

RESOLUTION NO. 01-23

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SAN RAMON RECOMMENDING
CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT (GPA 2021-0001)
TO UPDATE THE HOUSING ELEMENT OF THE GENERAL PLAN**

CITY OF SAN RAMON (APPLICANT)

WHEREAS, the State of California Housing Element law was first enacted in 1969; and

WHEREAS, California State law recognizes the vital role local governments play in the supply and affordability of housing; and

WHEREAS, California Housing Element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community; and

WHEREAS, the California legislature has found that “California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state’s environmental and climate objectives.” (Gov. Code Section 65589.5 (a)(2)(A)); and

WHEREAS, the legislature has further found that “[t]he excessive cost of the state’s housing supply is partially caused by activities and policies of many local governments” and “[a]mong the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration.” (Gov. Code Sections 65589.5 (a)(1)(B) & (C)); and

WHEREAS, the legislature recently adopted the Housing Crisis Act of 2019 (SB 330) which states that “In 2018, California ranked 49th out of the 50 states in housing units per capita... California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over the next 7 years”; and

WHEREAS, Housing Element Law (Article 10.6 of Gov. Code) requires that the City adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City of San Ramon’s (City) regional housing need allocation (RHNA) of 5,111 housing units, comprised of 1,497 very-low income units, 862 low-income units, 767 moderate-income units, and 1,985 above moderate-income units; and

WHEREAS, California Housing Element law requires all cities and counties to update the Housing Element of their General Plan to be consistent with the requirements of the State Department of Housing and Community Development ("HCD"); and

WHEREAS, California State law requires that the City take meaningful steps to promote and affirmatively further fair housing (Gov. Code Section 65583(c)(5)); and

WHEREAS, State law requires that the City make zoning available for all types of housing (Gov. Code Sections 65583.2 and 65583(c)); and

WHEREAS, the Housing Element must be adopted to comply with State law, accommodate the RHNA, affirmatively further fair housing, and facilitate and encourage a variety of housing types for all income levels, (Gov. Code Sections 65583.2 and 65583(c)); and

WHEREAS, the preparation, adoption, and implementation of the Housing Element requires a diligent effort to include all economic segments of the community; and

WHEREAS, as provided in Government Code Section 65350 et. seq., the Housing Element Update constitutes an Amendment to the San Ramon General Plan; and

WHEREAS, on June 15, 2021, the City initiated General Plan Amendment GPA 2021-001 for a comprehensive update to the City's Housing Element for the 2023-2031 planning period, an update to the General Plan (2040 planning horizon) , and an update to the Climate Action Plan; and

Regarding Housing Element Outreach

WHEREAS, on July 6, 2021, the City held a joint City Council/Planning Commission Study Session to provide an overview of the Housing Element requirements, contents, potential challenges, update process; and receive public input; and

WHEREAS, on September 9, 2021, the City held a virtual Community Workshop and gave an overview of the General Plan, Housing Element, and Climate Action Plan Update with the community and solicited comments on the City's proposed Updates; and

WHEREAS, on September 15 through October 21, 2021, the City conducted an online Community Survey soliciting input from the public on the General Plan, Housing Element, and Climate Action Plan Update; and

WHEREAS, in summer and fall 2021, the City sought public input on where additional housing should be considered for the Housing Element Update using an online interactive map on the City's website; and

WHEREAS, in summer 2021, the City created a Housing Element and General Plan Update webpage on the City of San Ramon's website to provide information on the Update; and

WHEREAS, in September 2021, the City created an additional dedicated webpage at www.plansanramon.com for the Housing Element and General Plan update that serves as a landing place for information; and

WHEREAS, on October 19, 2021, the City Council and Planning Commission conducted a joint study session to provide a project update and solicit feedback on the Housing Element Update; and

WHEREAS, on October 19, 2021, the Planning Commission Ad Hoc Committee held a study session to review the Housing Element adoption schedule, Housing Sites Inventory, and received an overview AB 215; and

WHEREAS, on December 16, 2021, the Association for Bay Area Governments (ABAG) Executive Board adopted the Final Regional Housing Needs Allocation Plan: San Francisco Bay Area for the 2023 – 2031 planning period; and

WHEREAS, on February 15, 2022, the City held a joint Planning Commission/Housing Advisory Committee study session to review the criteria used for housing site inventory selection as well as the different categories included in the sites inventory; and

WHEREAS, on February 28, 2022, the City held a Planning Commission Ad Hoc Committee study session to discuss the City’s Housing Element site inventory selection process; and discuss housing sites; and

WHEREAS, on March 15, 2022, the City held a Planning Commission study session to provided further discuss the Housing Sites Inventory, provide a summary of the comments received at the Planning Commission Ad Hoc meetings, and receive feedback on the Housing Element Update; and

WHEREAS, on March 22, 2022, the City held a joint City Council/Planning Commission workshop to solicit input from the City Council and Planning Commission and the public about the Housing Element Sites Inventory and Update; and

WHEREAS, nine additional meetings were conducted with the various City Committees/Commissions regarding the Housing Element and General Plan Update as follows:

- 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); and

WHEREAS, the City attend five community events to answer questions and provide information related to the Housing Element and General Plan Update as follows:

- 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); and

WHEREAS, on May 6, 2022, a public notice was published in the San Ramon Valley Times, posted at several locations throughout the City, mailed notices, and emails to interested parties on the joint City Council and Planning Commission public hearings to discuss the Draft 2023-2031 Housing Element; and

WHEREAS, on May 13, 2022, the City released the Draft 2023-2031 Housing Element Update (Public Review Draft) for the mandatory 30-day public review period; and

WHEREAS, on May 17, 2022, the City Council and Planning Commission conducted their first of three required public hearings on the Draft 2023-2031 Housing Element in a joint Public Hearing and received public input on the proposed Housing Element Update, provided comments to staff for consideration, and continued the joint public hearing to June 21, 2022 for further discussion; and

WHEREAS, on June 21, 2022, the City Council and Planning Commission conducted their second of three required public hearings on the Draft 2023-2031 Housing Element in a joint Public Hearing and received additional public input and provided comments on the proposed Housing Element Update in advance of the City's submittal to HCD; and

WHEREAS, on July 20, 2022, after incorporating updates to the Draft 2023-2031 Housing Element based on public comments and direction from the Planning Commission and City Council, the City submitted the Draft 2023-2031 Housing Element to HCD for their review; and

WHEREAS, on October 18, 2022, HCD provided their comment letter to the City and identified revisions necessary for compliance with State Housing Element law; and

WHEREAS, on October 25, 2022, staff provided an update to the City Council on HCD's comment letter, identified next steps for the Housing Element Update, and received public input; and

WHEREAS, on November 1, 2022, staff provided an update to the Planning Commission on HCD's comment letter, identified next steps for the Housing Element Update, and received public input; and

WHEREAS, on November 2, November 18, December 2, and December 14, 2022, the City met with HCD to discuss the agency's comments in greater detail and gain additional specificity and clarity on changes needed to receive certification; and

WHEREAS, on December 21, 2022, pursuant to AB 215, the City released for public review the revisions made to the Draft 2023-2031 Housing Element; and

WHEREAS, on December 28, 2022, after the minimum seven-day public review period of the revisions to the Draft 2023-2031 Housing Element, the City resubmitted the revised Draft to HCD to initiate their review; and

WHEREAS, on January 12, 2023, City staff met with HCD to discuss the agency's review of the Draft 2023-2031 Housing Element, submitted to HCD on December 28, 2022; and

WHEREAS, based on HCD's comments provided on January 12, 2023, City staff has prepared additional revisions to the Draft 2023-2031 Housing Element (Exhibit 3); and

Regarding Tribal Consultation

WHEREAS, pursuant to Government Code Sections 65352 and 65352.3, the City of San Ramon requested consultation with the local California Native America tribes as shown on the contact list provided by the California Native American Heritage Commission; and

WHEREAS, three requests for consultation pursuant to Government Code Section 65352.3 were received; and

WHEREAS, on July 5, 2022, the Confederated Villages of Lisjan Nation requested consultation and the City met with tribe representatives on September 16, 2022 and October 19, 2022, and completed consultation on October 19, 2022; and

WHEREAS, on July 17, 2022, the Indian Canyon Band of Costanoan Ohlone People requested consultation, but did not respond to the City's request to meet and therefore, the City concluded consultation in September 2022; and

WHEREAS, on July 27, 2022, the Wilton Rancheria tribe requested consultation and after exchanging emails regarding project questions, consultation was completed on August 8, 2022; and

Regarding Measure G Compliance

WHEREAS, Government Code Sections 65353 and 65854 require the Planning Commission hold a public hearing on the proposed General Plan Amendment; and

WHEREAS, Measure G, approved in 1999, requires that subsequent amendments to the General Plan may only be adopted by a 4/5 vote of the City Council after recommendation in favor of such amendment is made by a 4/5 vote of the Planning Commission, and after three public hearings before both the Planning Commission and City Council; and

WHEREAS, on May 17, 2022, June 21, 2022, and January 12, 2023, the Planning Commission held duly noticed public hearings to discuss the proposed revisions and changes to the Housing Element Update and to receive input for the public which collectively satisfied the

three public hearings requirement of Measure G and Government Code Sections 65353 and 65854; and

Regarding CEQA Compliance

WHEREAS, on January 12, 2023, the Planning Commission determined the 2023-2031 Housing Element Update Project is exempt under State CEQA Guidelines §15061(b)(3) common sense exemption, because CEQA applies only to projects that have the potential for causing a significant effect on the environment, and it can be seen with certainty that there is no possibility that the adoption of this policy document would have a significant effect on the environment. The proposed Housing Element is tiered off the previous Housing Element, which the City analyzed under CEQA with an addendum to the General Plan 2030 EIR. The Project at issue, therefore, includes only the changes proposed to that Housing Element. These changes would not result in any direct or indirect physical changes to the environment. The changes made to the Housing Element as a result of this update are strictly policy changes and do not provide entitlements to any specific land use projects, nor do the changes amend the General Plan land use map or zoning or modify land use designations, densities, or land use intensities. Any changes to the City municipal code or General Plan required by the proposed Housing Element will be reviewed under CEQA for environmental impacts when the proposed action is brought forward for the City's consideration. It would be too speculative to foresee environmental impacts resulting from this proposed Housing Element at this time. Additionally, this Project is part of the City of San Ramon's efforts to "undertake all necessary actions to encourage, promote, and facilitate the development of housing to accommodate the entire regional housing need," as required by Government Code section 65584 (a)(2), which further requires the City to take reasonable actions "to ensure that future housing production meets, at a minimum, the regional housing need established for planning purposes." As such, it is exempt from CEQA under Gov. Code § 65584(g), which states that determinations made by a city or county pursuant to § 65584 are exempt from the California Environmental Quality Act; and

