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11

Housing

11.1 INTRODUCTION

The Housing Element establishes the City's housing policies for the planning period of January 31, 2023, through January 31, 2031. 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.

11.1.1 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 high quality of economic, environmental, educational, health, and social ("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 within the core of the City 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;
- Housing Programs (Government Code Section 65583); and
- Affirmatively Furthering Fair Housing (AFFH).

11.1.2 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 Facilities and Utilities; 7) Open Space and Conservation; 8) Safety; 9) Noise; 10) Housing; and 11) Air

Quality and Greenhouse Gas. The City is updating the General Plan in conjunction with this Housing Element Update and addition of the new Environmental Justice Element.

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 policy 4.6-1-3, included in the Land Use Element, also calls for a review of the UGB in 2022 (currently under review with the update of the General Plan) to provide an opportunity to review the effectiveness of the UGB in maintaining the necessary housing and employment balance for the horizon year. As stated above, the City is in the process of updating the General Plan along with this Housing Element Update. 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.

11.1.3 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.

11.1.4 HOUSING ELEMENT PRESENTATIONS, WORKSHOPS, AND EVENTS

Meetings were posted on the City’s website, PlanSanRamon website, social media, e-blasts, community locations, and/or newsletters. In addition, the City completed extensive outreach to property owners, non-profit housing developers, market-rate housing developers, homeless advocates, the building industry, surrounding jurisdictions, and other housing-related stakeholders via e-mail and first-class mail for feedback and engagement in the Housing Element update workshops. The City conducted the following study sessions and public hearings to discuss the Housing Element update:

- **Joint Planning City Council/Planning Commission Study Session (July 6, 2021):** This meeting provided an overview of the Housing Element requirements, contents, potential challenges, and update process.
- **Virtual Community Workshop (September 9, 2021):** The workshop gave an overview of the General Plan, Housing Element, and Climate Action Plan Update to the community and was followed by a Community Survey soliciting input from the public, posted on September 15 to October 21, 2021.
- **Joint City Council/Planning Commission Study Session (October 19, 2021):** The study session provided a project update and solicited feedback from the City Council, Planning Commission, and the public.

- **Planning Commission Ad Hoc Committee Study Session (January 25, 2022):** This session included a review of the Housing Element Adoption Schedule and a review of the Housing Sites Inventory. A summary of AB 215 was provided by staff.
- **Joint Planning Commission/Housing Advisory Committee Study Session (February 15, 2022):** This study session included the criteria used for site inventory selection as well as the different categories included in the sites inventory: 5th cycle sites, pipeline projects, etc.
- **Planning Commission Ad Hoc Committee Study Session (February 28, 2022):** The Housing Element Site selection process continued to be covered during this meeting.
- **Planning Commission Study Session (March 15, 2022):** During this study session, the Planning Commission provided feedback on comments received about the Housing Sites Inventory during the January 25th and February 15th meetings.
- **Joint City County/Planning Commission Workshop (March 22, 2022):** This workshop solicited input from the City Council and Planning Commission and the public about the Housing Element Sites Inventory.

Staff also facilitated presentations to the following City Committees and Commissions to gather input on the Housing Element Update.

- Economic Development Advisory Committee (September 8, 2021)
- Open Space Advisory Committee (September 13, 2021)
- Senior Citizens Advisory Committee (September 13, 2021)
- Arts Advisory Committee (September 15, 2021)
- Transportation Advisory Committee (September 16, 2021)
- Transportation Demand Management Advisory Committee (September 20, 2021)
- Teen Council Committee (September 21, 2021)
- Parks and Community Services Commission (September 22, 2021)
- Housing Advisory Committee (September 23, 2021)

City staff attended the following community events to answer questions and provide information related to the Housing Element.

