-lieu fee program due to the current housing market conditions and recent court cases. HAC has recommended to the Planning Commission that formal consideration of the an in-lieu fee be delayed until the housing market improves and court cases are resolved.; however a fee study is being conducted currently and will include the in-lieu fee program.	Program retained. (See Policy 11.1-I-20)
			FY 15/16		
15. Affordable Housing Fair	11.1-I-15	Work with neighboring jurisdictions in the Tri-Valley area to develop affordable housing.	None	The City continues to work with neighboring jurisdictions through the Tri-Valley Affordable Housing Committee. In concert with neighboring jurisdictions, we have developed an Affordable Housing guidebook to assist affordable households with finding housing within the Tri-Valley. The City continues to work with the Tri-Valley Housing Opportunity Center, a "one-stop shop" to distribute information about affordable rental information and down payment assistance and work cooperatively with the Center to provide affordable housing fairs, property bus tours, seminars, etc.	Program retained. (See Policy 11.1-I-15).
			Ongoing		

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<i>Program</i>	<i>General Plan 2030 Policy</i>	<i>Description</i>	<i>Quantified Objectives</i>	<i>2009-2014 Accomplishments</i>	<i>Continued Appropriateness in 2015-2023 Housing Element</i>
			<i>Timeframe</i>		
16. Green Building	11.4-I-6	Disseminate information and support efforts by public utilities to encourage home conservation practices.	None Ongoing	<p>The City supports the State Energy Commission by providing local residents information on available energy conservation programs and how to receive additional information from the Commission. Commission handouts and brochures are made available at the Permit Center front counter. The City informs residents of rebate incentives available during the pre-application process and provides handouts at local events such as the annual Art and Wind Festival, affordable housing fairs, San Ramon's Government Day, etc.</p> <p>The City has also created a webpage that provides residents information on Energy Incentive Programs from the State, free downloads of the Home Green Building guidelines for remodels and new construction, etc.</p>	Program completed and deleted from 2015-2023 HE.
17. Energy Conservation	11.4-I-4	Enforce the State's energy conservation standards for new residential construction and renovations to existing structures.	None Code Update FY 13/14, Ongoing	The City adopted the 2014 California Building Standards Code in January 2013 California Building Codes, which are based on the International Building Codes. The City continues to be in compliance with and enforce State energy conservation standards. All San Ramon Building and Safety staff has attended State training on new energy conservation standards.	Program retained. (See Policy 11.4-I-4).

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<i>Program</i>	<i>General Plan 2030 Policy</i>	<i>Description</i>	<i>Quantified Objectives</i>	<i>2009-2014 Accomplishments</i>	<i>Continued Appropriateness in 2015-2023 Housing Element</i>
			<i>Timeframe</i>		
18. Housing Opportunity Sites	11.1-I-1	Identify sites appropriate for the development of a variety of housing types and price ranges to meet the needs of all socioeconomic segments of the community (including extremely low, very low, low, moderate, and above moderate income households). These sites will be specified in the inventory. Land Use designations will be changed. Rezoning will be completed by the summer of 2019.	None Ongoing	Figure 11-8 of the Housing Element identifies sites appropriate for development of a variety of housing types. The map is used by Housing and Planning staff to discuss with home builders the potential housing sites in San Ramon.	Program retained (See Policy 11.1-I-11).
19. Affordable Housing Incentives and Concessions	11.3-I-2	Participate in programs and provide incentives for projects that include housing for seniors, lower and moderate income households, and special needs groups.	None Ongoing	The City locally adopted the Density Bonus Ordinance in 2014 to facilitate the development of housing for seniors and lower income households. With each housing development providing affordable units, the City works with the developer to determine qualification for Project incentives. For example, parking reductions were applied to the Valley Vista Senior Housing project.	Program retained (See Policy 11.3-I-2).
20. Senior	11.3-I-2	Participate in programs and	30 units	The Valley Vista Senior Housing Project was the	Program retained

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<i>Program</i>	<i>General Plan 2030 Policy</i>	<i>Description</i>	<i>Quantified Objectives</i>	<i>2009-2014 Accomplishments</i>	<i>Continued Appropriateness in 2015-2023 Housing Element</i>
			<i>Timeframe</i>		
Group-Care Housing		provide incentives for projects that include housing for seniors, lower and moderate income households, and special needs groups.	Ongoing	<p>recipient of \$13.8 million in HUD 202 funding to assist in the development of 104 affordable units (90 very low and 14 low income units)</p> <p>During the past planning period, one additional Adult Residential Facility was added to bring a total of ten beds currently operating in San Ramon.</p>	(See Policy 11.3-I-2).
21. Second Dwelling Units	11.1-I-8	Encourage construction of second dwelling units within single-family residential neighborhoods.	50 units Ongoing	<p>Due to the downturn in the economy, improvements such as second dwelling unit construction have been inhibited.</p> <p>Since 2009, the City has issued building permits for six second dwelling units.</p> <p>In November 2012, the Zoning Ordinance was amended to facilitate the development of second dwelling units.</p>	Program retained (See Policy 11.1-I-8).
22. Transitional and Supportive Housing	11.3-I-3	Encourage the provision of housing with supportive services for special needs groups, such as homeless, persons with disabilities, and victims of domestic violence.	None Ordinance FY 15/16	In 2012, the City amended the Zoning Ordinance to permit transitional housing facilities serving six or few persons in all residential districts by-right. Transitional housing facilities serving seven or more persons are allowed within the RC, RH, MU, CCMU, and CT zones with approval of a Use Permit.	Program amended and will include Ordinance update in FY 15/16
23.	11.3-I-3	Encourage the provision of	None	In 2012, the City amended the Zoning Ordinance to	Program completed

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<i>Program</i>	<i>General Plan 2030 Policy</i>	<i>Description</i>	<i>Quantified Objectives</i>	<i>2009-2014 Accomplishments</i>	<i>Continued Appropriateness in 2015-2023 Housing Element</i>
			<i>Timeframe</i>		
Reasonable Accommodation		housing with supportive services for special needs groups, such as homeless, persons with disabilities, and victims of domestic violence.	FY 09/10	allow reasonable accommodation through a non-discretionary review process for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act. The Zoning Ordinance establishes specific procedures and thresholds for reasonable accommodation requests with ministerial approval by the Zoning Administrator.	and removed from 2015-2023 HE.
24. Emergency Shelters	11.3-I-3	Encourage the provision of housing with supportive services for special needs groups, such as homeless, persons with disabilities, and victims of domestic violence.	None	The City completed a Zoning Ordinance update in November 2012. The update included provisions to allow for supportive and transitional housing in residential zones as well as to allow homeless shelters by-right in Thoroughfare Commercial zones.	Program completed and removed from 2015-2023 HE.
	11.3-I-5	Support and provide funding to organizations that assist the homeless.	FY 09/10	The City continues to participate in the Contra Costa County Urban County Program, which provides federal funds to organizations that assist the homeless.	
25. Single	11.3-I-2	Participate in programs and	None	The Zoning Ordinance was amended in 2012 to	Program completed

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<i>Program</i>	<i>General Plan 2030 Policy</i>	<i>Description</i>	<i>Quantified Objectives</i>	<i>2009-2014 Accomplishments</i>	<i>Continued Appropriateness in 2015-2023 Housing Element</i>
			<i>Timeframe</i>		
Room Occupancy (SRO) Units	11.3-I-3	<p>provide incentives for projects that include housing for seniors, lower and moderate income households, and special needs groups.</p> <p>Encourage the provision of housing with supportive services for special needs groups, such as homeless, persons with disabilities, and victims of domestic violence.</p>	FY 09/10	facilitate the development of single room occupancy units.	and removed from 2015-2023 HE.

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<i>Program</i>	<i>General Plan 2030 Policy</i>	<i>Description</i>	<i>Quantified Objectives</i>	<i>2009-2014 Accomplishments</i>	<i>Continued Appropriateness in 2015-2023 Housing Element</i>
			<i>Timeframe</i>		
26. Priority Processing	11.2-I-5	Ensure that units produced for lower and moderate income households are maintained at designated income levels for the term established in the entitlement.	1,155 units Ongoing	<p>The City continues to facilitate the development of affordable housing by giving priority processing to housing developments with affordable housing. For project such as the Faria Preserve, Park Central and ACRE Townhomes, public workshops with the Planning Commission and/or City Council were conducted to provide project applicants comments early in the development review process.</p> <p>The City continues to implement the Dougherty Valley Settlement Agreement and to expedite the review of affordable housing components of the Dougherty Valley project such as streamlining the Architectural Review of applications.</p> <p>To further facilitate the development of affordable housing, the City will consider additional opportunities to expedite the processing of affordable housing developments as part of the upcoming Zoning Ordinance update.</p>	Program retained. (See Policy 11.2-I-5).
27. Regional Partnership for Affordable Housing	11.1-I-15	Work with neighboring jurisdictions in the Tri-Valley area to develop affordable housing.	None Ongoing	The City continues to work with neighboring jurisdictions through the Tri-Valley Affordable Housing Committee. In concert with neighboring jurisdictions, we have developed an Affordable Housing guidebook to assist affordable households with finding housing within the Tri-Valley. The City continues to work with the Tri-Valley Housing Opportunity Center, a “one-stop shop” to distribute information about affordable rental information and down payment assistance.	Program retained (See Policy 11.1-I-15).

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<i>Program</i>	<i>General Plan 2030 Policy</i>	<i>Description</i>	<i>Quantified Objectives</i>	<i>2009-2014 Accomplishments</i>	<i>Continued Appropriateness in 2015-2023 Housing Element</i>
			<i>Timeframe</i>		
28. Fair Housing Program	11.3-I-1	Collaborate with and support efforts of organizations dedicated to eliminating discrimination in housing.	None Ongoing	The City utilizes the Contra Costa County fair housing and landlord/tenant dispute resolution services and direct tenants via the City's website and at the Permit Center of the availability of services.	Program retained (See Policy 11.3-I-1).

Note:

*A reduction in the overall maximum number of dwelling units in the Faria Preserve from 740 to 618 (by reducing the maximum number of dwelling units within Neighborhood V from 302 to 180 (with a maximum density of 18 units per acre)) would be accomplished by (1) changing the housing type within Neighborhood V from higher density rental units to lower density, age-targeted, market-rate, for-sale attached units; and (2) instead of constructing affordable housing on-site, allowing the developer to contribute into a workforce housing endowment fund for the purpose of facilitating affordable housing in San Ramon.

This reduction in density and unit count in the NWSP such that the total unit count within Neighborhood V decreases from 302 apartment units to a maximum of 180 market-rate, age-targeted, for-sale units would occur so long as the developer elects to contribute into a fund established by the City for the purpose of facilitating affordable housing, instead of constructing affordable housing on-site. Specifically, the developer would pay a fee to the City in the amount of Fifty Thousand Dollars (\$50,000) per unit developed within Neighborhood V. The maximum amount of this fee for the developer of Neighborhood V is Nine Million Dollars (\$9M) (180 units x \$50,000). The fee shall be paid on a pro rata basis over the number of market-rate for-sale units built within Neighborhood V, and the payments shall commence no sooner than the date of the first close of escrow of each market-rate for-sale residential unit within Neighborhood V.

The City may use the above-referenced funds, in its discretion, to fund a variety of programs intended to facilitate affordable housing. By way of example only, these programs could include, among others, partnering with non-profit developers to transfer and/or construct deed-restricted affordable units; purchase and rehabilitation of existing developments for deed-restricted affordable housing; preservation and replacement options to preserve existing affordable housing stock; purchasing affordability covenants; and/or providing financial support for rental subsidies, down payment assistance, and housing rehabilitation loan services and grant program for eligible households. The foregoing list of potential measures is intended to be illustrative only, and is not intended to constrain the City's discretion in determining the appropriate way to allocate this funding so long as such funding is used for the purpose of facilitating affordable housing.