WHEREAS, based on these factors, it can be seen with certainty that there is no possibility that the proposed 6th Cycle Housing Element Update would have a significant effect on the environment; therefore, the 6th Cycle Housing Element is exempt from CEQA under the common sense exemption; and

WHEREAS, the City has prepared the Housing Element in accordance with State Housing Element Law and HCD findings; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby finds that, based on substantial evidence in the record:

1. That the recitals above are true and correct and are incorporated herein by reference; and
2. That the Housing Element Update (Exhibit 1) are internally consistent with the objectives, policies, general land uses, and programs specified in the General Plan as a whole; and
3. The Housing Element substantially complies with State Housing Element Law based on updates to the document as shown in Exhibit 2 in response to HCD's letter dated October

18, 2022, and in subsequent discussions with HCD on November 2, November 18, December 2 and December 14, 2022; and

4. The Housing Element substantially complies with Housing Element Law, as provided in Government Code 65580 et seq. and contains all provisions required by State Housing Element Law; and
5. Based on substantial evidence in the record with respect to the location, existing uses, low building to land value, and recent market demands and trends, the existing uses on the non-vacant sites identified in the site inventory to accommodate the RHNA are likely to be discontinued during the planning period and therefore do not constitute an impediment to planned residential development on the site during the planning period; and
6. As required by Government Code Section 65585(e), the Planning Commission has considered the findings made by the Department of Housing and Community Development included in the Department's letter to the City of San Ramon dated October 18, 2022, consistent with Government Code Section 65585(f), and as described in Exhibit 2 to this resolution, incorporated herein by this reference; and the Planning Commission has changed the Housing Element in response to the findings of the Department to substantially comply with the requirements of State Housing Element Law as interpreted by HCD; and
7. The Planning Commission recommends that the City Council repeal the 2015-2022 Housing Element in its entirety, and adopt the 2023-2031 Housing Element attached hereto as Exhibit 1; and
8. The Community Development Director or designee is hereby directed to file all necessary material with the Department of Housing and Community Development for the Department to find that the Housing Element is in conformance with State Housing Element Law, and is further directed and authorized to make all non-substantive changes to the Housing Element to make it internally consistent or to address any non-substantive changes or amendments requested by the Department to achieve certification; and
9. The Community Development Director or designee is hereby directed to distribute copies of the Housing Element in the manner provided in Government Code Sections 65357 and 65589.7.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission, in the exercise of its independent judgment, and based upon all the evidence in the record (including but not limited to all application materials, related CEQA documents, the written and oral staff reports, oral and written comments received by the City, including HCD's findings, the City's response to HCD's findings, and all other relevant documents contained in the administrative record) does hereby adopt Planning Commission Resolution Number 01-23 recommending City Council approval of General Plan Amendment GPA 2021-0001 updating the Housing Element of the General Plan (Exhibit 1).

PASSED, APPROVED AND ADOPTED on this 13th day of January 2023, by the following

vote:

AYES: *Commissioner Marks, Commissioner Wallis, Commissioner Kuznik, Vice Chair Edwards, and Chair Alpert*

NOES:

ABSTAIN:

ABSENT:



Gary Alpert
Planning Commission Chairperson

ATTEST:



Amy Sekhon, Planning Commission Clerk

Attachments:

Exhibit 1: 2023-2031 Housing Element, dated December 2022

Exhibit 2: Findings and Responses to HCD October 18, 2022 Letter, dated December 20, 2022

Exhibit 3: Additional Revisions to the 2023-2031 Housing Element, dated January 12, 2023



City of San Ramon
2023-2031 Housing Element
(HCD Review Draft)

December 2022

Community Development Department
Planning Services Division
7000 Bollinger Canyon Rd.
San Ramon, CA 94583

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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.

11.1.10 HOUSING ELEMENT ADOPTION

The revised Draft San Ramon Housing Element is scheduled to be presented before the Planning Commission on January 12, 2023 for consideration for adoption. City Council adoption hearing is scheduled for January 30, 2023.

Upon adoption of the Housing Element, the City will send the Housing Element for HCD review and also to its water and sewer service providers.

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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 characteristics 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 2023-2031 Housing Element cycle.

11.2.1 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. At the time of European contact in the 18th century, the San Ramon area was occupied by the Ohlone tribe of California Native Americans. The tribal group that most likely occupied the San Ramon area is the Chochoeny language group, whose territory extended from the southern end of the Carquinez Strait south to Mission San Jose (present-day Fremont), east to present-day Livermore and west to the San Francisco Bay. The estimated Ohlone population in 1770—when the first mission was established in Ohlone territory—was approximately 10,000. By 1832, the population had declined to fewer than 2,000, mainly due to diseases introduced by the European explorers and settlers. The Gold Rush brought further disease to the native inhabitants, and by the 1850s, nearly all of the Ohlone had adapted in some way or another to economies based on cash income. Hunting and gathering activities continued to decline and were rapidly replaced with economies based on ranching and farming.

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 1978, 585 acres became today’s Bishop Ranch Business Park. 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.

11.2.2 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.

11.2.2.1 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 9 percent between 2010 and 2015. As of January 2020 (according to the State Department of Finance), the population of San Ramon was estimated at 83,118, an increase of 5.7 percent since 2015 ([Table 11.2-1](#)). According to Association of Bay Area Governments (ABAG) 2017 projections, San Ramon is expected to grow to a population of 84,165 by 2040, an increase of only 1.3 percent from 2020 population estimates. However, the recently released 2020 Census reports the San Ramon population at 84,165, already exceeding ABAG’s 2020 projection of 76,485. Therefore, San Ramon is likely to see growth exceeding ABAG’s 2040 estimate. San Ramon’s current 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. This Housing Element has been updated as part of a focused update to the General Plan, which adjusted the growth projections.

Because the City has already exceeded growth projections included in the to the ABAG 2040 Bay Area Plan, population trends and projections based on more recent population estimates are shown in

[Figure 11.2-1](#). These projections show that by 2030, the population of San Ramon will be approximately 101,791 or an increase of 22.5 percent from the 2020 population.

Table 11.2-1: Population Growth Trends (2010-2040)

<i>Jurisdiction</i>	<i>2010¹</i>	<i>2015²</i>	<i>2020²</i>	<i>2040³</i>	<i>Population Growth</i>		
					<i>2010-2015</i>	<i>2015-2020</i>	<i>2020-2040</i>
Brentwood	51,481	57,607	65,118	84,460	11.9%	13.0%	29.7%
Concord	122,067	127,238	130,143	185,850	4.2%	2.3%	42.8%
Danville	42,039	43,682	43,876	47,350	3.9%	0.4%	7.9%
Dublin	46,036	55,965	65,716	83,595	21.6%	17.4%	27.2%
Livermore	80,968	87,028	91,861	113,730	7.5%	5.6%	23.8%
Pittsburg	63,264	68,612	74,321	91,615	8.5%	8.3%	23.3%
Pleasanton	70,285	74,950	79,464	87,875	6.6%	6.0%	10.6%
Richmond	103,701	108,371	111,217	164,220	4.5%	2.6%	47.7%
San Ramon	72,148	78,608	83,118	84,165	9.0%	5.7%	1.3%
Walnut Creek	64,173	68,030	70,860	81,265	6.0%	4.2%	14.7%
County	1,049,025	1,113,341	1,153,561	1,387,295	6.1%	3.6%	20.3%

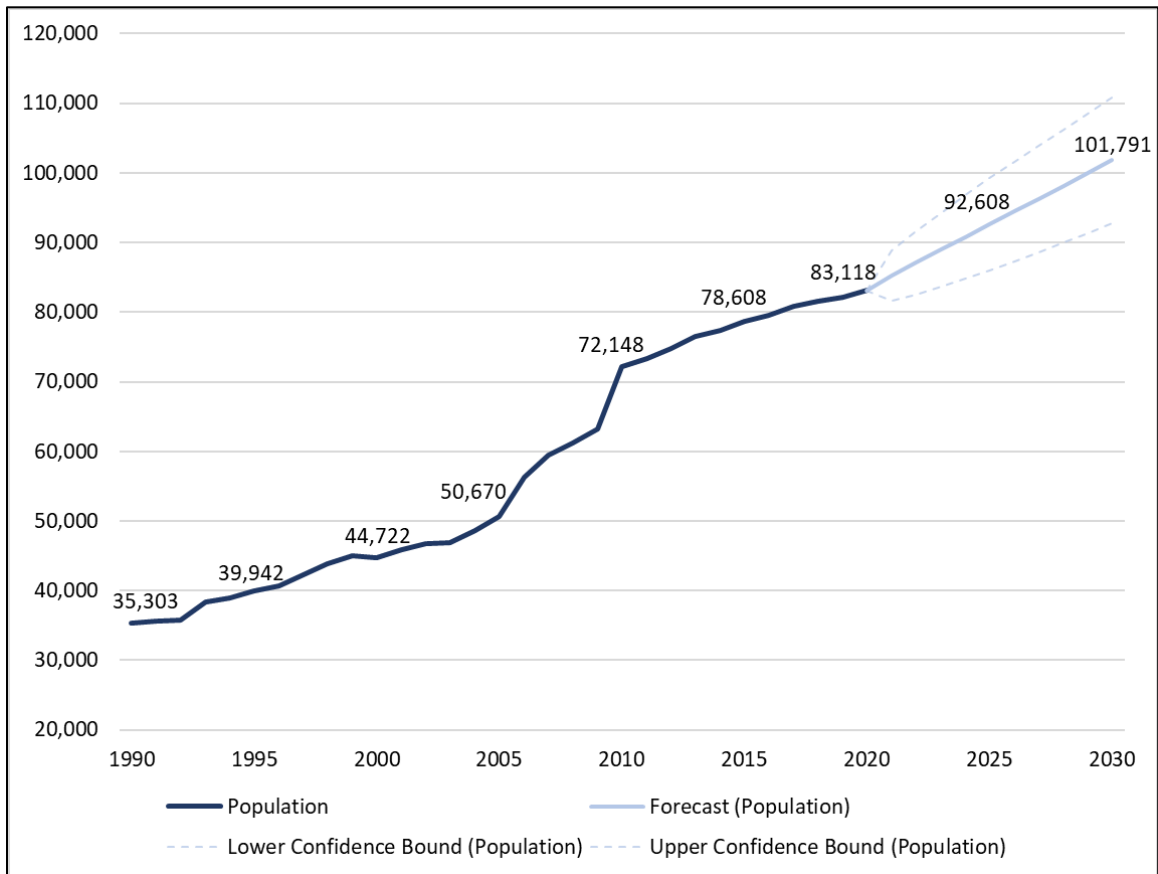
Sources:

¹ US Census Bureau, 2010 Census.