- Community outreach booth at the Run for Education Expo (October 9, 2021)
- Culture in the Community Event (October 17, 2021)
- Business Expo and Mixer (March 31, 2022)
- San Ramon Dougherty Station Farmer's Market (May 15, 2022)
- Art & Wind Festival (May 29-30, 2022)

11.1.5 CITY WEBSITE AND PLANSANRAMON

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

https://www.sanramon.ca.gov/our_city/departments_and_divisions/community_development/planning_services/general_plan_and_housing_element_update

The City also introduced the PlanSanRamon website exclusively for information related to the General Plan, Housing Element, and Climate Action Plan Updates:

<https://plansanramon.com/>

Both the City and PlanSanRamon websites include information on Housing Element progress, public input, potential RHNA sites, and the Community Survey. Options are available to sign up on the email list and to provide comments on the General Plan. Both webpages are updated as new information is available. The City's website has an interactive map which allows community members to add up to three housing locations where they would prefer additional housing be incorporated into the City's General Plan. The map users can also support housing locations that have been added by others.

11.1.6 COMMUNITY SURVEY

In October 2021, the city solicited responses for a community survey. The survey was available on the City's website and its availability was advertised on the website as well as through social media (e.g., Twitter, Instagram, Nextdoor) and the San Ramon community reader board. The City received 296 responses from community members. The survey consisted of 29 questions that covered a variety of topics, including housing, climate change, energy conservation, and transportation. Survey questions and results are outlined in Appendix A: Public Outreach of this Housing Element.

11.1.7 STAKEHOLDER INTERVIEWS

The City contacted various stakeholders, seeking their input on the Housing Element Update. These stakeholders represented community groups, non-profits, housing developers, environmental groups, property owners, and religious groups, among others. The City contacted the following stakeholders:

Housing Groups

- Bridge Housing
- Eden Housing
- Satellite Housing
- ECHO
- Contra Costa Association of Realtors

Community Groups/Non-Profits

- Tri-Valley NonProfit Alliance
- City-Serve of the Tri-Valley
- Asian Pacific Islander American Public Affairs Association (APAPAA)
- Senior Foundation
- SRVUSD

- San Ramon Chamber of Commerce

Environmental/Interest Groups

- Tri-Valley Conservancy
- Save Mount Diablo
- Greenbelt Alliance
- East Bay Regional Park District

Property Owners

- Terramar Retail Centers (TRC)
- Federal Realty
- ROIC
- Milestone Properties
- Toyota Motor Sales USA

- ROEM Development Corp.
- Rollin Staats & Joan Staats
- MPK LLC
- Norris Canyon Prop. Corp.
- Shapell Properties
- Sunset Development
- Toll Brothers
- Nearon
- Browman Development
- KIMCO Realty
- ClubSport
- PG&E

Religious Groups

- Church of The Valley
- Gilead Bible Church
- Grace United Methodist Church
- Saint Joan of Arc Church
- San Ramon Presbyterian Church
- San Ramon Valley Islamic Center

The City received responses and input from the following stakeholders: Federal Realty, Sunset Development, Shapell Properties, TRC Retail, Toll Brothers, Contra Costa County Association of Realtors, KIMCO Realty, Nearon, APAPAA, Browman Development, PG&E, ClubSport, Toyota. Stakeholder interviews are further detailed in Appendix A: Public Outreach of this Housing Element. In addition, the City has received comments from YIMBY and GBA.

11.1.8 CONTRA COSTA COUNTY COLLABORATIVE AFFORDABLE HOUSING DEVELOPER PANEL

Upon requests by Contra Costa County jurisdictions, the Collaborative conducted the Affordable Housing Developer Panel on April 20, 2022. Representatives from Mercy Housing, Mutual Housing California, Eden Housing, and National Community Renaissance served as a panelist.

11.1.9 HOUSING ELEMENT RESPONSES

During the 30-day public review of the Draft Housing Element, the City received oral and written comments from the public. Specifically, the City conducted a joint Planning Commission and City Council meeting on May 17, 2022 and a second meeting with the City Council on June 21, 2022 to receive comments on the Draft Housing Element. Public comments and the City’s responses are summarized in Appendix A. Overall, the community expressed support for the Housing Element, although concerns were also expressed about the high Regional Housing Needs Assessment assigned to the City.