Appendix 11-D

Detailed Development Review Process

PRE-APPLICATION PROJECT REVIEW

Pre-Application review with an applicant of a conceptual development project may occur with the Planning/Community Development Director, or Planning Services staff and/or other City staff as determined to be appropriate. The Pre-Application process provides an opportunity to review the appropriate forms, discuss the process including the necessary committee and commission meetings, projected timelines, any potential issues, and answer questions. Development plan revisions may occur as a result of recommendations from City staff and a subsequent Pre-Application Review may be held and/or plan revisions may be incorporated into a formal application submittal. If enough information is available, City staff may make a preliminary determination on the environmental review process for the project application pursuant to the California Environmental Quality Act (CEQA).

APPLICATION SUBMITTAL OF DEVELOPMENT PROJECT

Upon formal application submittal of a development project, the Planning/Community Development Director and his/her designee immediately assigns a project planner to review and process development applications. Upon application submittal, a 30-day review begins to determine if the application is complete. Within three days of submittal, a staff planner prepares a referral and routes application and plans to applicable members and agency on the Development Review Committee (DRC) distribution list (DRC includes all City Departments and outside agencies such as PG&E, EBMUD, Fire Protection District, etc.). Requested comments from internal and external agencies are typically returned within two weeks. A Design Review Committee meeting is held for complex projects to discuss issues early on in the review process.

REVIEW FOR COMPLETENESS

Based on staff review of the application and comments from the DRC, the staff planner determines if a development application is complete. If the project application and plans are complete, the staff planner sends a Deemed Complete letter to the applicant. If the project application and plans are incomplete, the project planner sends a Deemed Incomplete letter to the applicant that lists all deficiencies. A new 30-day review begins upon re-submittal by the applicant.

ENVIRONMENTAL REVIEW

The staff planner determines the environmental review process for the project application pursuant to the California Environmental Quality Act (CEQA) within 30 days of deeming an application complete. The staff planner also determines if environmental review can be conducted in-house or whether portions or all of the environmental review should be

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contracted out to an environmental consulting firm. If consultants are used, the staff planner prepares and coordinates applicable Requests for Proposal (RFPs) and all associated contract documentation, fee collection from applicant, etc. The City also retains an on-call consultant list, eliminating the need for a lengthy RFP process. Environmental review may be completed concurrently with the Architecture Review Board review.

DEVELOPMENT PLAN CONCEPT REVIEW (OPTIONAL)

The Development Plan Conceptual Review process is intended to serve as an initial screening of a project concept and not a detailed review of a development proposal. The value of the process is in the feedback provided by the Planning Commission and Staff that allows the applicant to make an informed decision regarding potential revisions to their project based on the comments received. The Planning Commission's feedback is non-binding and no formal or final decisions are issued for a Conceptual Review.

Notice of the Planning Commission's consideration of a Concept Review application will be sent to property owners within 300 feet of the subject property. The purpose of providing public notice on a non-action item is to solicit public input in advance of formal applications and give the potential project applicant a better understanding of public opinion regarding their potential project. Submittal requirements are provided in Division D6, Chapter I (Permit Application Filing and Processing) of the Zoning Ordinance.

ARCHITECTURAL REVIEW BOARD

All applications for new residential development must be reviewed by the Architectural Review Board (ARB). The staff planner schedules a project for consideration at an ARB meeting within three to four weeks of deeming an application complete. ARB meetings are held the 2nd Thursday of each month. The week prior to the scheduled ARB meeting, the staff planner prepares and completes a staff report to be distributed with an ARB packet to the ARB members. Typical reports discuss the project and any applicable ARB issues such as site plan design, parking lot lay-out, architectural building design and landscape plan design with recommendation issue/items to be discussed by the ARB. At the ARB meeting, members discuss the development project and offer design recommendations and/or changes to be made by the applicant. ARB may request that project revisions be made and come back to the ARB for Final Review. If no comments are given or comments are minor, the ARB provides recommendations subject to final staff review and/or Planning Commission review and approval. Upon receiving Final Architectural Review Board review, the development application may proceed to the Planning Commission.

ADMINISTRATIVE ZONING ADMINISTRATOR REVIEW

Minor residential subdivisions (four lots or fewer), Development Plans, and Minor Use Permits subject to a Development Plan may be approved administratively upon recommendation of the ARB. Applications of a minor nature (e.g., single-family residential additions, architectural projections, etc.) can be processed administratively without ARB review. Staff mails a *Notice of Application* to all property owners located within a 300-foot radius of the project, providing 10 days for anyone to comment on the proposed use. If no comments are received, the Zoning Administrator renders a decision. If comments requesting a public hearing for the project are received, a public hearing is scheduled before the Zoning

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Administrator. An applicant or other interested party may file an appeal of the decision with the City Clerk to the Planning Commission within 10 days of the adoption of the Zoning Administrator Order either approving or denying the project. If no appeals are filed, the applicant may proceed to Site Development Permit/Grading Permit and/or Building Permit submittal and subsequently project construction.

PUBLIC HEARING - ZONING ADMINISTRATOR (ZA)

If a request for a public hearing in response to the Notice of Application is received, or staff cannot support the applicant's request, a public hearing before the Zoning Administrator is scheduled. Zoning Administrator Hearings are held the 2nd Thursday of each month. A Public Hearing Notice of the Zoning Administrator meeting date is mailed out 10 days in advance to all property owners properties located within a 300-foot radius of the project. The week prior to the scheduled Zoning Administrator meeting, the staff planner prepares and completes a staff report for the Zoning Administrator. Typical reports discuss the project and any applicable issues such as Zoning and General Plan consistency, land use compatibility, neighborhood concerns, ARB issues, site plan and parking design, architectural building design and landscape plan design with recommendation issues/items to be considered by the Zoning Administrator.

At the Zoning Administrator meeting, public testimony is heard, project issues are discussed, and recommendations and/or changes are presented by the staff and/or applicant. The Zoning Administrator may request that the applicant revise the project and return for final review and consideration. If comments are minor, the application may be conditionally approved subject to final staff review. Upon a motion made by the Zoning Administrator indicating intent to approve or deny a project, staff typically returns with a Zoning Order and conditions of approval (if recommended for approval) at the next meeting. An applicant or other interested party may file an appeal of the decision with the City Clerk to the Planning Commission within 10 days of the adoption of the Zoning Administrator Order either approving or denying the project. If no appeals are filed, the applicant may proceed to Site Development Permit/Grading Permit and Building Permit submittal and subsequently project construction.

PUBLIC HEARING - PLANNING COMMISSION REVIEW

Major residential subdivisions (five or more lots) and Use Permits require Planning Commission review and approval. A project is scheduled for a Planning Commission meeting upon incorporation of ARB recommendations, a completeness determination for the application and plans, and completion of required environmental review work. Planning Commission meetings are held the 1st and 3rd Tuesday of each month. A Public Hearing Notice of Intent to Adopt an Initial Study/Negative Declaration (for non-exempt projects) is mailed 20 or 30 days (30 days when State or Federal Agencies are notified) in advance of Planning Commission meeting to all properties located within a 300-foot radius of the project. A distance radius of 500 to 1,000 feet is often required for large or sensitive projects in San Ramon to provide greater public outreach. If an Environmental Impact Report (EIR) is required, a Public Notice of Completion and Review is mailed out with a 45-day review and comment period. A special meeting to review and receive comments from the public on an EIR, separate from the public hearing on the proposed project may occur by the Planning Commission. A separate Public Notice of the Planning Commission meeting date is mailed 10

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days in advance to all properties located within a 300-foot radius of the project. A distance radius of 500 to 1,000 feet is often required for large or sensitive projects in San Ramon to provide greater public outreach.

Staff schedules a development project for review and comment with the necessary City committees or commissions to review and provide recommendations on the project to the Planning Commission. The week prior to the scheduled Planning Commission meeting, the staff planner prepares and completes a staff report to be distributed with a Planning Commission packet to the Commission members. Typical reports discuss the project and any applicable Planning Commission issues such as Zoning and General Plan consistency, environmental issues, land use compatibility, ARB issues, site plan and parking design, architectural building design and landscape plan design, with recommendation issues/items to be discussed and considered by the Planning Commission.

At the Planning Commission meeting, Commissioners receive public testimony, discuss the development project and issues, and offer recommendations and/or changes to be made by the applicant. The Commission may request that project revisions or further analysis be made prior to final review and consideration. If comments are minor, the Planning Commission may provide recommendations subject to final staff and/or ARB review and approval. Upon motion of the Planning Commission of their intent to approve or deny a project, staff will typically return with a resolution and conditions of approval or denial at the next meeting.

An applicant or other interested party may file an appeal of the decision with the City Clerk to the City Council within 10 days of the adoption of the Planning Commission resolution either approving or denying the project. If no appeals are filed and if no City Council actions are required of the development project, the applicant may proceed to final architectural approval, if necessary, Site Development Permit/Grading Permit and/or Building Permit submittal and subsequently project construction.

Conditions for Use Permit: The following findings are required for approval of any Use Permit in San Ramon:

- The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code;
- The proposed use is consistent with the General Plan and any applicable specific plan;
- The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;
- The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and
- Granting the permit would not be detrimental to the public health, safety, or welfare of the persons residing or working in the subject neighborhood, or materially detrimental or injurious to property or improvements in the vicinity and zone in which the property is located.

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In approving a Use Permit, the Planning Commission may impose conditions (e.g., the placement, height, nature and extent of the use; buffers, landscaping and maintenance, off-site improvements, performance guarantees, screening, surfacing, time limits, etc.), including conditions that establish standards for development that are more restrictive than the applicable requirements of this Zoning Ordinance and deemed reasonable and necessary to ensure that the approval will comply with the findings. Conditions would be similar to those for other similar uses in the same zones.

CITY COUNCIL REVIEW

Projects that have been appealed or involve a Zone changes or General Plan Amendment require City Council review and approval. The City Council meetings are held the 2nd and 4th Tuesdays of each month. A Public Hearing Notice of the City Council meeting date is mailed out 10 days in advance of City Council meeting to all property owners located within a 300-foot radius of the project. A distance radius of 500 to 1,000 feet is often required for large or sensitive projects in San Ramon to provide greater public outreach.

The week prior to the scheduled City Council meeting, the staff planner prepares and completes a staff report to be distributed with a City Council packet to the Council members. Copies of all Planning Commission staff reports, meeting minutes and information are also provided to the City Council. Typical reports focus on the Planning Commission issues or appeal issues with recommendation issue/items to be discussed and considered by the City Council.

At the City Council meeting, Council members will hear public testimony, discuss the development project and issues, offer recommendations, or require changes to be made by the applicant. The Council may request the applicant to revise the project and return for final review and consideration. If comments are minor, the Council may provide recommendations subject to final staff, ARB and/or Planning Commission review and approval. Upon motion of the City Council of their intent to approve or deny a project, staff will typically return at the next meeting with a resolution and conditions of approval or upholding the Planning Commission decision or denying the appeal, as applicable. Typically, upon the City Council adoption of the resolution the action becomes effective immediately or within 30 days if a Zone change or a General Plan Amendment is involved. The decision of the City Council is final.

SITE DEVELOPMENT PERMIT/GRADING PERMIT

After City Council approval, an applicant submits required site development (utility infrastructure plans) and grading plans to the Engineering Services Department for review and approval. Issuance of the Site Development and/or Grading Permits may occur prior to or concurrent with Building Permit issuance. Typically, Assurance Bonds are required of each project to guarantee that a developer fully completes the work per the approved plans once construction begins. These bonds ensure that a project will not be left by the developer in a partial or incomplete construction phase.

Engineering Services inspectors monitor and inspect site development to ensure that all underground utility installations and grading activity is completed in accordance with the approved plans. Although much of this work may be completed prior to Building Permit issuance, site development and grading permits are not finalized until the completion of

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above-ground construction improvements (i.e. buildings and structures). At the time of final site inspection, all required improvements are verified as completed prior to final approval and release of applicable bonds.

BUILDING PERMIT SUBMITTAL/CONSTRUCTION PROCESS

Prior to or concurrent with the submittal of a Building Permit, an applicant is required to submit an annotated list of the Conditions of Approval documenting the status of each of the required conditions. Upon submittal of a Building Permit application with construction plans and information, the Building and Safety Services Division routes the construction plans and information to all applicable internal departments.