² California Department of Finance (DOF), E-5 Series, 2015-2020.

³ ABAG Plan Bay Area 2040 – Projections, 2017.

Figure 11.2-1: Population Trends and Projections (1990-2030)



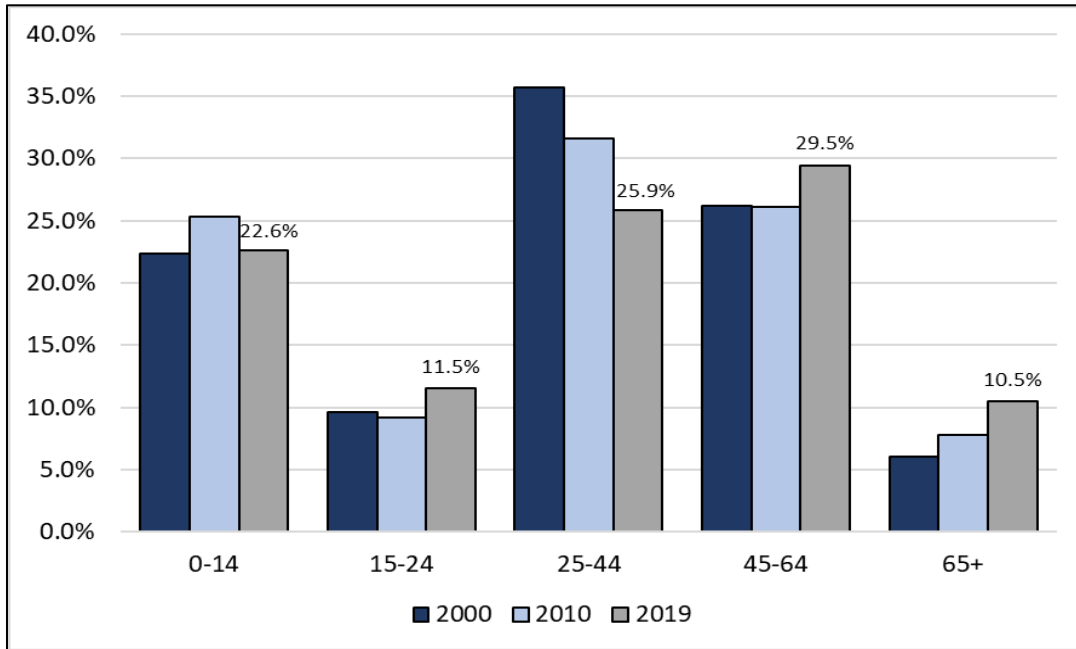
Source: ABAG Housing Element Data Package (based on California DOF Estimates), 2021.

11.2.2.2 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, younger householders without children will have different housing preferences than older households 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.

Between 2010 and 2019, San Ramon’s population of persons aged 15 to 24, adults aged 45 to 64, and seniors aged 65 and older has increased (Figure 11.2-2). Since 2000, the City has seen a steady decline in adults ages 25 to 44 and steady increase in seniors 65 and older. Seniors currently make up 10.5 percent of the population, compared to only 8 percent in 2010. As of 2019, adults ages 45 to 64 make up the largest proportion of the population (29.5 percent). The proportion of adults ages 25 to 64, who make up a majority of the workforce, has declined from 61.9 percent in 2000 to only 55.3 percent in 2019.

Figure 11.2-2: Age Characteristics (2000-2019)



Source: US Census Bureau, 2000 and 2010 Census; 2015-2019 American Community Survey (ACS) (5-Year Estimates).

Although San Ramon has a smaller population of seniors compared to the County proportionally (10 percent vs. 15 percent, respectively), the City has a slightly higher median age. Historically, seniors have comprised a smaller proportion of the City's population when compared to the proportion of seniors living in nearby jurisdictions ([Table 11.2-2](#)). As of 2019, San Ramon's population is comprised of more children compared to most nearby communities.

Overall, the age distribution of San Ramon reflects a community of primarily families with primary and secondary school age children. The higher cost of housing in the City has resulted in the decline in the proportion of younger people who are just entering the workforce. Similar to growth patterns statewide, the senior population in San Ramon also continues to grow while the proportion of children under 19 has decreased slightly from 31 percent in 2010 to 30 percent in 2019.

Table 11.2-2: Age Characteristics (2010-2019)

<i>Jurisdiction</i>	<i>Under 19</i>		<i>65 And Up</i>		<i>Median Age</i>
	<i>2010</i>	<i>2019</i>	<i>2010</i>	<i>2019</i>	<i>2019</i>
Brentwood	34%	29%	11%	15%	40.0
Concord	25%	23%	12%	15%	38.9
Danville	29%	28%	14%	19%	45.7
Dublin	25%	28%	7%	9%	36.7
Livermore	28%	25%	10%	13%	39.8
Pittsburg	31%	27%	9%	11%	34.7
Pleasanton	29%	27%	11%	15%	42.4
Richmond	28%	24%	10%	13%	36.0
San Ramon	31%	30%	8%	10%	40.2
Walnut Creek	18%	18%	27%	30%	47.8
Contra Costa County	27%	25%	12%	15%	39.7

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

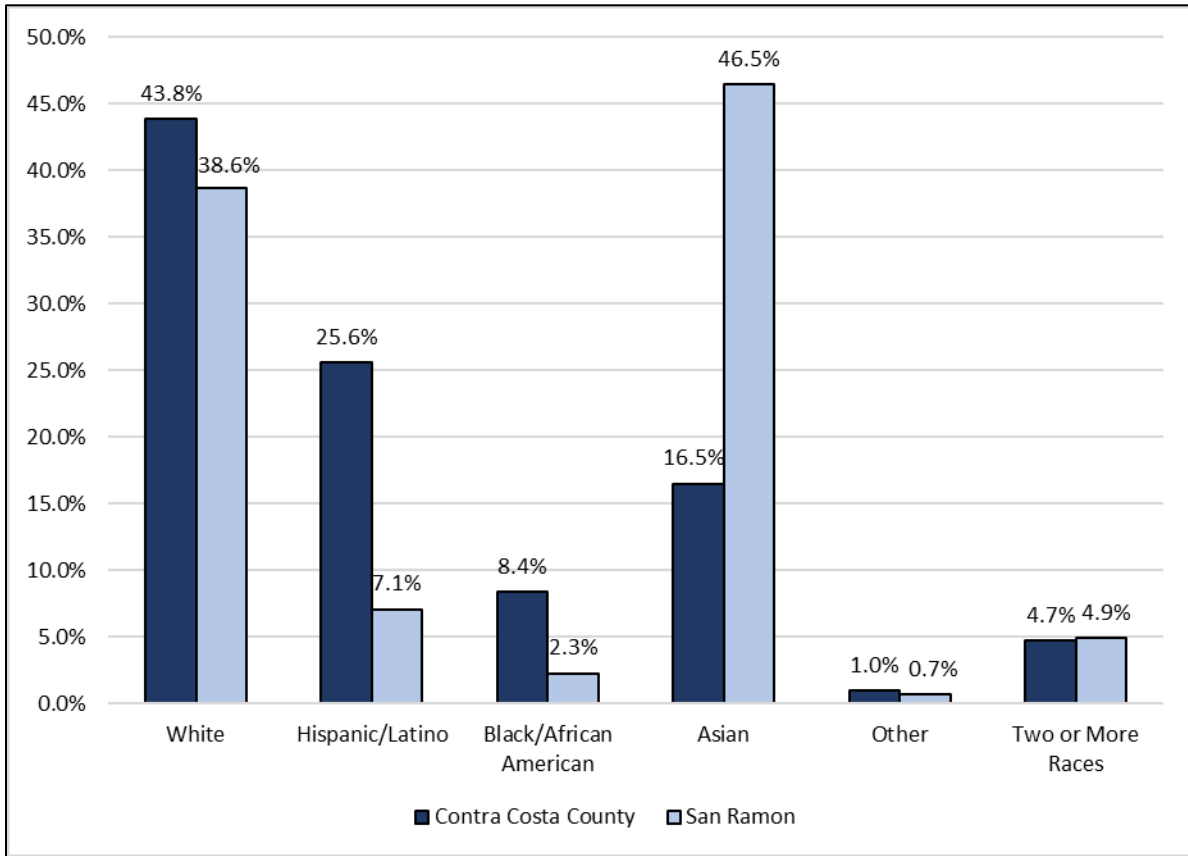
11.2.2.3 Race/Ethnicity Characteristics

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. 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 2015-2019 American Community Survey (ACS) estimates shown in Figure 11.2-3, 46.5 percent of San Ramon's population is Asian, 38.6 percent White, 7.1 percent Hispanic or Latino, 4.9 percent two or more races, 2.3 percent Black or African American, and 0.7 percent some other race. San Ramon has a significantly larger Asian population compared to the County, while the Hispanic/Latino and Black/African American populations are significantly smaller. Since 2010, the White population has decreased from 50 percent to 39 percent, while the Asian population has increased from 34 percent to 47 percent.¹

¹ 2010 estimates based on 2006-2010 ACS (5-Year Estimates).

Figure 11.2-3: Racial/Ethnic Composition (2019)



Source: 2015-2019 ACS (5-Year Estimates).

11.2.3 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.

11.2.3.1 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 2015-2019 ACS, there are 25,535 households in San Ramon. Nearly half of the households in the City are families with children (Table 11.2-3). 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 make up 72.1 percent of County households compared to 79 percent in San Ramon, while single households make up 21.8 percent of County households compared to only 17.6 percent in the City.

Table 11.2-3: Household Type (2019)

<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	20,184	79.0%	284,806	72.1%
With children	12,586	49.3%	127,879	32.4%
With no children	7,598	29.8%	156,927	39.8%
Singles	4,505	17.6%	86,232	21.8%
Other non-families	846	3.3%	23,731	6.0%
Total Households	25,535	100.0%	394,769	100.0%

Source: 2015-2019 ACS (5-Year Estimates).

11.2.3.2 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.

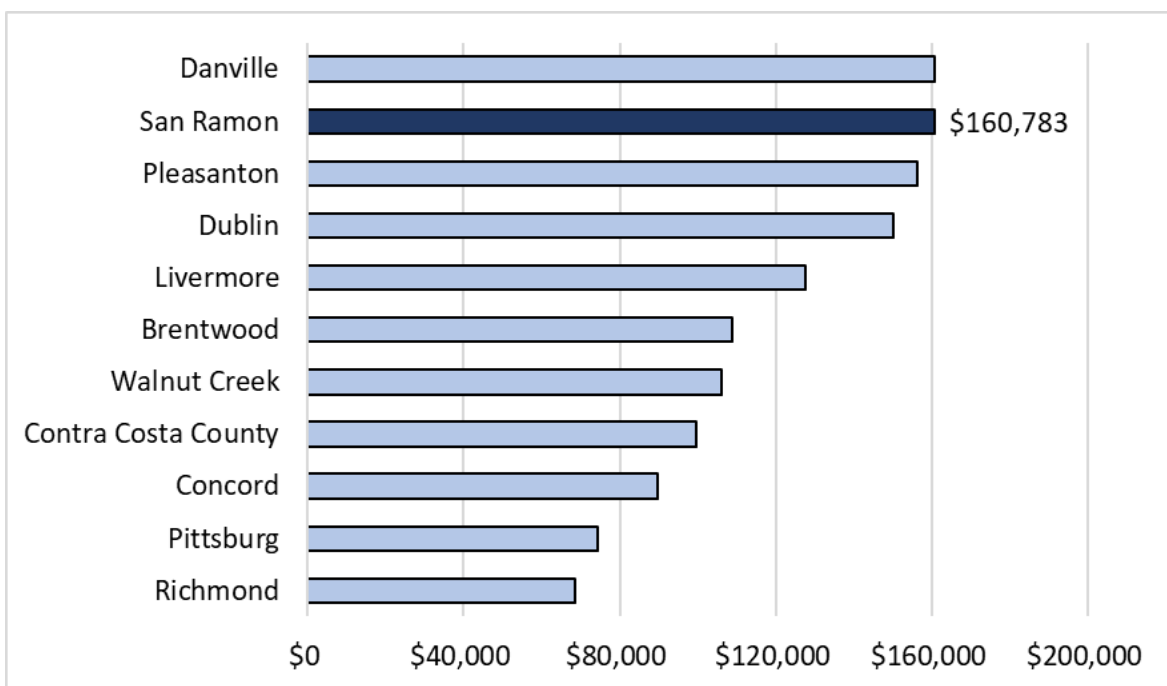
According to the California Department of Finance (DOF), the City’s average household size increased from 2.85 persons per household in 2010 to 2.95 in 2021. This increase is consistent with the relative increase in household size reported throughout the County during this time period. The average size of San Ramon households was higher than the County’s average household size of 2.87 in 2021, due to larger proportion of families with children, families with extended members, and multi-generational families. ABAG projects that San Ramon’s average household size will decline slightly to 2.77 by 2040, as the senior population continues to grow and decline of younger households who would enter or remain in the community as they begin to make decisions relating to raising a family.

11.2.3.3 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 income reported to the ACS by San Ramon residents is the second highest among neighboring jurisdictions (Figure 11.2-4). The City’s median household income between 2015 and 2019 (\$160,783) was substantially higher than the median income reported for the County that same period (\$99,716).

Figure 11.2-4: Median Household Income (2019)



Source: 2015-2019 ACS (5-Year Estimates).

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, about six percent of households earned less than \$25,000, while 6.5 percent of City households earned incomes between \$25,000 and \$49,999 ([Table 11.2-4](#)). Approximately 17 percent of San Ramon's households earned incomes between \$50,000 and \$99,999 and 31.6 percent earned incomes between \$100,000 and \$199,999. Nearly 40 percent of San Ramon households earn \$200,000 per year or more. 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 11.2-4: Household Income Distribution (2019)

<i>Household Income</i>	<i>% of Households</i>	
	<i>San Ramon</i>	<i>County</i>
Less than \$10,000	3.3%	3.4%
\$10,000 to \$14,999	1.0%	2.8%
\$15,000 to \$24,999	1.8%	4.9%
\$25,000 to \$34,999	2.2%	5.4%
\$35,000 to \$49,999	4.3%	8.1%
\$50,000 to \$74,999	7.5%	13.0%
\$75,000 to \$99,999	9.2%	12.6%
\$100,000 to \$149,999	17.0%	18.9%
\$150,000 to \$199,999	14.6%	11.5%
\$200,000 or more	39.2%	19.4%
Total	100.0%	100.0%

Source: 2015-2019 ACS (5-Year Estimates).

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 67 percent of San Ramon residents were employed in business, science, and arts, generally high paying occupations, compared to only 44 percent in the County overall.

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

According to 2021 HUD Comprehensive Housing Affordability Strategy (CHAS) data, 83 percent of San Ramon households earned moderate or above moderate incomes (Table 11.2-5), while 17 percent of households had incomes in the extremely low, very low, and low income levels.²

² Data was obtained from the Comprehensive Housing Affordability Strategy (CHAS) prepared for HUD by the Census Bureau using 2014-2018 ACS 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.

Table 11.2-5: San Ramon Households by Income Category (2021)

<i>Income Category (% of County AMI)</i>	<i>Households</i>	<i>Percent</i>
Extremely Low (30% or less)	1,540	6.1%
Very Low (31 to 50%)	1,075	4.3%
Low (51 to 80%)	1,670	6.6%
Moderate or Above (over 80%)	20,865	83.0%
Total	25,150	100.0%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) (based on 2014-2018 ACS), 2021.

Note: CHAS data does not provide a separate accounting of households with incomes above 80% AMI. HUD funds are not available to households with incomes above 80% AMI.

11.2.3.4 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 2015-2019 ACS, 3.2 percent of housing units in the City (834 units) were overcrowded. Overcrowding disproportionately affected renters. In San Ramon seven percent of renter-occupied households are overcrowded, compared to only 1.8 percent of owner-occupied households, 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 (11 percent) were occupied by renters.

When compared to the County, overcrowding is not a significant issue in San Ramon. The 2015-2019 ACS shows overcrowding affected five percent of all housing units countywide, including 2.4 percent of owner units and 10.4 percent of renter units.

11.2.3.5 Cost Burden

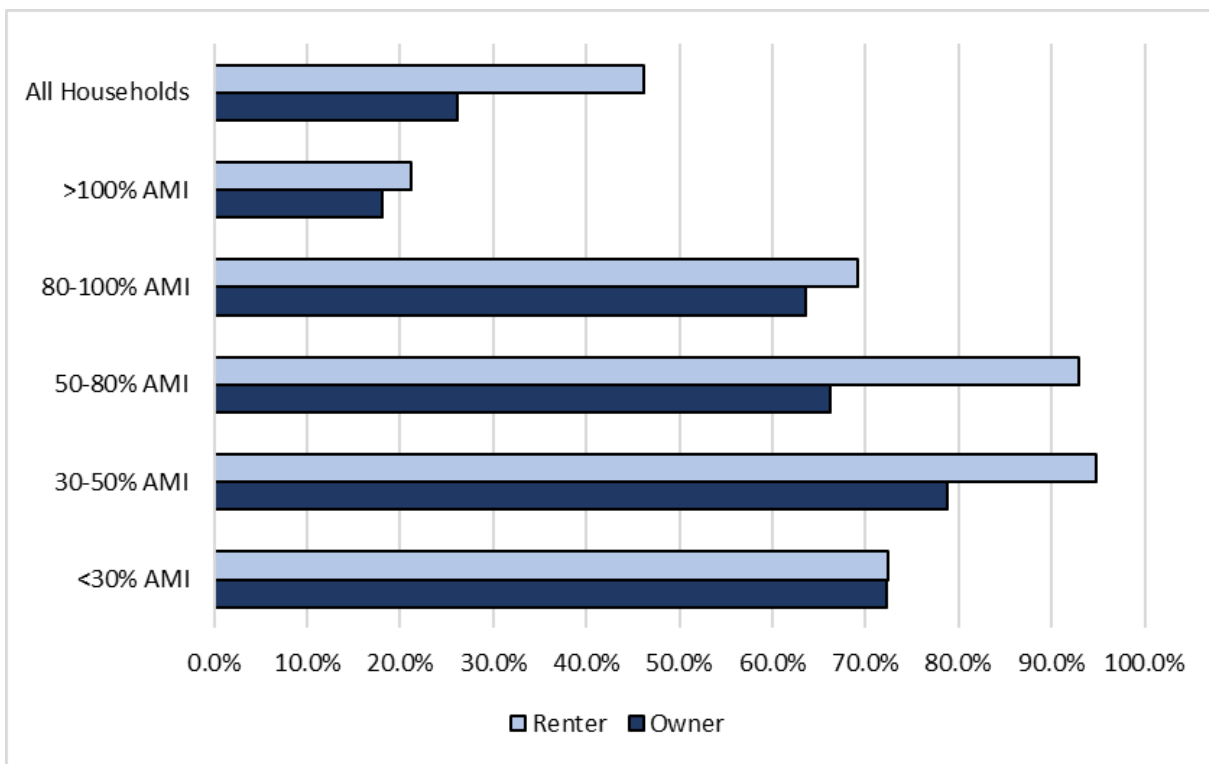
A household is considered to be cost burdened if it spends more than 30 percent of its gross household income on housing. Problems of overpayment occur when housing costs rise faster than incomes or when households are forced to pay more than they can afford for housing of adequate size, condition, and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

According to 2021 HUD CHAS Data, 32 percent of San Ramon households overpaid for housing. Overall, overpayment affected renters more than homeowners (46.2 percent vs. 26.1 percent

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

respectively). A closer look at the data by income category reveals that a higher proportion of renters of all income levels overpaid for housing compared to homeowners (Figure 11.2-5). Approximately 72 percent of extremely low income renters (earning less than 30 percent of the area median income (AMI)), 94.8 percent of very low income renters (earning 30-50 percent of the AMI), and 92.9 percent of low income renters (earning 50-80 percent of the AMI) experienced cost burden. Overpayment amongst extremely low income owners was similar to renter overpayment, but only 78.8 percent of very low income owners and 66.3 percent of low income renters were cost burdened. 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 renters than owners, which indicates that rental housing in San Ramon is typically less affordable to moderate income households.

Figure 11.2-5: Cost Burden by Income and Tenure (2021)



Source: HUD CHAS (based on 2014-2018 ACS), 2021.

11.2.4 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 11.2-6). 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 11.2-6: Special Needs Groups (2019, 2020)

<i>Special Needs Group</i>	<i>Persons</i>	<i>Households</i>	<i>% of Total</i>
Seniors (65+)	7,943	—	10.5%
With a disability	2,060	—	2.7%
Households with one or more senior	—	5,324	20.8%
Seniors living alone	—	—	5.7%
Persons with Disabilities	4,156	—	5.5%
Female-headed Households	—	4,426	17.3%
With own children	—	991	3.9%
Large Households	—	2,534	9.9%
Renter	—	430	6.1%
Owner	—	2104	11.4%
Agricultural Workers ¹	1	—	<0.1%
Homeless	6	—	<0.1%
Total Person/Households	75,648	25,535	—

Note:

1. All farming, fishing, and forestry occupations. Percent of civilian employed population 16 years and older.

Sources: 2015-2019 ACS (5-Year Estimates); Contra Costa County: Annual Point in Time Count Report, 2020.