Plan check review by the Building and Safety Services Division and/or internal departments takes place within 10 days of submittal. Any deficiencies in the plans are listed in writing and provided to the applicant. The applicant may resubmit for subsequent building plan check after making necessary revisions or corrections. The Building Permit is issued and construction of the building structures may begin only after the construction plans are accepted by the Building and Safety Services Division and/or internal departments.

Building and Safety Services Division inspectors monitor and inspect specific stages of project construction, including but not limited to, building foundation, plumbing, mechanical, and framing. Building inspectors ensure that the building construction is completed in accordance with the approved construction plans and applicable Building Codes. When building construction is complete, the applicant calls for a Final Building Inspection, at which time all applicable departments inspect the project and prepare a written list of items to be corrected, if any. Upon receiving final building inspection approval, the building receives a Certificate of Occupancy (CO) or clearance for the internal tenant improvements (TIs) to begin.

Appendix 11-E

Detailed Residential Sites Inventory

The following provides a parcel-specific account of the Housing Opportunity Sites presented in the Housing Element.

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<i>Site</i>	<i>APN</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Current Zoning Designation</i>	<i>General Plan Designation</i>	<i>Allowable Density</i>	<i>Acres</i>	<i>Realistic Unit Capacity</i>	<i>Existing Land Use</i>	<i>Infrastructure Capacity</i>	<i>Environmental Constraints</i>
1	208-250-041	North of Purdue Road	Crow Canyon	Crow Canyon Specific Plan—Residential Overlay	Mixed Use	22 to 50 du/ac	3.4	Per Specific Plan	Recreational—Roller Skating Rink	Yes	None
	208-250-058	North of Purdue Road	Crow Canyon	Crow Canyon Specific Plan—Residential Overlay	Mixed Use	22 to 50 du/ac	1.8	Per Specific Plan	Auto Repair	Yes	None
	208-250-060	North of Purdue Road	Crow Canyon	Crow Canyon Specific Plan—Residential Overlay	Mixed Use	22 to 50 du/ac	0.8	Per Specific Plan	Mini-Storage	Yes	None
	208-250-061	North of Purdue Road	Crow Canyon	Crow Canyon Specific Plan—Residential Overlay	Mixed Use	22 to 50 du/ac	0.8	Per Specific Plan	Mini-Storage	Yes	None
	208-250-062	North of Purdue Road	Crow Canyon	Crow Canyon Specific Plan—Residential Overlay	Mixed Use	22 to 50 du/ac	0.2	Per Specific Plan	Religious Assembly	Yes	None
	208-250-073	North of Purdue Road	Crow Canyon	Crow Canyon Specific Plan—Residential Overlay	Mixed Use	22 to 50 du/ac	0.9	Per Specific Plan	Office/Warehouse	Yes	None
	208-250-083	North of Purdue Road	Crow Canyon	Crow Canyon Specific Plan—Residential Overlay	Mixed Use	22 to 50 du/ac	0.65	Per Specific Plan	Office	Yes	None
	208-250-086	North of Purdue Road	Crow Canyon	Crow Canyon Specific Plan—Residential Overlay	Mixed Use	22 to 50 du/ac	0.7	Per Specific Plan	Mini-Storage	Yes	None
	208-250-087	North of Purdue Road	Crow Canyon	Crow Canyon Specific Plan—Residential Overlay	Mixed Use	22 to 50 du/ac	0.3	Per Specific Plan	Auto Repair	Yes	None

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<i>Site</i>	<i>APN</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Current Zoning Designation</i>	<i>General Plan Designation</i>	<i>Allowable Density</i>	<i>Acres</i>	<i>Realistic Unit Capacity</i>	<i>Existing Land Use</i>	<i>Infrastructure Capacity</i>	<i>Environmental Constraints</i>
	208-250-088	North of Purdue Road	Crow Canyon	Crow Canyon Specific Plan—Residential Overlay	Mixed Use	22 to 50 du/ac	0.6	Per Specific Plan	Office	Yes	None
	208-260-055	North of Purdue Road	Crow Canyon	Crow Canyon Specific Plan—Residential Overlay	Mixed Use	22 to 50 du/ac	5.75	Per Specific Plan	Mini-Storage	Yes	None
	208-660-001	North of Purdue Road	Crow Canyon	Crow Canyon Specific Plan—Residential Overlay	Mixed Use	22 to 50 du/ac	0.1	Per Specific Plan	Office	Yes	None
	208-660-007	North of Purdue Road	Crow Canyon	Crow Canyon Specific Plan—Residential Overlay	Mixed Use	22 to 50 du/ac	0.8	Per Specific Plan	Office	Yes	None
	Site #1 Total					Average 22 du/ac	16.8	155 per Specific Plan			
2	208-260-036	Intersection of Deerwood Road/Omega Road Core	Crow Canyon	Crow Canyon Specific Plan—Village Center Mixed Use	Mixed Use	22 to 50 du/ac (0.40 to 1.25 FAR)	0.7	Per Specific Plan	Commercial Service—Landscape Materials	Yes	None
	208-260-052	Intersection of Deerwood Road/Omega Road Core	Crow Canyon	Crow Canyon Specific Plan—Village Center Mixed Use	Mixed Use	22 to 50 du/ac (0.40 to 1.25 FAR)	2.2	Per Specific Plan	Commercial Service—Landscape Materials	Yes	None
	208-260-053	Intersection of Deerwood Road/Omega Road Core	Crow Canyon	Crow Canyon Specific Plan—Village Center Mixed Use	Mixed Use	22 to 50 du/ac (0.40 to 1.25 FAR)	0.3	Per Specific Plan	Auto Repair	Yes	None

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<i>Site</i>	<i>APN</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Current Zoning Designation</i>	<i>General Plan Designation</i>	<i>Allowable Density</i>	<i>Acres</i>	<i>Realistic Unit Capacity</i>	<i>Existing Land Use</i>	<i>Infra-structure Capacity</i>	<i>Environ-mental Constraints</i>
	208-260-056	Intersection of Deerwood Road/Omega Road Core	Crow Canyon	Crow Canyon Specific Plan—Village Center Mixed Use	Mixed Use	22 to 50 du/ac (0.40 to 1.25 FAR)	1.9	Per Specific Plan	Warehouse	Yes	None
2	208-271-003	Intersection of Deerwood Road/Omega Road Core	Crow Canyon	Crow Canyon Specific Plan—Village Center Mixed Use	Mixed Use	22 to 50 du/ac (0.40 to 1.25 FAR)	0.95	Per Specific Plan	Retail—Produce Stand	Yes	Creek along rear of property
	208-271-018	Intersection of Deerwood Road/Omega Road Core	Crow Canyon	Crow Canyon Specific Plan—Village Center Mixed Use	Mixed Use	22 to 50 du/ac (0.40 to 1.25 FAR)	0.2	Per Specific Plan	Undeveloped	Yes	Creek runs north of property
	208-271-019	Intersection of Deerwood Road/Omega Road Core	Crow Canyon	Crow Canyon Specific Plan—Village Center Mixed Use	Mixed Use	22 to 50 du/ac (0.40 to 1.25 FAR)	0.2	Per Specific Plan	Vacant and Undeveloped	Yes	None
	208-271-021	Intersection of Deerwood Road/Omega Road Core	Crow Canyon	Crow Canyon Specific Plan—Village Center Mixed Use	Mixed Use	22 to 50 du/ac (0.40 to 1.25 FAR)	1.1	Per Specific Plan	Religious Assembly	Yes	Creek along rear of property
	208-271-022	Intersection of Deerwood Road/Omega Road Core	Crow Canyon	Crow Canyon Specific Plan—Village Center Mixed Use	Mixed Use	22 to 50 du/ac (0.40 to 1.25 FAR)	1.0	Per Specific Plan	Office and Religious Assembly	Yes	None
	208-271-025	Intersection of Deerwood Road/Omega Road Core	Crow Canyon	Crow Canyon Specific Plan—Village Center Mixed Use	Mixed Use	22 to 50 du/ac (0.40 to 1.25 FAR)	0.17	Per Specific Plan	Animal Services	Yes	None

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<i>Site</i>	<i>APN</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Current Zoning Designation</i>	<i>General Plan Designation</i>	<i>Allowable Density</i>	<i>Acres</i>	<i>Realistic Unit Capacity</i>	<i>Existing Land Use</i>	<i>Infra-structure Capacity</i>	<i>Environmental Constraints</i>
	208-271-041	Intersection of Deerwood Road/Omega Road Core	Crow Canyon	Crow Canyon Specific Plan—Village Center Mixed Use	Mixed Use	22 to 50 du/ac (0.40 to 1.25 FAR)	2.6	Per Specific Plan	Retail—Restaurant and Vacant	Yes	Creek culverted on property; creek daylight south of property
2	208-451-001	Intersection of Deerwood Road/Omega Road Core	Crow Canyon	Crow Canyon Specific Plan—Village Center Mixed Use	Mixed Use	22 to 50 du/ac (0.40 to 1.25 FAR)	0.75	Per Specific Plan	Undeveloped	Yes	None
	208-451-002	Intersection of Deerwood Road/Omega Road Core	Crow Canyon	Crow Canyon Specific Plan—Village Center Mixed Use	Mixed Use	22 to 50 du/ac (0.40 to 1.25 FAR)	0.75	Per Specific Plan	Vacant	Yes	None
	208-452-005	Intersection of Deerwood Road/Omega Road Core	Crow Canyon	Crow Canyon Specific Plan—Village Center Mixed Use	Mixed Use	22 to 50 du/ac (0.40 to 1.25 FAR)	2.8	Per Specific Plan	Retail—Shopping Center	Yes	None
	Site #2 Total					Average 22 du/ac	15.6	344 per Specific Plan			
3	208-260-037	Deerwood/Old Crow Canyon	Crow Canyon	Crow Canyon Specific Plan—Residential Overlay	Mixed Use	22 to 50 du/ac	2.9	Per Specific Plan	Mini-Storage	Yes	None
	208-260-054	Deerwood/Old Crow Canyon	Crow Canyon	Crow Canyon Specific Plan—Residential Overlay	Mixed Use	22 to 50 du/ac	2.5	Per Specific Plan	Warehouse	Yes	None
	208-260-056	Deerwood/Old Crow Canyon	Crow Canyon	Crow Canyon Specific Plan—Residential Overlay	Mixed Use	22 to 50 du/ac	3.4	Per Specific Plan	Warehouse	Yes	None

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<i>Site</i>	<i>APN</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Current Zoning Designation</i>	<i>General Plan Designation</i>	<i>Allowable Density</i>	<i>Acres</i>	<i>Realistic Unit Capacity</i>	<i>Existing Land Use</i>	<i>Infra-structure Capacity</i>	<i>Environ-mental Constraints</i>
	Site #3 Total					Average 26.8 du/ac	8.8	236 per Specific Plan			
4	208-280-009	Ryan Industrial Court	Crow Canyon	Mixed Use	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	1.1	16	Meeting Facility, Business Support, Office and Commercial Services	Yes	None
	208-280-014	Ryan Industrial Court	Crow Canyon	Mixed Use	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	1.0	14	Office	Yes	None
	208-280-015	Ryan Industrial Court	Crow Canyon	Mixed Use	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	0.9	13	Office and Studio Use	Yes	None
	208-280-016	Ryan Industrial Court	Crow Canyon	Mixed Use	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	1.3	18	Office	Yes	None
	208-280-017	Ryan Industrial Court	Crow Canyon	Mixed Use	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	1.5	21	Residential and Live/Work Units— Under Construction	Yes	None

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<i>Site</i>	<i>APN</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Current Zoning Designation</i>	<i>General Plan Designation</i>	<i>Allowable Density</i>	<i>Acres</i>	<i>Realistic Unit Capacity</i>	<i>Existing Land Use</i>	<i>Infrastructure Capacity</i>	<i>Environmental Constraints</i>
	208-280-018	Ryan Industrial Court	Crow Canyon	Mixed Use	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	1.5	21	Residential and Live/Work Units— Under Construction	Yes	None
	Site #4 Total					Average 14 du/ac	7.3	103			
5	218-111-001	Camino Ramon/Fostoria	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	1.7	Per Specific Plan	Commercial Service— Auto Repair	Yes	None
	218-111-003	Camino Ramon/Fostoria	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	2.7	Per Specific Plan	Commercial Service— School Corporation Yard	Yes	None
	218-111-004	Camino Ramon/Fostoria	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	1.7	Per Specific Plan	Commercial Service— School Corporation Yard	Yes	None
	218-111-008	Camino Ramon/Fostoria	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	1.0	Per Specific Plan	Commercial Service— Carwash	Yes	None
	218-111-012	Camino Ramon/Fostoria	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.4	Per Specific Plan	Commercial Service— Auto Repair	Yes	None

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<i>Site</i>	<i>APN</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Current Zoning Designation</i>	<i>General Plan Designation</i>	<i>Allowable Density</i>	<i>Acres</i>	<i>Realistic Unit Capacity</i>	<i>Existing Land Use</i>	<i>Infrastructure Capacity</i>	<i>Environmental Constraints</i>
5	218-111-013	Camino Ramon/Fostoria	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.2	Per Specific Plan	Undeveloped	Yes	None
	218-111-016	Camino Ramon/Fostoria	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.9	Per Specific Plan	Commercial Service—Auto Repair	Yes	None
	218-111-018	Camino Ramon/Fostoria	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	2.5	Per Specific Plan	Mini-Storage	Yes	None
	218-111-019	Camino Ramon/Fostoria	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.4	Per Specific Plan	Commercial Service—Auto Repair	Yes	None
	218-111-020	Camino Ramon/Fostoria	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	1.0	Per Specific Plan	Retail—Shopping Center	Yes	None
	218-111-021	Camino Ramon/Fostoria	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.9	Per Specific Plan	Retail—Shopping Center	Yes	None
	218-112-001	Camino Ramon/Fostoria	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.9	Per Specific Plan	Financial Services	Yes	None
	218-112-004	Camino Ramon/Fostoria	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.4	Per Specific Plan	Office, Commercial Service and Studio	Yes	None
	218-112-005	Camino Ramon/Fostoria	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	2.0	Per Specific Plan	Office, Commercial Service and Studio	Yes	None

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<i>Site</i>	<i>APN</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Current Zoning Designation</i>	<i>General Plan Designation</i>	<i>Allowable Density</i>	<i>Acres</i>	<i>Realistic Unit Capacity</i>	<i>Existing Land Use</i>	<i>Infra-structure Capacity</i>	<i>Environ-mental Constraints</i>
	218-112-011	Camino Ramon/Fostoria	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.7	Per Specific Plan	Office	Yes	None
	218-112-012	Camino Ramon/Fostoria	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	3.2	Per Specific Plan	Office	Yes	None
5	218-112-013	Camino Ramon/Fostoria	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	3.8	Per Specific Plan	Hotel	Yes	None
	218-112-014	Camino Ramon/Fostoria	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	2.9	Per Specific Plan	Retail— Office Supplies	Yes	None
	218-102-011	Camino Ramon/Fostoria	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	3.0	Per Specific Plan	Retail— Shopping Center	Yes	None
	218-102-012	Camino Ramon/Fostoria	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	1.4	Per Specific Plan	Retail— Shopping Center	Yes	None
	218-102-013	Camino Ramon/Fostoria	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	1.0	Per Specific Plan	Retail— Shopping Center	Yes	None
	218-101-004	Camino Ramon/Fostoria	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	5.2	Per Specific Plan	Office	Yes	Adjacent to freeway. Possible noise and air quality issues.

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<i>Site</i>	<i>APN</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Current Zoning Designation</i>	<i>General Plan Designation</i>	<i>Allowable Density</i>	<i>Acres</i>	<i>Realistic Unit Capacity</i>	<i>Existing Land Use</i>	<i>Infra-structure Capacity</i>	<i>Environmental Constraints</i>
5	218-101-007	Camino Ramon/Fostoria	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.5	Per Specific Plan	Service Station	Yes	Adjacent to freeway. Possible noise and air quality issues.
	218-101-008	Camino Ramon/Fostoria	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	7.1	Per Specific Plan	Office	Yes	Adjacent to freeway. Possible noise and air quality issues.
	Site #5 Total					Average 20 du/ac	47.9*	149 per the Specific Plan			
6	213-010-033	Camino Ramon/The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	2.1	Per Specific Plan	Retail—Shopping Center	Yes	Adjacent to arterial road
	213-010-036	Camino Ramon/The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.6	Per Specific Plan	Retail—Shopping Center	Yes	Adjacent to arterial road
	213-010-037	Camino Ramon/The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.5	Per Specific Plan	Retail—Shopping Center	Yes	Adjacent to arterial road
	213-010-046	Camino Ramon/The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	1.9	Per Specific Plan	Office	Yes	Adjacent to freeway
	213-010-047	Camino Ramon/The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	1.9	Per Specific Plan	Office	Yes	None
	213-010-052	Camino Ramon/The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	3.3	Per Specific Plan	Office	Yes	Adjacent to freeway

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<i>Site</i>	<i>APN</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Current Zoning Designation</i>	<i>General Plan Designation</i>	<i>Allowable Density</i>	<i>Acres</i>	<i>Realistic Unit Capacity</i>	<i>Existing Land Use</i>	<i>Infra-structure Capacity</i>	<i>Environ-mental Constraints</i>
6	213-010-053	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	1.1	Per Specific Plan	Retail— Shopping Center	Yes	Adjacent to arterial road
	213-010-054	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	1.5	Per Specific Plan	Retail— Shopping Center	Yes	Adjacent to arterial road
	213-010-055	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	1.3	Per Specific Plan	Retail— Shopping Center	Yes	Adjacent to arterial road
	213-010-057	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	3.9	Per Specific Plan	Retail— Shopping Center	Yes	Adjacent to arterial road
	213-010-058	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	1	Per Specific Plan	Retail— Shopping Center	Yes	Adjacent to arterial road
	213-010-059	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	1.4	Per Specific Plan	Office	Yes	None
	213-010-060	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	1.9	Per Specific Plan	Office	Yes	None
	213-010-064	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	3.9	Per Specific Plan	Retail— Shopping Center	Yes	Adjacent to arterial road
	213-010-065	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.2	Per Specific Plan	Retail— Shopping Center	Yes	Adjacent to arterial road
	213-010-039	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	1.3	Per Specific Plan	Retail— Shopping Center	Yes	Adjacent to arterial road

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<i>Site</i>	<i>APN</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Current Zoning Designation</i>	<i>General Plan Designation</i>	<i>Allowable Density</i>	<i>Acres</i>	<i>Realistic Unit Capacity</i>	<i>Existing Land Use</i>	<i>Infra-structure Capacity</i>	<i>Environ-mental Constraints</i>
6	213-010-066	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	1.1	Per Specific Plan	Retail— Shopping Center	Yes	Adjacent to arterial road
	213-010-067	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.8	Per Specific Plan	Retail— Shopping Center	Yes	Adjacent to arterial road
	213-010-068	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	1.1	Per Specific Plan	Retail— Shopping Center	Yes	Adjacent to arterial road
	213-010-069	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.9	Per Specific Plan	Retail— Shopping Center	Yes	Adjacent to arterial road
	213-010-070	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.7	Per Specific Plan	Retail— Shopping Center	Yes	Adjacent to arterial road
	213-131-001	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	5.6	Per Specific Plan	Office	Yes	None
	213-270-001	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.1	Per Specific Plan	Office	Yes	None
	213-270-002	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.1	Per Specific Plan	Office	Yes	None
	213-270-003	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.1	Per Specific Plan	Office	Yes	None
	213-270-004	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.1	Per Specific Plan	Office	Yes	None
213-270-005	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.1	Per Specific Plan	Office	Yes	None	

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<i>Site</i>	<i>APN</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Current Zoning Designation</i>	<i>General Plan Designation</i>	<i>Allowable Density</i>	<i>Acres</i>	<i>Realistic Unit Capacity</i>	<i>Existing Land Use</i>	<i>Infra-structure Capacity</i>	<i>Environ-mental Constraints</i>
6	213-131-006	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.1	Per Specific Plan	Office	Yes	None
	213-270-007	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.1	Per Specific Plan	Office	Yes	None
	213-270-008	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.1	Per Specific Plan	Office	Yes	None
	213-270-009	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.1	Per Specific Plan	Office	Yes	None
	213-270-010	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.1	Per Specific Plan	Office	Yes	None
	213-270-011	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.1	Per Specific Plan	Office	Yes	None
	213-270-012	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.1	Per Specific Plan	Office	Yes	None
	213-270-013	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.1	Per Specific Plan	Office	Yes	None
	213-270-014	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.1	Per Specific Plan	Office	Yes	None
	213-270-015	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.1	Per Specific Plan	Office	Yes	None
	213-270-016	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.1	Per Specific Plan	Office	Yes	None

Housing

<i>Site</i>	<i>APN</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Current Zoning Designation</i>	<i>General Plan Designation</i>	<i>Allowable Density</i>	<i>Acres</i>	<i>Realistic Unit Capacity</i>	<i>Existing Land Use</i>	<i>Infra-structure Capacity</i>	<i>Environ-mental Constraints</i>
6	213-270-017	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.1	Per Specific Plan	Office	Yes	None
	213-131-018	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.2	Per Specific Plan	Office	Yes	None
	213-270-019	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.1	Per Specific Plan	Office	Yes	None
	213-270-020	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.1	Per Specific Plan	Office	Yes	None
	213-270-021	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.1	Per Specific Plan	Office	Yes	None
	213-270-022	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.2	Per Specific Plan	Office	Yes	None
	213-270-023	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.1	Per Specific Plan	Office	Yes	None
	213-270-024	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.1	Per Specific Plan	Office	Yes	None
	213-270-025	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.1	Per Specific Plan	Office	Yes	None
	213-270-026	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.1	Per Specific Plan	Office	Yes	None
	213-270-027	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.1	Per Specific Plan	Office	Yes	None

Housing

<i>Site</i>	<i>APN</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Current Zoning Designation</i>	<i>General Plan Designation</i>	<i>Allowable Density</i>	<i>Acres</i>	<i>Realistic Unit Capacity</i>	<i>Existing Land Use</i>	<i>Infra-structure Capacity</i>	<i>Environ-mental Constraints</i>
6	213-270-028	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.1	Per Specific Plan	Office	Yes	None
	213-270-029	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.1	Per Specific Plan	Office	Yes	None
	213-270-030	Camino Ramon/ The Commons	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	9.4	Per Specific Plan	Office	Yes	None
	213-131-001	Camino Ramon/ The Commons	Bishop Ranch	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	7.6	Per Specific Plan	Office	Yes	Adjacent to freeway
	213-131-006	Camino Ramon/ The Commons	Bishop Ranch	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	16.5	Per Specific Plan	Fitness Center	Yes	None
	213-131-007	Camino Ramon/ The Commons	Bishop Ranch	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	7.4	Per Specific Plan	Light Industrial/ Warehouse	Yes	None
	213-131-008	Camino Ramon/ The Commons	Bishop Ranch	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	3.7	Per Specific Plan	Medical Office	Yes	None
	213-131-009	Camino Ramon/ The Commons	Bishop Ranch	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	5.8	Per Specific Plan	Light Industrial/ Warehouse	Yes	None
	Site #6 Total					Average 20 du/ac	89.1*	293 per the Specific Plan			
7	213-011-002	Camino Ramon/Norris Canyon	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	1.7	Per Specific Plan	Parking Lot	Yes	Adjacent to arterial road
	213-011-003	Camino Ramon/Norris Canyon	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	10.7	Per Specific Plan	Office and Learning Center	Yes	None