11.2.4.1 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 2019 (10.5 percent), the City’s senior population has seen steady growth since 2000 and is expected to continue growing, similar to trends seen Statewide. Individuals over the age of 65 suffer disproportionately from poverty: nine percent of the population over 65 lived below the poverty level, compared to 3.3 percent of the population aged 18 to 64.

In 2019, 20.8 percent of City households had one or more senior and 5.7 percent of households were seniors living alone. According to HUD Comprehensive Housing Affordability Strategy (CHAS) from 2014-2018 ACS, 22.3 percent of elderly households, with one or two seniors, are renters and 77.7 percent are owners. Cost burden is more prevalent amongst elderly renter households compared to elderly owner households. Approximately 72.7 percent of elderly renter households are cost burdened compared to only 34.1 percent of elderly owners. Of all senior households, 42.7 percent are cost burdened, and 23.7 percent are severely cost burdened.

Aside from overpayment problems faced by seniors due to their relatively fixed incomes, many seniors are faced with various disabilities. Roughly 26 percent of San Ramon's senior population was listed as having one or more disabilities in the 2015-2019 ACS. Among these disabilities, the most common were ambulatory disabilities (16 percent), independent living disabilities (13 percent), and hearing disabilities (10 percent).

Resources for Seniors

Housing resources available for seniors include senior apartments and residential care facilities for the elderly (RCFE). Residential facilities such as 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. According to the State Department of Social Services (CDSS), as of 2021 San Ramon has 557 beds in 16 licensed RCFEs.

11.2.4.2 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. "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 2015-2019 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 2015-2019 ACS, 5.5 percent of San Ramon residents had a disability. [Table 11.2-7](#) shows that 1.6 percent of the population experienced a hearing difficulty, one percent experienced a vision difficulty, 2.2 percent experienced a cognitive difficulty, 2.6 percent experienced an ambulatory difficulty, 1.3 percent experienced a self-care difficulty, and 2.2 percent experienced an independent living difficulty. Disabilities of all types are far more common amongst elderly residents compared to children under the age of 18 and adults aged 18 to 64. It is important to note that the sum of percentages in this dataset will not equal the percent of the population with any disability because a single individual may experience more than one disability.

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.

Table 11.2-7: Disabilities by Age and Type (2019)

<i>Type of Disability</i>	<i>% with Disability</i>			
	<i>Under 18</i>	<i>18 to 64</i>	<i>65+</i>	<i>Total</i>
Hearing disability	0.2%	0.7%	10.4%	1.6%
Vision disability	0.6%	0.7%	4.1%	1.0%
Cognitive disability	1.2%	1.6%	8.1%	2.2%
Ambulatory disability	0.2%	1.4%	16.2%	2.6%
Self-care disability	0.1%	0.9%	6.8%	1.3%
Independent living disability	—	1.3%	13.4%	2.2%
Any disability	2.0%	3.6%	25.9%	5.5%
Total population with disability	435	1,661	2,060	4,156

Source: 2015-2019 ACS (5-Year Estimates).

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.

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 local 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.

Resources for Persons with Disabilities

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.

In 2020, the City started a ride share pilot program called GoSanRamon. Through this program, users receive a subsidized fare for Uber and Lyft rides that start and end within designated areas of the City. The service area includes parts of south and west San Ramon, as well as the San Ramon Transit Center, San Ramon Regional Medical Center, Kaiser, Alcosta Senior and Community Center, and West Dublin and Dublin/Pleasanton BART stations.

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.

Housing resources for persons with disabilities include a number of state-licensed facilities, including 16 Residential Care Facilities for the Elderly (RCFEs) providing a total of 557 beds (as described above) and two Adult Residential Facility with 12 beds. An additional 183-bed RCFE was approved in November 2021. The new RCFE will be in the CityWalk Master Plan Area and have a mix of independent living, assisted living, and memory care.

11.2.4.3 Persons with Developmental Disabilities

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 360,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers. 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 the State Department of Developmental Services (DDS) provides a closer look at the disabled population. Data shown in Table 11.2-8 estimates the number of San Ramon individuals with developmental disabilities by zip code. Most persons experiencing a developmental disability in San Ramon reside in the home of a parent, family, or guardian.

Table 11.2-8: Developmentally Disabled Residents by Age (2020)

	<i><18 Years</i>	<i>18+ Years</i>	<i>Total</i>	<i>Residing at Home¹</i>
94582	163	96	259	247
94583	133	128	261	212
Total	296	224	520	459

1. Of parent, family, or guardian.

Source: California Department of Developmental Services (DDS), Consumer Count by Zip Code and Age Group, December 2020.

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. Currently, the majority of the developmentally disabled residents in San Ramon are residing at home.

Resources for Persons with Developmental Disabilities

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.

11.2.4.4 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 Contra Costa Health, Housing, and Homeless Services Division conducted a point-in-time count of the regional homeless population on January 22nd and 23rd, 2020. The survey identified 2,277 homeless persons in Contra Costa County, including 707 sheltered individuals and 1,570 unsheltered individuals. Since 2015, the County’s homeless population has increased 12 percent.

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

Resources for Persons Experiencing Homelessness

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 (CoC) 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.

11.2.4.5 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 2015-2019 ACS showed that single parents comprised approximately five percent of San Ramon households. Of these the five percent, 1.1 percent were male-headed single-parent households and 3.9 percent were female-headed single-parent households. Female-headed families have a higher incidence of poverty when compared to all households.

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

The City has also been working on a priority preference system for below market rate (BMR) units. The Preserve project included 28 for-sale units with priority preference for seniors, persons with disabilities, homeless, single head of household, veterans, and public service employees that are employed to provide services within San Ramon such as teachers and first responders.

11.2.4.6 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.

Based on 2015-2019 ACS estimates, nearly 10 percent of the total number of households in San Ramon contained five or more people. Of these large households, approximately 83 percent owned the units they occupied and 17 percent rented. In comparison, an estimated 71 percent of smaller households were homeowners and 29 percent were renters.

Resources for Large Households

Finding rental housing with more than two bedrooms is a typical problem for large families, particularly renters with lower income levels. Of the 18,626 housing units in San Ramon with three or more bedrooms at the time of the 2015-2019 ACS, only 10.6 percent were occupied by renters. Due to the limited supply of adequately sized rental units and affordable homeownership opportunities to accommodate large-family households, large families face additional difficulty in locating housing that is adequately sized and affordably priced. San Ramon has a large proportion of housing units with three or more bedrooms. According to the 2015-2019 ACS, nearly 72 percent of housing units in San Ramon have three or more bedrooms compared to only 65.9 percent countywide. The issue is with mismatch between availability and affordability. Housing Choice Voucher is a program that can assist very lower income large renter-households in accessing adequately sized housing.

11.2.4.7 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 2015-2019 ACS, one resident of San Ramon was employed in farming, fishing, and forestry occupations. 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. Regionally, the 2017 US Department of Agriculture Census, 161 farms are located in the County, employing about 1,310 farm workers. Among these farms, nine farms employ about 105 migrant workers. Also, 80 farms employ about 304 seasonal workers.

Resources for Migrant and/or Farm Workers

As mentioned above, only one resident in San Ramon was employed in farming, fishing, and forestry occupations. No special programs target this population in San Ramon but they can be generally assisted with Housing Choice Vouchers or other affordable housing resources.

11.2.4.8 Extremely Low Income (ELI) Households

Extremely low income households are considered households earning 30 percent or less than the area median income (AMI). Extremely low income households are more likely to experience housing problems and cost burden. There are approximately 470 ELI owner-households, representing 2.6 percent of owners citywide, and 1,070 ELI renter-households, representing 15 percent of renters citywide. A slightly larger proportion of ELI renter-households experience housing problems and cost burden compared to ELI owner-households; 73.4 percent of ELI renter-households and 71.3 percent of ELI owner-households experience one or more housing problem. In comparison, 50.8 percent of renter-households and 27.2 percent of owner-households citywide experience one or more housing problem. It is relevant to note that high rates of housing problems and cost burden are not isolated to extremely low income households alone. Very low income households earning 30 to 50 percent of the AMI and low income households earning 50 to 80 percent of the AMI have higher rates of housing problems and cost burden compared to extremely low income households.

Overall, 6.1 percent of households citywide are ELI households. In comparison, 12.3 percent of households countywide are in the extremely low income category. According to HUD CHAS data based on the 2014-2018 ACS, the largest proportion of Black/African American households are ELI households compared to other racial/ethnic groups. Approximately 9.5 percent of Black/African American households are ELI households, followed by 7.3 percent of White households, 4.7 percent of Asian households, and 4.1 percent of Hispanic households. No ELI American Indian or Pacific Islander households were counted in this dataset. Racial/ethnic, income, and housing problem demographics are further described in Appendix 11.E, Affirmatively Furthering Fair Housing, of this Housing Element.

Table 11.2-9: Extremely Low Income (ELI) Households by Tenure and Housing Problems

	<i>Owner</i>		<i>Renter</i>		<i>Total</i>
	<i>Households</i>	<i>Percent</i>	<i>Households</i>	<i>Percent</i>	
ELI Households	470	2.6%	1,070	15.0%	1,540
With Housing Problem	335	71.3% ¹	785	73.4% ¹	1,120
With Cost Burden	340	72.2% ¹	775	72.4% ¹	1,110
Total Households	18,030	100%	7,120	100%	25,150

Note:

1. Percent of ELI households alone.

Source: HUD CHAS Data (based on 2014-2018 ACS), 2021.

Resources for ELI Households

As mentioned above, the City offers housing programs and supportive services (e.g. child care subsidies and recreational programs) for lower and moderate income households that may benefit extremely low income households. The following assisted housing units are also located in San Ramon, serving lower income families:

- Canyon Oaks at Windemere (249 affordable units)
- Falcon Bridge (256 affordable units)
- Cornerstone at Gale Ranch (102 affordable units)
- Mill Creek at Windemere (399 affordable units)
- Muirlands at Windemere (350 affordable units)
- Cornerstone at Gale Ranch (164 affordable units)
- Highlands Point (293 affordable units)
- Seville at Gale Ranch (165 affordable units)
- Valencia at Gale Ranch (186 affordable units)
- Deer Creek South (185 affordable units)

There are also three assisted rental projects serving lower income seniors, including extremely low income seniors: Villa San Ramon (32 affordable units), Valley Vista (104 affordable units), and Deer Creek North (264 affordable units)..

The Housing Choice Voucher Program, managed by the County, also serves very low and extremely low income families, elderly households, and persons with disabilities.