Housing

<i>Site</i>	<i>APN</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Current Zoning Designation</i>	<i>General Plan Designation</i>	<i>Allowable Density</i>	<i>Acres</i>	<i>Realistic Unit Capacity</i>	<i>Existing Land Use</i>	<i>Infra-structure Capacity</i>	<i>Environ-mental Constraints</i>
7	213-011-005	Camino Ramon/Norris Canyon	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.9	Per Specific Plan	Office and Financial Institution	Yes	Adjacent to arterial road
	213-011-006	Camino Ramon/Norris Canyon	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	1.6	Per Specific Plan	Parking Lot	Yes	Adjacent to arterial road
	213-020-015	Camino Ramon/Norris Canyon	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.8	Per Specific Plan	Commercial Service— Building Materials	Yes	None
	213-020-016	Camino Ramon/Norris Canyon	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.7	Per Specific Plan	Commercial Service— Auto Repair, Office, and Building Materials	Yes	None
	213-020-017	Camino Ramon/Norris Canyon	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.7	Per Specific Plan	Commercial Service— Office and Building Materials	Yes	None
	213-020-031	Camino Ramon/Norris Canyon	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	1.1	Per Specific Plan	Light Industrial/ Office	Yes	None
	213-020-032	Camino Ramon/Norris Canyon	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	1.1	Per Specific Plan	Light Industrial/ Office	Yes	None

Housing

<i>Site</i>	<i>APN</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Current Zoning Designation</i>	<i>General Plan Designation</i>	<i>Allowable Density</i>	<i>Acres</i>	<i>Realistic Unit Capacity</i>	<i>Existing Land Use</i>	<i>Infra-structure Capacity</i>	<i>Environ-mental Constraints</i>
7	213-020-033	Camino Ramon/Norris Canyon	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	1.2	Per Specific Plan	Light Industrial/ Office	Yes	None
	213-020-038	Camino Ramon/Norris Canyon	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.6	Per Specific Plan	Commercial —Auto Repair and Studio	Yes	None
	213-020-039	Camino Ramon/Norris Canyon	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.6	Per Specific Plan	Commercial —Auto Repair and Studio	Yes	None
	213-020-045	Camino Ramon/Norris Canyon	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	4.3	Per Specific Plan	Post Office	Yes	None
	213-020-046	Camino Ramon/Norris Canyon	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	4.6	Per Specific Plan	Office and Religious Assembly	Yes	None
	213-020-053	Camino Ramon/Norris Canyon	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	1.3	Per Specific Plan	Parking Lot	Yes	Adjacent to arterial roadway
	213-020-054	Camino Ramon/Norris Canyon	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	2.7	Per Specific Plan	Parking Lot	Yes	None
	213-020-056	Camino Ramon/Norris Canyon	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	3.5	Per Specific Plan	Office, Warehouse, and Storage	Yes	None

Housing

<i>Site</i>	<i>APN</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Current Zoning Designation</i>	<i>General Plan Designation</i>	<i>Allowable Density</i>	<i>Acres</i>	<i>Realistic Unit Capacity</i>	<i>Existing Land Use</i>	<i>Infrastructure Capacity</i>	<i>Environmental Constraints</i>
7	213-131-003	Camino Ramon/Norris Canyon	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	11.1	Per Specific Plan	Medical Office	Yes	None
	213-930-001	Camino Ramon/Norris Canyon	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.6	Per Specific Plan	Multi-Family Residential	Yes	None
	213-930-002	Camino Ramon/Norris Canyon	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	1.2	Per Specific Plan	Multi-Family Residential	Yes	None
	213-930-003	Camino Ramon/Norris Canyon	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.9	Per Specific Plan	Multi-Family Residential	Yes	None
	213-930-004	Camino Ramon/Norris Canyon	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	0.5	Per Specific Plan	Multi-Family Residential	Yes	None
	213-930-005	Camino Ramon/Norris Canyon	Crow Canyon	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	1.1	Per Specific Plan	Commercial Office	Yes	None
	Site #7 Total					Average 20 du/ac	61.8*	300 per the Specific Plan			
8	213-133-048	Camino Ramon/ Executive Parkway	Bishop Ranch	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	31.0	Per Specific Plan	Office	Yes	None
	213-133-051	Camino Ramon/ Executive Parkway	Bishop Ranch	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	29.9	Per Specific Plan	Warehouse and Undeveloped	Yes	None

Housing

<i>Site</i>	<i>APN</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Current Zoning Designation</i>	<i>General Plan Designation</i>	<i>Allowable Density</i>	<i>Acres</i>	<i>Realistic Unit Capacity</i>	<i>Existing Land Use</i>	<i>Infra-structure Capacity</i>	<i>Environ-mental Constraints</i>
	213-133-070	Camino Ramon/ Executive Parkway	Bishop Ranch	North Camino Ramon Specific Plan	Mixed Use	20 to 50 du/ac	2.8	Per Specific Plan	Animal Services	Yes	Adjacent to freeway
	Site #8 Total					Average 20 du/ac	65.5*	382 per the Specific Plan			
9	213-133-063	Bollinger Canyon/Camino Ramon	Bishop Ranch	City Center Mixed Use	Mixed Use	up to 1.35 FAR	14.6	274	Office	Yes	None
	213-133-086	Bollinger Canyon/Camino Ramon	Bishop Ranch	City Center Mixed Use	Mixed Use	up to 1.35 FAR	11.3	213	Undeveloped	Yes	None
	Site #9 Total					Average 18.8 du/ac	25.9	487			
10	213-133-071	Bishop Ranch/Camino Ramon	Bishop Ranch	Mixed Use	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	1.3	18	Transit Center	Yes	None
	213-133-080	Bishop Ranch/Camino Ramon	Bishop Ranch	Mixed Use	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	3.4	48	Parking Structure	Yes	None
	213-133-081	Bishop Ranch/Camino Ramon	Bishop Ranch	Mixed Use	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	4.0	56	Office	Yes	None

Housing

<i>Site</i>	<i>APN</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Current Zoning Designation</i>	<i>General Plan Designation</i>	<i>Allowable Density</i>	<i>Acres</i>	<i>Realistic Unit Capacity</i>	<i>Existing Land Use</i>	<i>Infra-structure Capacity</i>	<i>Environ-mental Constraints</i>
	213-133-082	Bishop Ranch/Camino Ramon	Bishop Ranch	Mixed Use	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	6.0	84	Office	Yes	None
	213-133-083	Bishop Ranch/Camino Ramon	Bishop Ranch	Mixed Use	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	6.3	89	Office	Yes	None
	213-133-084	Bishop Ranch/Camino Ramon	Bishop Ranch	Mixed Use	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	3.4	48	Office	Yes	None
	213-133-085	Bishop Ranch/Camino Ramon	Bishop Ranch	Mixed Use	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	5.0	70	Parking Structure	Yes	None
	Site #10 Total					Average 14 du/ac	29.5	413			
11	213-133-089	BR-2600	Bishop Ranch	Administrative Office	City Center Mixed Use	22 to 50 du/ac (up to 1.35 FAR)	0.29	0	Office	N/A	None
	213-133-090	BR-2600	Bishop Ranch	Administrative Office	City Center Mixed Use	22 to 50 du/ac (up to 1.35 FAR)	0.16	0	Office	N/A	None
	213-133-091	BR-2600	Bishop Ranch	Administrative Office	City Center Mixed Use	22 to 50 du/ac (up to 1.35 FAR)	0.03	0	Office	N/A	None

Housing

<i>Site</i>	<i>APN</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Current Zoning Designation</i>	<i>General Plan Designation</i>	<i>Allowable Density</i>	<i>Acres</i>	<i>Realistic Unit Capacity</i>	<i>Existing Land Use</i>	<i>Infra-structure Capacity</i>	<i>Environmental Constraints</i>
11	213-133-092	BR-2600	Bishop Ranch	Administrative Office	City Center Mixed Use	22 to 50 du/ac (up to 1.35 FAR)	0.05	0	Office	N/A	None
	213-133-093	BR-2600	Bishop Ranch	Administrative Office	City Center Mixed Use	22 to 50 du/ac (up to 1.35 FAR)	14.17	0	Office	N/A	None
	213-133-096	Camino Ramon/ Executive Parkway	Bishop Ranch	Administrative Office	City Center Mixed Use	22 to 50 du/ac (up to 1.35 FAR)	71.9	657	Office	Yes	None
	213-133-097	Camino Ramon/ Executive Parkway	Bishop Ranch	Administrative Office	City Center Mixed Use	22 to 50 du/ac (up to 1.35 FAR)	14.0	125	Office	Yes	None
	Site #11 Total					Average 34 du/ac	100	782			
12	213-701-002	Marketplace	Southern San Ramon	Mixed Use	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	12.4	171	Retail— Shopping Center	Yes	Adjacent to arterial road
12	213-701-003	Marketplace	Southern San Ramon	Mixed Use	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	0.7	9	Library	Yes	Adjacent to arterial road
	213-701-004	Marketplace	Southern San Ramon	Mixed Use	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	3.6	48	Retail— Shopping Center	Yes	Adjacent to arterial road
	213-702-002	Marketplace	Southern San Ramon	Mixed Use	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	2.8	38	Hotel	Yes	Adjacent to arterial road

Housing

<i>Site</i>	<i>APN</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Current Zoning Designation</i>	<i>General Plan Designation</i>	<i>Allowable Density</i>	<i>Acres</i>	<i>Realistic Unit Capacity</i>	<i>Existing Land Use</i>	<i>Infrastructure Capacity</i>	<i>Environmental Constraints</i>
	213-702-003	Marketplace	Southern San Ramon	Mixed Use	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	1	13	Gas Station	Yes	Adjacent to arterial road
	213-702-004	Marketplace	Southern San Ramon	Mixed Use	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	1.1	14	Office	Yes	Adjacent to arterial road
	213-702-006	Marketplace	Southern San Ramon	Mixed Use	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	1	13	Preschool	Yes	Adjacent to arterial road
	213-702-007	Marketplace	Southern San Ramon	Mixed Use	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	4	56	Retail— Shopping Center	Yes	Adjacent to arterial road
	213-702-008	Marketplace	Southern San Ramon	Mixed Use	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	0.2	2	Retail— Shopping Center	Yes	Adjacent to arterial road
	Site #12 Total					Average 14 du/ac	26	364			
13	210-520-051	Country Club Village	Southern San Ramon	Mixed Use	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	2.5	35	Retail— Shopping Center	Yes	None
	210-520-052	Country Club Village	Southern San Ramon	Mixed Use	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	4.9	68	Retail— Shopping Center	Yes	None
	210-520-053	Country Club Village	Southern San Ramon	Mixed Use	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	0.7	10	Retail— Shopping Center	Yes	None

Housing

<i>Site</i>	<i>APN</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Current Zoning Designation</i>	<i>General Plan Designation</i>	<i>Allowable Density</i>	<i>Acres</i>	<i>Realistic Unit Capacity</i>	<i>Existing Land Use</i>	<i>Infrastructure Capacity</i>	<i>Environmental Constraints</i>
	210-520-054	Country Club Village	Southern San Ramon	Mixed Use	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	1.22	17	Retail—Shopping Center	Yes	None
	210-520-055	Country Club Village	Southern San Ramon	Mixed Use	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	0.7	10	Retail—Shopping Center	Yes	None
	210-520-056	Country Club Village	Southern San Ramon	Mixed Use	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	0.8	10	Retail—Shopping Center	Yes	None
	Site #13 Total					Average 14 du/ac	10.7	150			
14	210-260-054	Alcosta/Fircrest	Southern San Ramon	Mixed Use/Senior Housing	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	0.8	11	Office	Yes	Limited to senior housing
	210-260-055	Alcosta/Fircrest	Southern San Ramon	Mixed Use/Senior Housing	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	0.6	8	Office	Yes	Limited to senior housing
	210-260-056	Alcosta/Fircrest	Southern San Ramon	Mixed Use/Senior Housing	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	0.4	6	Office	Yes	Limited to senior housing
	210-260-057	Alcosta/Fircrest	Southern San Ramon	Mixed Use/Senior Housing	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	1	14	Office	Yes	Limited to senior housing
	210-260-058	Alcosta/Fircrest	Southern San Ramon	Mixed Use/Senior Housing	Mixed Use	14 to 30 du/ac (up to 0.7 FAR)	0.9	13	Undeveloped	Yes	Limited to senior housing