The City aims to provide additional resources for ELI households through programs outlined in this Housing Element, including Program 1, Neighborhood Preservation Program, Program 5, Preservation of Existing Affordable Housing Stock, Program, 6, Housing Choice Voucher, Program 8, Inclusionary Housing and Commercial Linkage Fee, Program 10, Affordable and Special Needs Housing Development, and Program 21, Regional Partnership for Affordable Housing. Additional fair housing actions, outlined under Program 22, Meaningful Actions to Affirmatively Further Fair Housing, also aim to increase housing opportunities for lower income households. While there are

resources available for ELI households, they remain a vulnerable group throughout the region, including in San Ramon.

11.2.5 ECONOMIC AND TRANSPORTATION

11.2.5.1 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 management, business, science, and arts occupations according to the 2015-2019 ACS (Table 11.2-10). Approximately 67 percent of San Ramon residents were employed in these high paying occupations compared to only 44 percent in the County overall. Sales and Office occupations accounted for the second largest proportion of occupations held by City and County residents (18.4 percent and 21.1 percent respectively). The County had higher proportions of residents employed in services occupations, natural resource, construction, and maintenance occupations, and production, transportation, and material moving occupations compared to the City.

As reported by the California Employment Development Department (EDD), San Ramon’s unemployment rate (3.5 percent) in October of 2021 was lower than the countywide unemployment rate (5.3 percent). The number of unemployed residents living in San Ramon represented only 4.5 percent of unemployed persons living throughout Contra Costa County at the time of the report.

Table 11.2-10: Employment Profile (2019)

<i>Occupation of Residents</i>	<i>San Ramon</i>			<i>Contra Costa County</i>		
	<i>#</i>	<i>%</i>	<i>Median Earnings</i>	<i>#</i>	<i>%</i>	<i>Median Earnings</i>
Management, business, science, and arts	25,564	67.3%	\$118,887	246,904	44.1%	\$85,879
Service	3,232	8.5%	\$21,375	100,424	18.0%	\$24,410
Sales and office	6,978	18.4%	\$53,429	118,041	21.1%	\$40,350
Natural resources, construction, and maintenance	863	2.3%	\$61,941	43,218	7.7%	\$48,929
Production, transportation, and material moving	1,353	3.6%	\$36,123	50,779	9.1%	\$35,391
Total	37,990	100.0%	\$94,646	559,366	100.0%	\$51,591

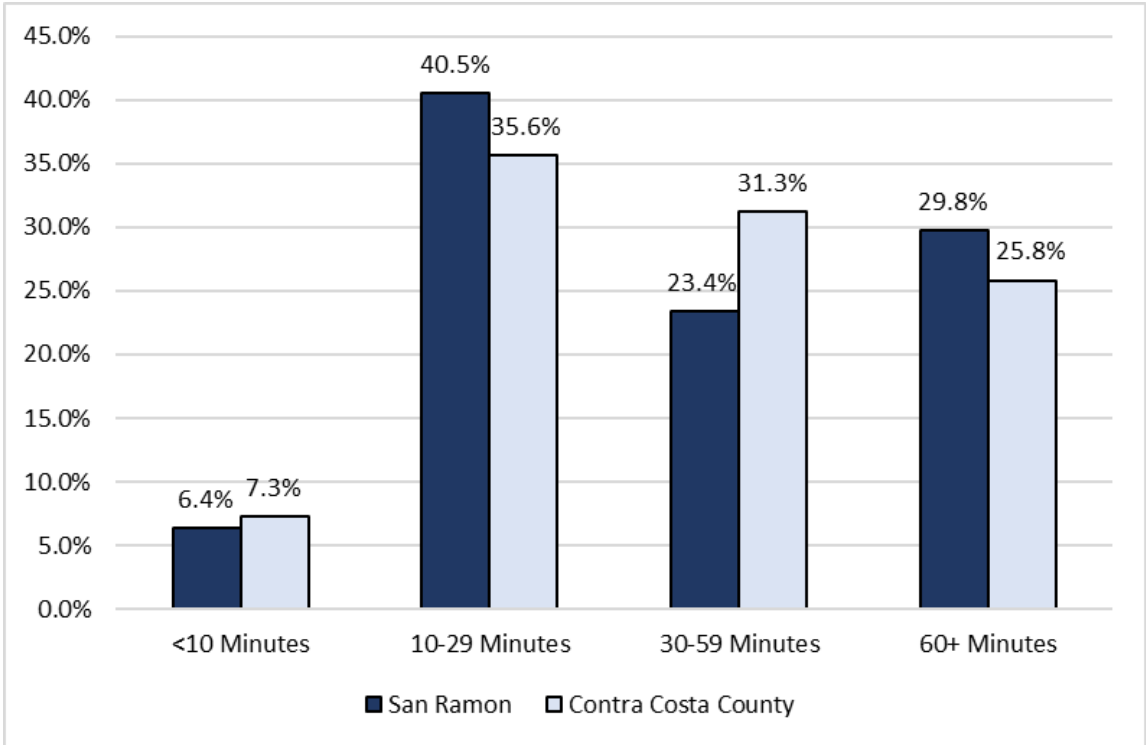
Note: Civilian employed population 16 years and older.

Source: 2015-2019 ACS (5-Year Estimates).

11.2.5.2 Commuting Patterns

Commuting patterns demonstrate the relationship between housing to employment opportunities. Figure 11.2-6 shows travel time for workers age 16 and over in San Ramon and the Contra Costa region according to the 2015-2019 ACS. Of all employed residents, 8.9 percent in San Ramon and 6.6 percent in the County worked from home. A large portion of the employed San Ramon residents who did not work from home worked relatively close to their places of employment (47 percent had travel times to work of less than 30 minutes). An additional 23.4 percent had commutes between 30 to 59 minutes and the remaining 29.8 percent had commutes of 60 minutes or longer. San Ramon residents had comparable average commutes to employed residents of the County overall (38.8 minutes vs. 38.7 minutes).

Figure 11.2-6: Travel Time to Work (2019)



Note: Data includes workers 16 years and older who did not work from home.
 Source: 2015-2019 ACS (5-Year Estimates).

A larger proportion of San Ramon residents drove alone to work according to the 2015-2019 ACS and a smaller proportion of residents carpoolled, took public transportation, or walked when compared to residents countywide (Table 11.2-11). A larger proportion of San Ramon residents also worked from home compared to residents throughout the County.

Table 11.2-11: Means of Transportation to Work (2019)

<i>Means of Transportation</i>	<i>San Ramon</i>	<i>County</i>
Drove Alone	72.0%	67.5%
Carpooled	8.2%	11.5%
Public Transportation	9.1%	10.9%
Walked	0.8%	1.6%
Taxi, motorcycle, bicycle, or other	1.0%	2.0%
Worked at home	8.9%	6.6%
Total	37,501	544,376

Note: Workers 16 years and older.
Source: 2015-2019 ACS (5-Year Estimates).

11.2.5.3 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 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. As of 2021, an estimated 37,301 jobs are available in the City. The State Department of Finance estimates 29,472 housing units as of January 2021, equating to a jobs-housing ratio of 1.26. Pending U.S. Census data may modify the current jobs/housing ratio.

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.

11.2.6 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.

11.2.6.1 Housing Unit Growth and Type

San Ramon has experienced strong housing growth since 2000. The total number of housing units increased 50.5 percent between 2000 and 2010 and 11.2 percent from 2010 to 2020. San Ramon’s housing growth has consistently outpaced countywide housing growth as well as growth experienced in most surrounding communities (Table 11.2-12).

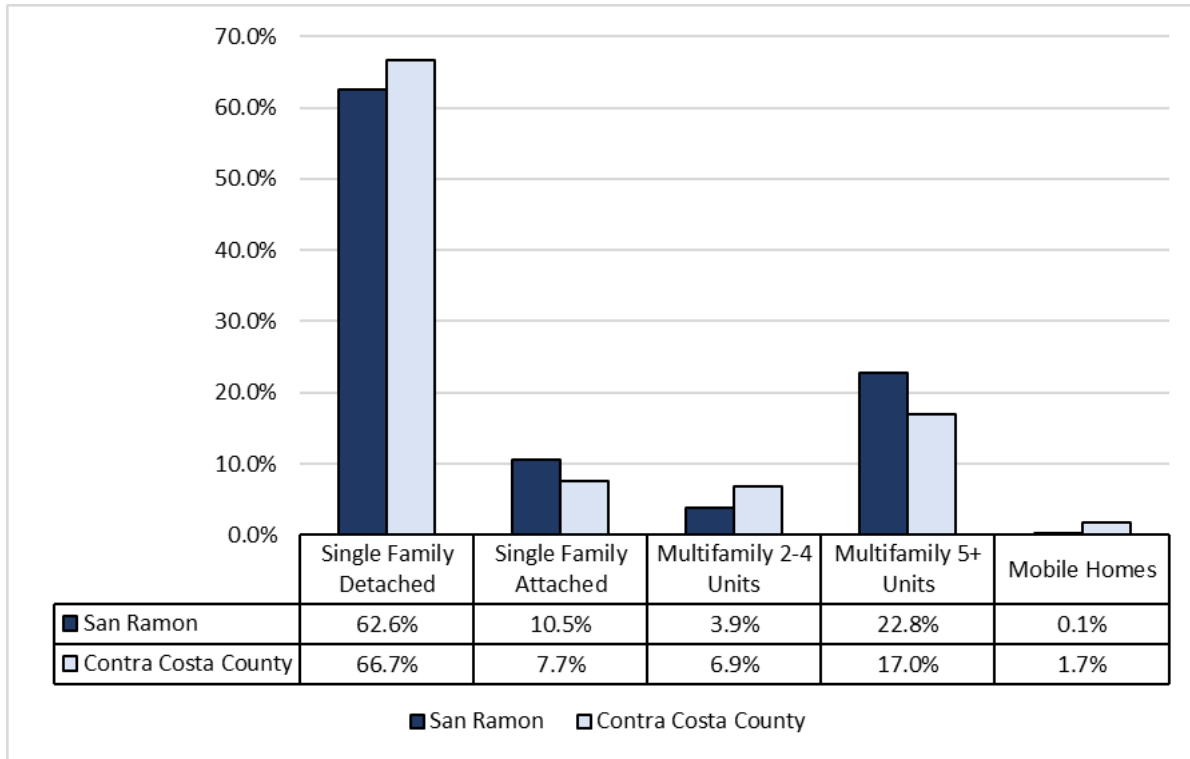
Table 11.2-12: Housing Growth (2000-2020)

<i>Jurisdiction</i>	<i>2000</i>	<i>2010</i>	<i>2020</i>	<i>% Change</i>	
				<i>2000-2010</i>	<i>2010-2020</i>
Brentwood	7,767	17,523	21,228	125.6%	21.1%
Concord	44,967	47,125	47,597	4.8%	1.0%
Danville	15,336	15,934	16,101	3.9%	1.0%
Dublin	9,889	15,782	24,426	59.6%	54.8%
Livermore	26,550	30,342	32,708	14.3%	7.8%
Pittsburg	18,379	21,126	24,078	14.9%	14.0%
Pleasanton	23,987	26,053	29,624	8.6%	13.7%
Richmond	36,151	39,328	40,375	8.8%	2.7%
San Ramon	17,425	26,222	29,146	50.5%	11.2%
Walnut Creek	31,480	32,681	34,251	3.8%	4.8%
County	354,577	400,263	423,342	12.9%	5.8%

Source: US Census Bureau, 2000, 2010, and 2020 Census.