Housing

<i>Site</i>	<i>APN</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Current Zoning Designation</i>	<i>General Plan Designation</i>	<i>Allowable Density</i>	<i>Acres</i>	<i>Realistic Unit Capacity</i>	<i>Existing Land Use</i>	<i>Infra-structure Capacity</i>	<i>Environ-mental Constraints</i>
	Site #14 Total					Average 14 du/ac	3.7	52			
15	210-520- 031	Alcosta/Kimball	Southern San Ramon	Multiple Family - Very High Density	Multi-Family VH	30 to 50 du/ac	1.4	63	Retail— Floral Shop and Vacant— First Interstate Bank	Yes	Corner lot
16	211-040- 030	Laborer's	Westside	Westside Specific Plan	Hillside Residential	up to 2 du/ac	7.6	6	Open Space/ Agriculture	None, but within Urban Growth Boundary	Over 500' Elevation, Hillside
17	211-040- 030	Laborer's	Westside	Westside Specific Plan	Single Family - Low Med	3 to 6 du/ac	2.7	15	Open Space/ Agriculture	None, but within Urban Growth Boundary	Over 500' Elevation
18	208-240- 039	Chu Residential	Bollinger Canyon	Northwest Specific Plan	Hillside Residential	up to 2 du/ac	16	43 per Specific Plan	Open Space/ Agriculture	Condition of map approval	Over 500' Elevation, Hillside, Creeks, Sensitive Habitat
19	Various APNs	Faria	Bollinger Canyon	Northwest Specific Plan	Multi-Family High and Very High	14 to 50 du/ac		Per Specific Plan	Open Space/ Agriculture	Yes, Condition of map approval	Over 500' Elevation, Hillside, Creeks, Sensitive Habitat
	Site #19 Total					Average 23.9 du/ac	17	406 per Specific Plan			

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<i>Site</i>	<i>APN</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Current Zoning Designation</i>	<i>General Plan Designation</i>	<i>Allowable Density</i>	<i>Acres</i>	<i>Realistic Unit Capacity</i>	<i>Existing Land Use</i>	<i>Infra-structure Capacity</i>	<i>Environmental Constraints</i>
20	Various APNs	Faria	Bollinger Canyon	Northwest Specific Plan	Hillside Residential	up to 2 du/ac		Per Specific Plan	Open Space/ Agriculture	Yes, Condition of map approval	Over 500' Elevation, Hillside, Creeks, Sensitive Habitat
	Site #20 Total					Average 5.4 du/ac	22.3	121 per Specific Plan			
21	Various APNs	Faria	Bollinger Canyon	Northwest Specific Plan	Medium Density	6 to 14 du/ac		Per Specific Plan	Open Space/ Agriculture	Yes, Condition of map approval	Over 500' Elevation, Hillside, Creeks, Sensitive Habitat
	Site #21 Total					Average 9.2 du/ac	23.2	213 per Specific Plan			
22	211-010-032	Geldermann	Westside	Westside Specific Plan	Hillside Residential	up to 2 du/ac	36	23	Open Space/ Agriculture	None, but within Urban Growth Boundary	Over 500' Elevation, Hillside, Creeks, Sensitive Habitat
	211-010-034	Geldermann	Westside	Westside Specific Plan	Hillside Residential	up to 2 du/ac	26	16	Open Space/ Agriculture	None, but within Urban Growth Boundary	Over 500' Elevation, Hillside, Creeks, Sensitive Habitat
	211-010-035	Geldermann	Westside	Westside Specific Plan	Hillside Residential	up to 2 du/ac	20	13	Open Space/ Agriculture	None, but within Urban Growth Boundary	Over 500' Elevation, Hillside, Creeks, Sensitive Habitat

Housing

<i>Site</i>	<i>APN</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Current Zoning Designation</i>	<i>General Plan Designation</i>	<i>Allowable Density</i>	<i>Acres</i>	<i>Realistic Unit Capacity</i>	<i>Existing Land Use</i>	<i>Infra-structure Capacity</i>	<i>Environmental Constraints</i>
	211-020-016	Geldermann	Westside	Westside Specific Plan	Hillside Residential	up to 2 du/ac	23	14	Open Space/ Agriculture	None, but within Urban Growth Boundary	Over 500' Elevation, Hillside, Creeks, Sensitive Habitat
	Site # 22 Total					Average 0.6 du/ac	105	66			
23	Various APNs (79 parcels along Bollinger Canyon Road within Sphere of Influence, but outside urban growth boundary)	Central Bollinger Canyon	Bollinger Canyon	(Pre) Agricultural and Rural Residential in a Resource Conservation Overlay District	Rural Conservation	up to 2 du/ac	184.6 (developable area)	37	Rural Residential, Open Space/ Agriculture, and Parks and Recreation	None and outside Urban Growth Boundary	Over 500' Elevation, Hillside, Creeks, Sensitive Habitat, Williamson Act on some
24	Various APNs	Dougherty Valley	Dougherty Valley	Dougherty Valley Specific Plan	Single Family Low Medium and Medium Density	Average 6 du/ac	125	1,569 per Specific Plan	Vacant, Single Family Low Medium Density Residential, and Medium Density Residential	Yes	Over 500' Elevation, Hillside, Creeks, Sensitive Habitat
25	Various APNs	Dougherty Valley	Dougherty Valley	Dougherty Valley Specific Plan	Mixed Use	Average 16.3 du/ac	27.5	449 per Specific Plan	Vacant, Mixed Use, and Commercial	Yes	Over 500' Elevation, Hillside, Creeks, Sensitive Habitat

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<i>Site</i>	<i>APN</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Current Zoning Designation</i>	<i>General Plan Designation</i>	<i>Allowable Density</i>	<i>Acres</i>	<i>Realistic Unit Capacity</i>	<i>Existing Land Use</i>	<i>Infra-structure Capacity</i>	<i>Environ-mental Constraints</i>
Total						997 acres		7,198 units			
<p>Note:</p> <p>* Acreage of HOS parcels may not add to total HOS acreage due to rounding of acreage to nearest tenth.</p>											

Housing

DETAILED INFORMATION ON OPPORTUNITY SITES' EXISTING USES

Non-Vacant Sites

Site 1: All 13 parcels that make up Site 1 are located in the Crow Canyon Specific Plan Area (2006). An extensive analysis of the opportunities within the Crow Canyon Specific Plan area was published in an "Existing Conditions and Constraints" Report (2003) for the Specific Plan. In the Report, it details what the redevelopment potential of Site 1 is and how/why residential would be viable on the site. For more information on the residential opportunities for this site, refer to the Report. Parcel 208-250-041 is the site of an indoor roller-skating rink which was constructed in 1976. The current property owner is interested in redevelopment of the site and has met with the City to discuss the potential for a residential use. The owner believes that due to the proximity to the recently approved Northwest Specific Plan, a residential use on the parcel would make a good transition between the two Specific Plan areas. Parcel 208-250-058 is the site of an auto repair business whose building was constructed in 1994, but has a 13% lot coverage. Parcel 208-250-060, -061, & -062 are all under the same property ownership. The buildings on parcels 208-250-060 & -061 were constructed in 1996 and are used for self-storage businesses. Parcel -062, which was built in 1980, fronts San Ramon Valley Boulevard and is used as a religious assembly facility. The buildings at parcel 208-250-073 & -083 were constructed in 1982/1983 with a variety of office and warehouse businesses. Approximately 0.7 acre of the site is undeveloped. Parcel 208-250-086 is a mini-storage business whose buildings were constructed in 1999. Parcel 208-250-087 is the site is an auto repair business and was constructed in 1997. Parcel 208-250-088 was redeveloped in 2008 and is the office location of a construction contractor business. Parcel 208-260-055 was redeveloped in 2000 as a mini-storage business. The buildings on parcels 208-660-001 & -007 were constructed in 1985 and are used as office buildings. According to some economic development specialists, most strip/small-scale commercial uses have a life span of 15-20 years.

Site 2: All 14 parcels that make up this site are located in the Crow Canyon Specific Plan Area (2006). An extensive analysis of the opportunities within the Crow Canyon Specific Plan area was published in an "Existing Conditions and Constraints" Report (2003) for the Specific Plan. In the Report, it details what the redevelopment potential of Site 2 is and how/why residential would be viable on the site. For more information on the residential opportunities for this site, refer to the Report. Parcels 208-260-036 & -052 are the locations of an outdoor landscape contractor's supply center. The building was constructed in 1961, but the current property owners do not foresee relocating in the new future. The building at parcel 208-260-053 was built in 1960 and is used as an auto-repair shop. The parcel is landlocked by the landscape contractor's supply center and would be difficult to redevelopment without the support of the adjacent owner. Parcel 208-260-056 was originally built in the early 1960s and is currently used for warehouse and light industrial businesses. The corner portion of this parcel fronts the core area of the Crow Canyon Specific Plan and is underutilized. Through a meeting with the current property owner, they have expressed an interest in its redevelopment. Parcel 208-271-003 is the location of an old produce stand that does not have a permanent structure on-site. The produce stand has expanded over the years and can serve as an amenity to future residential development. Entitlements for parcels 208-271-018 & -019 have been approved recently for a restaurant/office use. The phasing-in of this mix of land uses along with the redevelopment of parcels 208-271-003, -025, & -041 has generated interest in redevelopment of the

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surrounding underdeveloped parcels. The building on parcel 208-271-021 was originally constructed in 1980 and was a recently remodeled for a religious assembly use. Parking requirements currently limit the site's ability to be utilized for intensive commercial uses. The building at parcel 208-271-022 was built in 1980 and is owned by a religious assembly group. The building is used for office and religious assembly purposes. The property owners have met with the City and expressed their willingness to redevelop the site so long as their meeting facility could be accommodated. The building at parcel 208-271-041 was constructed in 1957 and has been vacant on and off for the past several years. The site's current lot coverage is 5%. A restaurant currently operates within the building, but the site is underutilized with a large paved area. The property owner has enlisted the help of several developers to prepare plans to redevelop the site. A concept review for a mixed use development on this parcel with 175 multi-family residential units was presented to the Planning Commission in 2014. Parcels 208-451-001 & -002 are vacant/undeveloped parcels that were owned by the City of San Ramon's Redevelopment Agency until the dissolution of the Agency in 2012. The properties were purchased as "catalyst sites" for spur the implementation of the Crow Canyon Specific Plan. The properties are currently influx waiting for a determination by the Successor Agency on the future ownership of the parcels. Three buildings make up the San Ramon Square Shopping Center at parcel 208-452-005 which was constructed in 1980. Through the development of the Crow Canyon Specific Plan, the owners met with the City and are interested in redevelopment.

Site 3: An extensive analysis of the opportunities within the Crow Canyon Specific Plan area was published in an "Existing Conditions and Constraints" Report (2003) for the Specific Plan. In the Report, it details what the redevelopment potential of site number 3 is and how/why residential would be viable on the site. For more information on the residential opportunities for this site, refer to the Report. Mini-storage was originally constructed on parcel 208-260-037 in 2002. No changes anticipated for this location at this time. Parcels 208-260-054 & portions of -056 were originally built in the early 1960s and are currently used for warehouse and light industrial businesses. The parcels are underutilized and through a meeting with the current property owner, they have expressed an interest in its redevelopment. The Crow Canyon Specific Plan, which was adopted in 2006, would allow for the development of residential units within this area. The two parcels are called out in the Specific Plan as the core area for redevelopment and residential use.

Site 4: The six parcels on Ryan Industrial Court were built in the 1970s and early 1980s. The parcels are home to primarily professional office, meeting facilities, and studios uses. In 2014, two of the six parcels were entitled for 48 for-sale townhomes and live/work units. The site borders the Crow Canyon Specific Plan Area on the east and is surrounded on the north and west by high-density residential and mixed-uses. These properties would work well as a transitional property between existing uses and the Crow Canyon Specific Plan Area. The parcels are zoned Mixed-Use to facilitate residential development.

Site 5: All parcels are located within the North Camino Ramon Specific Plan Area which is designated a Priority Development Area by the Association of Bay Area Governments (ABAG). The North Camino Ramon Specific Plan was completed in 2012 and encourages a combination of retail and residential development within the area. Parcel 218-111-001 was originally constructed in the 1950s was a variety of independent auto repair-related businesses. Parcels 218-111-003 & -004 are owned by the San Ramon Valley Unified

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School District and serves as the District's Corporation Yard. The buildings were constructed in the early 1960s. The "Venture School" vacated a portion of the building in 2007. In meetings with the District, they have expressed interest in relocating the Corporation Yard, but must find a new location within the district for this use. Parcels 218-111-008, -012, -013, -016, -018 & -019 are within the "Trident Plaza" Center. The Center is primarily an auto-service center and is subdivided into 7 parcels with 5 individual property owners. The building at parcel 218-111-018 was built in 1970 while the remaining buildings were constructed in the mid-1990s. The property borders an existing high-density residential development to the north, and a 34-unit Iron Horse Crossing condominium complex across from the Center in the Town of Danville. Recent residential construction in the neighborhood and direct frontage to an arterial road makes this site highly viable for redevelopment. Parcels in the Magnolia Square Shopping Center and the retail, office, and financial institution buildings fronting Crow Canyon Road (parcels 218-111-020, -021, 218-112-001, -004, -005, -011 to -014, 218-102-011 to -013) were built in the early 1980s to 1990s and represent an opportunity for infill development to accommodate residential development close to transit and shopping opportunities. Property owners were contacted during the North Camino Ramon Specific Plan process and were open to the rezoning of their parcels to accommodate mixed use. Parcels 218-101-004, -007, and -008 are adjacent to the freeway with existing office buildings on site, but have large surface parking lots that are underutilized.

Site 6: All parcels are located within the North Camino Ramon Specific Plan Area which is designated a Priority Development Area by the Association of Bay Area Governments (ABAG). The North Camino Ramon Specific Plan was completed in 2012 and encourages a combination of retail and residential development within the area. The office buildings on parcels 213-010-046, -047, 059 and -060 are all owned under the same ownership group and built in the early 1980s. A number of vacancies in the building have led to inquiries related to the redevelopment of the sites. The buildings on parcels 213-010-033, -036, -037, -054, -055, -057, -058, -064, and -065 were all constructed in the 1980s with underutilized surface parking and contains a variety of restaurants and an anchor grocery store. The site is situated along Crow Canyon Road and Camino Ramon and has visibility along I-680. Parcels 213-010-039 and 213-010-066 to -070 are under the same ownership within the Crow Canyon Commons Shopping Center. The single-story buildings were built between 1980 and 1981, with the exception of parcel 213-010-039 which was redeveloped in 2007. The parcels are occupied by small stand-alone buildings that include restaurants and savings & loans businesses. A new traffic signal leading into this development was constructed in 2007 to accommodate the potential for additional traffic circulation into the Center. The current investors of the Shopping Center acquired the buildings in late 2005 and since acquired parcels -039 and -066. The City has discussed with the owner, a premier retail and mixed-use developer, the site's redevelopment opportunities. While the owner has no immediate plans at the present to redevelop the site, they are open to the possibilities that could accompany the development of the approved City Center project. Parcels 213-270-001 through -030 are condominium office buildings under multiple ownerships; assembly of the parcels may be difficult, however, roadway network improvements through these parcels can facilitate mixed used development surrounding these parcels. Parcels 213-131-006, -007, and -009 currently contain light industrial and fitness centers in large warehouse buildings built in the 1980s and early 1990s. Property owners were contacted during the North Camino Ramon Specific Plan process and were open to the rezoning of their parcels to accommodate mixed use.

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Site 7: All parcels are located within the North Camino Ramon Specific Plan Area which is designated a Priority Development Area by the Association of Bay Area Governments (ABAG). The North Camino Ramon Specific Plan was completed in 2012 and encourages a combination of retail and residential development within the area. The buildings on parcel 213-131-003 were built in 1981/1982 within the Bishop Ranch Business Park with primarily professional medical office uses. Current lot coverage is 30%. Location is at the corner of Camino Ramon and Norris Canyon Road and borders the Iron Horse Regional Trail. During the North Camino Ramon Specific Plan process, the City met with the Business Park property owner. They are supportive of the Plan's mixed use principles and its redevelopment opportunities within the Business Park, including this site. Parcels 213-011-002 and -003 is the site of the PG&E Learning Center and serves as a training center for PG&E employees and already includes accommodations for overnight stays and on-site meal service. There are large portions of the parking lot that is underutilized. Parcels 213-011-005 and -006 contain an office building with surface parking at the corner of a major arterial road. Redevelopment on a portion of the parcels may be possible due to the proximity to services and amenities on Crow Canyon Road. In 2011, the Park Central (aka St. James Mixed Use Development) was approved for 116 ownership residential condominiums and a commercial building as part of their mixed use development. The site was formerly used as a cement plant and was subdivided into parcel 213-930-001 to -005. With this recent residential development built at a density of 22 du per acre, it has the potential to spur higher density residential development in this area. Parcels along Alcosta Boulevard (213-020-031 to -033, -038, -039, -045, -046, -053, and -054) were built in the late 1970s/early 1980s and have a mix of uses with ongoing vacancies through the light industrial buildings. The two office buildings closer to Crow Canyon Road have large, surface parking lots that is lower than the arterial roadway which provides a buffer for potential mixed use development. Property owners were contacted during the North Camino Ramon Specific Plan process and were open to the rezoning of their parcels to accommodate mixed use.

Site 8: All parcels are located within the North Camino Ramon Specific Plan Area which is designated a Priority Development Area by the Association of Bay Area Governments (ABAG). The North Camino Ramon Plan was completed in 2012 and encourages a combination of retail and residential development within the area. Parcel 213-133-051 include an auto parts warehouse building and an undeveloped, vacant parcel with frontage along Norris Canyon Road; adjacent to existing office and light industrial uses. The building utilizes just 19% of the 29.9 acre parcel. Parcel 213-133-048 contains three office buildings built in the mid-1980s. During the North Camino Ramon Specific Plan process, the City met with the Business Park property owner in which the buildings are located. They are supportive of the Plan's mixed use principles and its redevelopment opportunities within the Business Park. A veterinary service is located on parcel 213-133-070, which is adjacent to the freeway, but can provide services that are necessary to those that live in mixed use zone.

Site 9: This site is in the City Center Priority Development Area as designated by the Association of Bay Area Governments (ABAG) and is the location of the approved City Center project which is partially undeveloped but has four existing professional office buildings which were built in 1983. The project would demolish the existing structures and replace with a variety of retail, office and a 487-unit multi-family housing development.

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Site 10: This site is in the City Center Priority Development Area as designated by the Association of Bay Area Governments (ABAG) and within the Bishop Ranch Business Park. Parcel 213-133-071 is owned by the City and is the location of the Bishop Ranch Transit Center. The City is currently working on relocating the Transit Center within the North Camino Ramon Plan Area, allowing an opportunity to redevelop the property. Parcels 213-133-080 and -085 are parking structures that serve the Bishop Ranch Business Park. Parcels 213-133-081 through -084 are office buildings that were constructed in the late 1990s with surface parking fronting Camino Ramon that has potential for infill.

Site 11: Located in the City Center Priority Development Area as designated by the Association of Bay Area Governments (ABAG), this 100-acre property is composed of seven parcels owned by Sunset Development Corporation. The property is currently developed with 2,000,000 square feet of office space and associated parking facilities, constructed in the 1980s with approximately 43% lot coverage. Five of the parcels (APNs 213133089, 090, 091, 092 and 093) contain the existing office building, while the remaining two parcels (APNs 213133096 and 097) contain large surface parking lots located at the northwest, northeast and southeast corners of the property. These surface parking lots represent opportunities for redevelopment, particularly given the proximity of City Center Bishop Ranch, a new regional commercial/retail complex slated to open in November 2018. The surface parking lots cover an area of approximately 23 acres, and a site capacity analysis (see Appendix 11-F) has indicated that they could accommodate over 800 residential units, together with circulation, parking for each unit, and shared open space. At an average density of between 34 and 36 dwelling units per acre, a variety of housing types could be constructed to achieve the 800 units, including town homes with tuck under parking; three-story multi-family podium-construction buildings with a common garage; and four-story multi-family buildings “wrapped” around a core parking structure. Sunset Development Corporation recognized that the City Center project would be the impetus for redevelopment in the area and has expressed interest in working with the City on future residential development opportunities in the current planning period.

Site 12: This site is in the City Center Priority Development Area as designated by the Association of Bay Area Governments (ABAG). This site is comprised of nine parcels under the ownership of eight individual property owners. Parcel 213-701-002 & 213-701-004 make up the Marketplace Shopping Center which was built in 1988 with a 23% lot coverage. The Center is anchored by a grocery store and a variety of restaurant businesses. Parcel 213-701-003 is a library site owned by the City of San Ramon. Parcels 213-703-002, -003, -004, -006, -007, & -008 were all built in the late 1980s/early 1990s and make up another shopping complex. The Complex has an approximately 32% lot coverage and is made up of a retail hardware store, an extended stay hotel, gas station, professional offices and personal services businesses. A major tenant in the complex is considering relocating. The site is adjacent to the Iron Horse Regional Trail, Bollinger Canyon Road, and the approved City Center Mixed Use Project. Since the rezone of the site from a commercial to a mixed use zone in August 2006, the City has met with at least one of the site’s property management companies to discuss additional development opportunities. The company recognized that the City Center project would be the impetus for redevelopment of the neighborhood and would be interested in working with the City on future mixed-use development opportunities.

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Site 13: This site is located along Alcosta Boulevard and the Iron Horse Regional Trail and is comprised of six parcels that make up the Country Club Village Shopping Center. The Center was originally developed in 1995 with excess and underutilized surface parking. Lot coverage is approximately 24%. In recent years, there have been a number of leased spaces with a high turnover rate, signaling a potential for redevelopment opportunities. In 2008, the major grocery anchor of the Center closed down, leaving a 50,000 sq. ft. vacant space available for several months. The City met with the property management company to discuss use and development options including the possibilities of adding a residential component to the site. Since that meeting, the grocery space has been subleased to a different grocer. While this opportunity site is not a required site to meet the City's RHNA obligation, adding residential units to the Center would bring greater viability to the businesses on site.

Site 14 The site is comprised of five parcels—four office buildings on four of the parcels and one parcel that is undeveloped and was rezoned in 2006 from limited office to mixed-use with a senior housing overlay. The buildings were built in the early 1970s and are currently used as a mixture of professional offices and learning studios. The site is located along Alcosta Boulevard and is adjacent to the Sunny Glen Senior Community area. The site is within walking distance to neighborhood-serving businesses, bus transit, and senior center. A residential land developer recently acquired one of the five parcels for a senior housing development project.

Site 15: The property has one existing building on two parcels—one parcel is vacant and one has a 300 sq.-ft. building used as a floral shop. Since rezoning of the property in August 2006 to Very High Density Residential, the property was purchased by a local residential housing developer and subsequently purchased by the City's Redevelopment Agency. Due to the dissolution of the Redevelopment Agency, the property is currently in flux waiting for a determination by the Successor Agency. The property is located adjacent to neighborhood-serving businesses, bus service, and Interstate 680. An intensive residential development would fit in appropriately with the bordering medium- and high-density residential complexes.

Vacant Sites

Site 16: The site is undeveloped, vacant land within the City's Westside Specific Plan area. The City re-designated these properties to a "Hillside Residential" land use in 2002 at the request of the property owner and has since met with them to discuss their development plans. A residential development application was filed in 2011 called the Iron Gate Ranch, however due to the downturn in the economy, the application was withdrawn.

Site 17: The site is undeveloped, vacant land within the City's Westside Specific Plan area and is designated a "Single-Family—Low/Medium Density" land use. The City met with the property owners to discuss their residential development plans. A residential development application was filed in 2011 called the Iron Gate Ranch, however due to the downturn in the economy, the application was withdrawn.

Site 18: The Chu property is within the Northwest Specific Plan which was approved in 2006. Based on the plan, the undeveloped, vacant site could accommodate 43 units.