San Ramon’s housing stock is more diverse than the countywide housing stock. In 2020, single-family detached homes made up 63 percent of the housing stock, while single-family attached homes comprised 11 percent (Figure 11.2-7). 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. San Ramon has a smaller proportion of mobile homes compared to the County.

Figure 11.2-7: Housing Stock Composition (2020)



Source: DOF, E-5: Population and Housing Estimates, 2020.

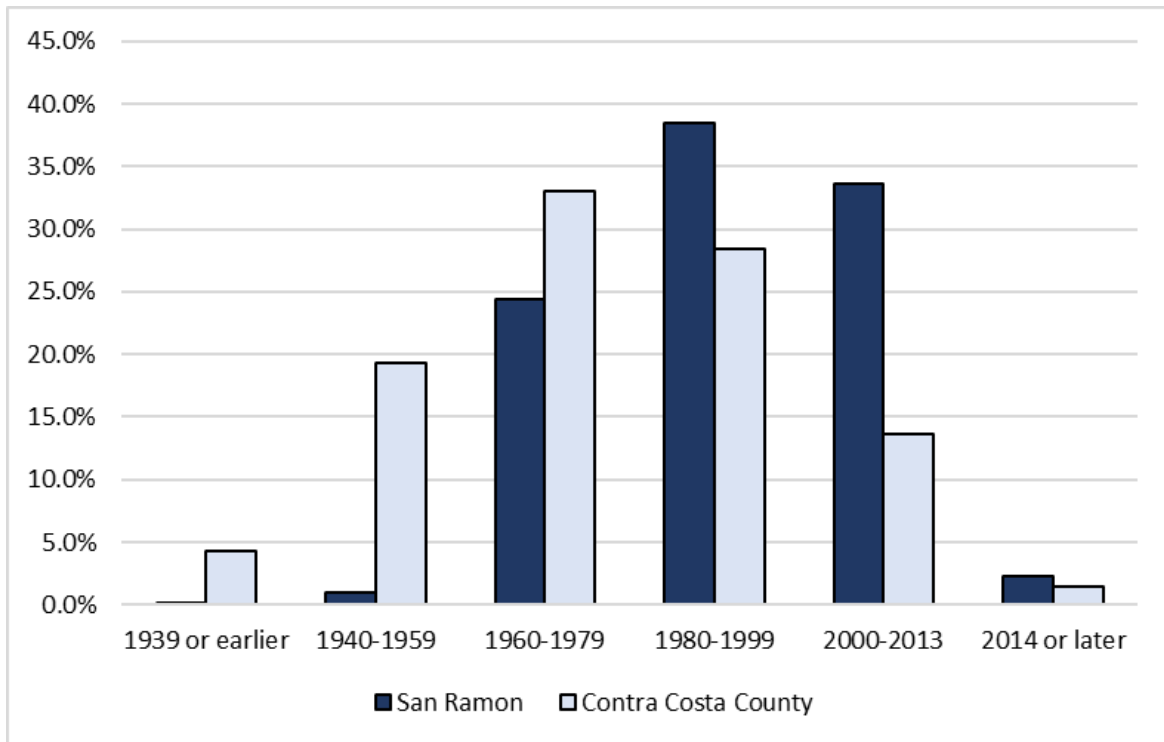
11.2.6.2 Housing Age and Condition

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 2019, approximately a quarter of the City’s dwelling units were built before 1980, including only 1.2 percent built prior to 1960 (Figure 11.2-8). A much larger proportion of San Ramon’s housing stock was constructed after 1980 when compared to the County (74.4 percent v. 43.4 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 1990s, an estimated 4,646 units (17.5 percent of the housing stock), would be of sufficient age to be susceptible to deterioration requiring maintenance or rehabilitation as of 2021. The City’s Building and Safety Department manages code enforcement and neighborhood preservation. The Neighborhood Preservation Inspector’s duties and services include: responding to citizen inquiries, ideas and viewpoints by investigating alleged violations of the City Municipal Code, Zoning Code and other related laws; initially, seeking voluntary compliance if there is no immediate life and safety danger; actively pursuing compliance when violations of the City Municipal or Zoning Code exist through administrative, civil or criminal remedies; and coordinating with other agencies for cross-jurisdictional violations.

According to San Ramon’s Building Inspector and Code Enforcement Officer, the City is in good condition overall. According to the City’s Building Official, there were zero (0) cases opened in 2021 related to housing stock conditions. The Building Official also estimated that zero (0) homes were in need of substantial rehabilitation and/or replacement. Additional information about substandard housing conditions and aging housing units is included in Appendix 11-E, Affirmatively Furthering Fair housing (AFFH).

Figure 11.2-8: Year Structure Built (2019)



Sources: 2015-2019 ACS (5-Year Estimates).

11.2.6.3 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 72 percent of San Ramon households were occupied by homeowners, while the remaining 28 percent were occupied by renters (Table 11.2-13). San Ramon has a slightly higher proportion of owners compared to the County (66 percent) and has a tenure generally compatible to the neighboring Pleasanton and Livermore. In comparison, a larger proportion of households owned their homes in Brentwood and Danville, whereas the proportion of renter-households was higher in Concord, Dublin, Pittsburg, Richmond, and Walnut Creek.

Table 11.2-13: Housing Tenure (2019)

<i>Jurisdiction</i>	<i>Percent of Occupied Units</i>	
	<i>Owner</i>	<i>Renter</i>
Brentwood	77.2%	22.8%
Concord	59.9%	40.1%
Danville	83.8%	16.2%
Dublin	65.5%	34.5%
Livermore	72.4%	27.6%
Pittsburg	54.3%	45.7%
Pleasanton	69.9%	30.1%
Richmond	49.8%	50.2%
San Ramon	72.4%	27.6%
Walnut Creek	64.5%	35.5%
Contra Costa County	65.9%	34.1%

Source: 2015-2019 ACS (5-Year Estimates).

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.

11.2.7 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.

11.2.7.1 Homeownership Market

The Corelogic publishes median home sales price data for cities and counties throughout the State. San Ramon had the second highest median home sales price (\$1,520,000) among nearby jurisdictions in Contra Costa County in August 2021, an increase of 36.6 percent from a year earlier (Table 11.2-14). Prices increased only 7.4 percent countywide during the same period. The median home price in San Ramon was significantly higher than the countywide median of \$773,500.

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 89 detached home, 16 townhomes, and 39 condominiums for sale in October 2021 (Table 11.2-15). The median asking price for any unit was \$1,250,000, with a range of \$419,900 to \$2,880,000. Detached units were priced higher (\$1,549,000 median) than townhomes (\$815,000 median) and condos (\$660,000 median), with median asking prices increasing with unit size.

Table 11.2-14: Median Home Sale Price (2020-2021)

<i>Jurisdiction</i>	<i>August 2020</i>	<i>August 2021</i>	<i>% Change</i>
Brentwood	\$685,000	\$775,000	13.1%
Concord	\$675,000	\$704,000	4.3%
Danville	\$1,411,250	\$1,774,000	25.7%
Dublin	\$930,000	\$1,075,500	15.6%
Livermore	\$800,000	\$975,000	21.9%
Pittsburg	\$485,000	\$605,500	24.8%
Pleasanton	\$1,168,000	\$1,600,000	37.0%
Richmond	\$579,500	\$650,000	12.2%
San Ramon	\$1,112,750	\$1,520,000	36.6%
Walnut Creek	\$970,250	\$931,500	-4.0%
Contra Costa County	\$720,000	\$773,500	7.4%

Source: Corelogic.com, California Home Sale Activity by City, August 2021.

Table 11.2-15: Home Sales Market (2021)

<i>Unit Type</i>	<i>Bedrooms</i>	<i>Units Listed</i>	<i>Range</i>	<i>Median</i>	<i>Average</i>
Detached Homes	2	4	\$799,000-\$995,500	\$854,975	\$876,112
	3	17	\$775,000-\$3,300,000	\$1,348,000	\$1,409,164
	4	57	\$1,049,000-\$2,880,000	\$1,588,000	\$1,601,259
	5	9	\$1,349,990-\$2,099,995	\$2,049,000	\$1,862,332
	6	2	\$2,249,900-\$2,500,000	\$2,374,950	\$2,374,950
Townhomes	2	3	\$625,000-\$775,000	\$628,000	\$676,000
	3	10	\$699,000-\$1,250,000	\$872,000	\$908,840
	4	3	\$699,000-\$998,000	\$928,000	\$875,000
Condominiums	1	6	\$419,900-\$500,000	\$486,500	\$475,150
	2	23	\$445,000-\$935,000	\$665,000	\$653,250
	3	9	\$558,000-\$1,150,000	\$849,000	\$839,856
	4	1	\$979,000	\$979,000	\$979,000

Source: MLS Real Estate Database, Zip Realty.com accessed on 10/19/2021.

11.2.7.2 Rental Market

Websites were searched in October 2021 and rental price information was collected for 12 market rate apartment complexes within the City (Table 11.2-16). In October, rents for studio apartment units ranged from \$2,366 to \$2,399 per month, while one-bedroom units rented for \$1,999 to \$2,584. Larger units were more expensive. Rents for two-bedroom units ranged from \$2,327 to \$3,664. Three-bedroom units at two developments were offered at rents ranging from \$3,293 to \$3,334 per month.