Sites 19, 20, and 21: The Faria Preserve Development within the Northwest Specific Plan was approved in 2006 for the development of 786 dwelling units on undeveloped, vacant

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farmland. In 2014, a development plan amendment was approved by the City for 740 units, with 28% of the units dedicated for affordable households. In 2016, the voter-sponsored “Faria Preserve Development Reduction, Open Space Protection, and Workforce Housing Endowment Initiative” (“Initiative”) was adopted to allow a reduction in the overall density and maximum number of dwelling units in the Faria Preserve from 740 to 618 by reducing the maximum number of dwelling units within Neighborhood V from 302 to 180 (with a maximum density of 18 units per acre). This reduction in residential development density would be accomplished by (1) changing the housing type within Neighborhood V from higher density rental units to lower density, for-sale attached, units; and (2) instead of constructing affordable housing on-site, allowing the developer to contribute into a workforce housing endowment fund for the purpose of facilitating affordable housing in San Ramon.

This reduction in density and unit count in the NWSP such that the total unit count within Neighborhood V decreases from 302 apartment units to a maximum of 180 market-rate, age-targeted, for-sale units would be allowed to occur so long as the developer elects to contribute into a fund established by the City for the purpose of facilitating affordable housing, instead of constructing affordable housing on-site. Specifically, the developer would pay a fee to the City in the amount of Fifty Thousand Dollars (\$50,000) per unit developed within Neighborhood V. The maximum amount of this fee for the developer of Neighborhood V is Nine Million Dollars (\$9M) (180 units x \$50,000). The fee shall be paid on a pro rata basis over the number of market-rate for-sale units built within Neighborhood V, and the payments shall commence no sooner than the date of the first close of escrow of each market-rate for-sale residential unit within Neighborhood V.

The City may use the above-referenced funds, in its discretion, to fund a variety of programs intended to facilitate affordable housing. By way of example only, these programs could include, among others, partnering with non-profit developers to transfer and/or construct deed-restricted affordable units; purchase and rehabilitation of existing developments for deed-restricted affordable housing; preservation and replacement options to preserve existing affordable housing stock; purchasing affordability covenants; and/or providing financial support for rental subsidies, down payment assistance, and housing rehabilitation loan services and grant program for eligible households. The foregoing list of potential measures is intended to be illustrative only, and is not intended to constrain the City’s discretion in determining the appropriate way to allocate this funding so long as such funding is used for the purpose of facilitating affordable housing.

Site 22: Four parcels make up the Geldermann site (site no. 24), all of which is currently undeveloped, vacant land within the City’s Westside Specific Plan area. The City re-designated these properties to a “Hillside Residential” land use in 2002 at the request of the property owner and has since met with them to discuss their residential development plans.

Site 23: Site encompasses approximately 79 rural parcels of low-intensity uses that border Bollinger Canyon Road north of the current City limit line.

Sites 24 and 25: The Dougherty Valley area was originally used as agricultural/vacant farmland prior to the approval of the Dougherty Valley Specific Plan in the early 1990s. Of the total 11,000 units approved for the project, approximately 2,000 units remain to be built, all of which is vacant.

Appendix 11-F

Site 11 Capacity Analysis

PURPOSE

Appendix 11-F was prepared to demonstrate that there is sufficient capacity on Site 11 identified in Figure 11-8 and listed in Table 11-32 to accommodate 782 housing units. The analysis presented in this appendix has informed development of a new City Center Mixed Use designation for the General Plan, including an appropriate FAR and residential density range, as well as an update of the Housing Inventory Opportunity Sites Map and narrative of the Housing Element.

METHODOLOGY AND ASSUMPTIONS

Bounded by Executive Parkway, Camino Ramon, Bollinger Canyon Road, and I-680, Site 11 (BR-2600) has several large surface parking areas. Using field work, aerial maps and parcel data, Dyett & Bhatia developed simple development profiles on portions of three BR-2600 surface parking areas that could accommodate housing, consistent with City objectives to promote a vibrant mix of uses in the core area of San Ramon:

- The northwest quadrant at the corner of Bishop Drive and Executive Parkway;
- The northeast quadrant at the corner of Executive Parkway and Camino Ramon;
- The southeast quadrant at the corner of Camino Ramon and Bishop Drive.

The three development profiles described below represent only one possible scenario on each quadrant; any one development type could potentially be constructed on any quadrant, and the area over which residential development is assumed could potentially be expanded or reduced to achieve the desired number of units. Detailed site plans would be required at the time of a development proposal. The development profiles described here, which comply with the existing standards of the CCMU Zone described in the San Ramon Zoning Ordinance, consider only a basic, high-level site capacity approach for each site, limited to building scale and potential orientation; circulation/access; parking configurations; and public open space. The following assumptions apply to the development profile and resulting buildout analysis, described in the following section:

- The existing 2,000,000-square foot office building and five-story parking structure in the southeast quadrant will remain.
- Interior parking spaces (those enclosed within a building envelope or within a parking structure) are excluded from the FAR calculation, per the San Ramon Zoning Ordinance.

- All parking spaces (surface and structured) are assumed to occupy 350 gross square feet. This rule-of-thumb calculation accounts for all circulation, ramps, access aisles, and landscaping area.
- The assumed average size of new residential units is 1,200 gross square feet, which accounts for all common and circulation areas.

POTENTIAL DEVELOPMENT PROFILES

The development profiles described here show a range of scenarios in terms of building types and configurations. It should be emphasized that these development profiles represent only one potential overall profile for the entire site, and that any number of scenarios of building type, density, and location may be possible to achieve the desired number of units.

NORTHWEST QUADRANT (CORNER OF BISHOP DRIVE AND EXECUTIVE PARKWAY)

The development profile for the northwest quadrant envisions the site supporting a “wrapped” multi-family building type. All residential structures are assumed to be four stories, with parking for the “wrap” building provided by the internal structure, and parking for the stand-alone structure provided by surface parking and/or covered carports on the west side edge of the site. While this scenario assumes four-story structures, five-story wrap structures may be feasible on this site as well.

In this vision, residential uses could be accessed off Bishop Drive and Executive Parkway, while surface parking areas for office uses are accessed separately from Bishop Drive and a driveway off Executive Parkway. Residential uses and office parking areas are separated by a landscaped buffer.

The site concept on this quadrant is for residential development at a density of approximately 41 units per acre, with an average of 1.5 parking spaces per unit. Examples of this type of residential project have been built recently in San Jose and Menlo Park.

NORTHEAST QUADRANT (CORNER OF EXECUTIVE PARKWAY AND CAMINO RAMON)

Residential development may be accommodated on the east part of the northeast quadrant of Site 11, which is higher in elevation than the existing office uses, existing on-site open space, and remainder of the parking areas. The east part of the site could accommodate three-story multi-family podium-construction buildings, each with a common garage. The site access to the residential uses could be off Camino Ramon, with internal drives that provide access to the shared garages. Residential uses could be separated from the office parking areas by a landscaped buffer, as well as by the existing terrain.

The site concept on this quadrant is for residential development at a density of approximately 37 units per acre, with an average of 1.2 parking spaces per unit. Examples of this type of residential project have been built recently in San Jose and Dublin, California.

SOUTHEAST QUADRANT (CORNER OF CAMINO RAMON AND BISHOP DRIVE)

New three-story townhouse residential development could be constructed in the southeast portion of the southeast quadrant of Site 11. Given its proximity to the future City Center Bishop Ranch (the entire City Center lies within 2,000 feet of the entrance to the residential development), this is a desirable location for new residential uses.

The existing entrances to office parking from Camino Ramon and Bishop Drive may remain, while a new entrance to townhouses could be provided off Camino Ramon. Vehicular access to residential garages could be provided via internal roadways. Like in the other two quadrants, residential uses and office parking areas could be separated by a landscaped buffer.

The site concept on this quadrant is for residential development at a density of approximately 29 units per acre, with an average of 1.6 parking spaces per unit. Examples of this type of residential project have been built recently in Emeryville and Hayward, California.

OFFICE PARKING

The three potential development profiles described above reduce the area of existing surface parking in the three quadrants from a total of approximately 1,810,000 square feet to approximately 750,000 square feet. The development profiles also assume the addition of a new five-level parking structure on the northeast quadrant, replacing some of the surface parking lost to new residential development.

CONCLUSIONS

Tables 11-F.1 through 11-F.6 detail the buildout potential of the site as described above. Overall, these tables show the following:

- The 100-acre Site 11 could accommodate in excess of 800 residential units, along with circulation, parking for each unit, and shared open space, at an average density of 37 du/acre.
- The development profile described above envisions the site supporting 862 residential units with an overall FAR over the entire 100-acre site of 0.70. Current site FAR with existing offices uses only is 0.46.
- Approximately 23.2 total acres is envisioned for redeveloped of residential uses, an average of 34 dwelling units per acre would be required to achieve a minimum of 782 units.
- The site development profile provides parking for office uses at approximately 2.1 spaces per 1,000 square feet.
- With additional parking facilities beyond those described above, such as new structures, larger structures or underground parking, it is possible to increase this parking ratio closer to the existing ratio of 3.1 spaces per 1,000 square feet.
- The development profiles described have been constructed recently in other Bay Area communities, underscoring the feasibility of these types of development in

San Ramon. Additionally, Site 11 is currently under single ownership and the owner has expressed interest in redeveloping with residential uses in the current housing cycle.

Table 11-F.1: BR-2600 Existing Buildout

<i>Building area (SF)</i>	<i>Lot area (SF)</i>	<i>Lot area (ac.)</i>	<i>FAR*</i>	<i>Spaces per 1,000 SF</i>
2,000,000	4,334,500	99.51	0.46	3.1

Notes:

* Interior parking spaces excluded from FAR calculation per San Ramon Zoning Ordinance Glossary.

Table 11-F.2: BR-2600 Existing Parking Spaces

<i>Location</i>	<i>Footprint (SF)</i>	<i>Stories</i>	<i>Total Area (SF)</i>	<i>Spaces, at 350 SF per space</i>
Northwest	791,800	1	791,800	2,262
Northeast	531,800	1	531,800	1,519
Southeast, surface	487,800	1	487,800	1,394
Southeast, structure	71,700	5.0	358,500	1,024
Total				6,200

Table 11-F.4: Parking Calculation for Conceptual New Residential

<i>Location</i>	<i>Footprint (SF)</i>	<i>Levels</i>	<i>Total Area (SF)</i>	<i>Spaces, at 350 SF per space</i>
Northwest Bldg 1	21,500	4	86,000	246
Northwest Bldg 2	24,600	4	98,400	281
Northwest Surface	41000	1	41,000	117
Northeast	130,000	1*	130,000	371

Notes:

* Represents podium parking levels on the groundfloor of each residential building.

Table 11-F.5: Resulting Parking for Existing Office Uses

<i>Location</i>	<i>Footprint (SF)</i>	<i>Stories</i>	<i>Total Area (SF)</i>	<i>Spaces, at 350 SF per space</i>
Northwest (reduced)	358,600	1	358,600	1,025
Northeast, surface (reduced)	116,900	1	116,900	334
Northeast, structure (new)	71,700	5	358,500	1,024
Southeast, surface (reduced)	278,000	1	278,000	794
Southeast, structure	71,700	5	358,500	1,024
Total				4,201

Table 11-F.6: Site 11 Conceptual Site Testing Buildout

	<i>Residential area (SF)</i>	<i>Residential area (ac)</i>	<i>Building area (SF)</i>	<i>Building Type</i>	<i>Parking Config.</i>	<i>Gross building area per unit (SF)</i>	<i>Units</i>	<i>Density (du/ac)</i>	<i>Spaces</i>	<i>Spaces per 1,000 SF or per unit</i>	<i>Total Site FAR</i>
Office			2,000,000						4,201	2.1	
Residential											
NW corner	450,500	10.3	509,200	Multi-family "wrap"	Structured & surface	1,200	424	41	644	1.5	
NE corner	350,000	8.0	357,500	Multi-family over podium	Common garage	1,200	298	37	371	1.2	
SE corner	210,000	4.8	167,500	Townhouses	Individual garages	1,200	140	29	87	1.6	
Total	1,010,500	23.20	1,034,200				862				
Site Total			3,034,200				862				0.70