Table 11.2-16: Rental Apartment Market (2021)

<i>Apartment Complex</i>	<i>Studio</i>	<i>1 BR</i>	<i>2 BR</i>	<i>3 BR</i>
Bel Air	\$2,399	\$2,399 – \$2,559	\$2,549 – \$3,664	--
Bollinger Crest Apartments	--	--	\$3,095 - \$3,195	--
Bridges at San Ramon	--	\$2,194 – \$2,395	\$2,735 – \$2,750	--
Canyon Creek	--	\$2,290 – \$2,474	\$2,463 – \$2,780	--
Canyon Oaks at Windemere	--	\$2,199 – \$2,299	\$2,564 – \$3,010	\$3,334
Canyon Woods	\$2,366 – \$2,392	\$2,576	\$3,337 – \$3,437	--
Country Brook Rental Condos	--	\$2,327 – \$2,584	\$2,536 – \$2,543	--
Crow Canyon	--	\$1,999 – \$2,571	\$2,499 – \$2,859	\$3,293
Foothill - Twin Creeks Condos	--	--	\$2,882 - \$2,992	--
Mill Creek	--	\$2,199 – \$2,449	\$2,624 – \$3,010	\$3,334
Promontory View	--	\$2,075 - \$2,260	\$2,495 – \$2,795	\$3,295
The Seasons	--	--	\$2,327 – \$3,584	--

Sources: Apartments.com, accessed 10/20/2021.

11.2.7.3 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 11.2-17](#).

11.2.7.4 Affordability by Household Income

[Table 11.2-17](#) 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 11.2-15](#)) and market rental rates ([Table 11.2-16](#)) 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 \$28,800 for a one-person household and up to \$44,400 for a five-person household in 2021. 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 \$47,950 for a one-person household and up to \$74,000 for a five-person household in 2021. Given the costs of single-family homes and condominiums in San Ramon, very low income households would not be able to afford to own a home in the City. Similarly, very low income renters could not afford market-rate rental units in San Ramon.

Low income Households: Low income households earn between 51 percent and 80 percent of the County’s area median income - up to \$76,750 for a one-person household and up to \$118,400 for a five-person household in 2021. Based on the asking prices of homes and condominiums advertised for sale in October 2021 ([Table 11.2-15](#)), no units would be affordable to low income households. In October of 2021, some one- and two-bedroom units may be affordable to two- and three-person households; however, adequately sized apartment units affordable to larger low income households are limited ([Table 11.2-16](#)).

Median income Households: There are no for-sale housing units affordable to median income households based on October 2021 listings. Although two- and three-person households can afford some of the apartment units listed for rent, there are no units suitable and affordable for singles or large households with median incomes.

Moderate income Households: Moderate income households earn between 101 percent and 120 percent of the County’s Area Median Income. There are some condominiums affordable to two-, three-, and four-person moderate income households; however, all single-family homes are unaffordable to even moderate income households. Moderate income households have affordable rental opportunities that are suitable for all housing sizes.

Table 11.2-17: Housing Affordability Matrix – Contra Costa County (2021)

<i>Household</i>	<i>Annual Income Limits</i>	<i>Affordable Monthly Housing Cost</i>	<i>Housing Costs</i>			<i>Affordable Price</i>	
			<i>Rental Utilities (Multifamily)</i>	<i>Ownership Utilities (SFH)</i>	<i>Taxes/ Ins. (Owner)</i>	<i>Sale</i>	<i>Rent</i>
Extremely Low Income (0-30% AMI)							
1-Person	\$28,800	\$720	\$184	\$214	\$252	\$66,940	\$536
2-Person	\$32,900	\$823	\$197	\$230	\$288	\$80,282	\$625
3-Person	\$37,000	\$925	\$236	\$281	\$324	\$84,378	\$689
4 Person	\$41,100	\$1,028	\$274	\$334	\$360	\$87,947	\$754
5 Person	\$44,400	\$1,110	\$318	\$388	\$389	\$87,936	\$792
Very Low Income (30-50% AMI)							
1-Person	\$47,950	\$1,199	\$184	\$214	\$420	\$148,952	\$1,015
2-Person	\$54,800	\$1,370	\$197	\$230	\$480	\$174,071	\$1,173
3-Person	\$61,650	\$1,541	\$236	\$281	\$539	\$189,944	\$1,305
4 Person	\$68,500	\$1,713	\$274	\$334	\$599	\$205,290	\$1,439
5 Person	\$74,000	\$1,850	\$318	\$388	\$648	\$214,700	\$1,532
Low Income (50-80% AMI)							
1-Person	\$76,750	\$1,919	\$184	\$214	\$672	\$272,290	\$1,735
2-Person	\$87,700	\$2,193	\$197	\$230	\$767	\$314,968	\$1,995
3-Person	\$98,650	\$2,466	\$236	\$281	\$863	\$348,399	\$2,230
4 Person	\$109,600	\$2,740	\$274	\$334	\$959	\$381,304	\$2,466
5 Person	\$118,400	\$2,960	\$318	\$388	\$1,036	\$404,847	\$2,642
Median Income (100% AMI)							
1-Person	\$87,900	\$2,198	\$184	\$214	\$769	\$320,041	\$2,014
2-Person	\$100,500	\$2,513	\$197	\$230	\$879	\$369,785	\$2,315
3-Person	\$113,050	\$2,826	\$236	\$281	\$989	\$410,069	\$2,590
4 Person	\$125,600	\$3,140	\$274	\$334	\$1,099	\$449,825	\$2,866
5 Person	\$135,650	\$3,391	\$318	\$388	\$1,187	\$478,722	\$3,073
Moderate Income (100-120% AMI)							
1-Person	\$105,500	\$2,638	\$184	\$214	\$923	\$395,414	\$2,454
2-Person	\$120,550	\$3,014	\$197	\$230	\$1,055	\$455,651	\$2,816
3-Person	\$135,650	\$3,391	\$236	\$281	\$1,187	\$506,855	\$3,155
4 Person	\$150,700	\$3,768	\$274	\$334	\$1,319	\$557,318	\$3,494
5 Person	\$162,750	\$4,069	\$318	\$388	\$1,424	\$594,780	\$3,751

Notes: Health and Safety code definitions of affordable housing costs (30% of household income); 35% of monthly affordable cost for taxes and insurance; 10% down payment; and 3% interest rate for a 30-year fixed-rate mortgage loan. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance.

Source: 2021 HCD State Income Limits - Contra Costa County; Housing Authority of Contra Costa County Utility Allowance Schedules, 2020; Veronica Tam & Associates, 2021.

11.2.8 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 (2023 to 2033), 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 11.2-18 provides the inventory of assisted rental housing units in San Ramon as of January 2022. Of the 2,749 total assisted units within 13 developments, 1,006 units in four developments are at risk of converting to market-rate during the 2023 to 2033 period.

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. Of the 400 units, 399 are income restricted. There was no subsidy provided to this project. The 20-year regulatory agreement for rental to moderate income households expires in 2027.

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. Of the 250 units, 249 are income restricted. The 20-year regulatory agreement for rental to moderate income will expire in 2026.

Falcon Bridge. Falcon Bridge is a moderate income property located at 500 Copperset Road. Falcon Bridge has 256 units, all of which are income restricted. The affordability agreement for this development project expires in 2022.

Cornerstone at Gale Ranch: Cornerstone is a moderate, low, and very low 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 266-unit project. The 20-year regulatory agreement for rental with 102 moderate income units will expire in 2026. The 30-year regulatory agreement for rental with 164 low and very low income units will expire beyond the 10-year planning period (2023 to 2033) in 2036.

Table 11.2-18: 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>
Mill Creek at Windemere	400	399	Family, Persons w/ Disabilities	County Inclusionary Housing	2027 (At-risk)
Canyon Oaks at Windemere	250	249	Family	County Inclusionary Housing	2026 (At-risk)
Falcon Bridge	256	256	Family	County Inclusionary Housing	2022 (At-risk)
Cornerstone at Gale Ranch	102	102	Family	County Inclusionary Housing	2026 (At-risk)
Villa San Ramon	120	32	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 (Low & Very Low Units)	164	164	Family	County Inclusionary Housing	2036 (Not At-risk)
Highlands Point	293	293	Family	County Inclusionary Housing	2067 (Not At-risk)
Seville at Gale Ranch	165	165	Family	County Inclusionary Housing	20392039 (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)
Deer Creek (North)	264	264	Senior	County Inclusionary Housing	Beyond 2039 (Not At-risk)
Deer Creek (South)	185	185	<u>Family</u>	County Inclusionary Housing	Beyond 2039 (Not At-risk)
Total	2,840	2,749			

Sources: City of San Ramon, 2022.

11.2.8.1 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. All of the 1,006 at-risk units are designated for moderate income households. 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, income restrictions can be secured. The estimated market value for the at-risk units in four projects is provided below. However, given the units are deed-restricted for moderate income households, many state and federal programs for rental housing do not extend to moderate income households.

A review of ten apartment buildings for sale in Contra Costa County indicates an average cost of \$350,000 per unit, with specific prices varying based on location and condition and the highest priced building for sale averages to \$500,000 per unit. Therefore, the market value of the 1,006 units may be generally estimated at \$402 million (at \$400,000 per unit).

Rental Assistance: The four at-risk projects are deed restricted for moderate income households. As previously shown in Table 11.2-17, moderate income households can generally afford between \$2,000 and \$3,000 on rents, depending on household size. Market rents, however, often exceed \$3,000. Except for locally-funded programs, most rental housing programs do not extend assistance to moderate income households. Assuming an average gap of \$500 a month, rent subsidies can exceed \$6 million annually.

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. A study by the Turner Center indicates an average of \$600,000 for the construction of a housing unit. Replacing the 1,008 units would require over \$605 million.

11.2.8.2 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. However funding resources are limited. The at-risk units are deed restricted for

moderate income use. Most state and federal funding programs for rental housing do not extend to moderate income households. (See the Housing Resources section later for further details.)

11.2.9 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 2014-2018 ACS is displayed in [Table 11.2-19](#). 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:

- Renter-occupied households had a higher level of cost burden (46 percent) compared to owner-occupied households (26 percent).
- Owner-occupied elderly and non-family households had the highest level of cost burden amongst owner-households (34 percent and 35 percent, respectively).
- Elderly renter-occupied households had the highest level of cost burden amongst renter-occupied households (73 percent).
- About 10 percent of all owner-occupied households and 20 percent of renter-occupied households had severe cost burden.

Table 11.2-19: Severe Housing Cost Burden 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	860	3,680	445	1,975	7,120
Cost Burden (>30%)	73%	43%	38%	47%	46%
Severe Cost Burden (>50%)	46%	15%	16%	22%	20%
<i>Owner -Households</i>					
Total # by Household Type	3,005	11,595	2,010	1,370	18,030
Cost Burden (>30%)	34%	23%	26%	35%	26%
Severe Cost Burden (>50%)	17%	8%	6%	18%	10%

Source: Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2014-2018

11.2.10 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 further the following objectives pursuant to Section 65584 of the State Government Code:

Objective 1: Increase housing supply and mix of housing types, tenure and affordability in all cities and counties in an equitable manner.

Objective 2: Promote infill development and socioeconomic equity, protect environmental and agricultural resources, encourage efficient development patterns and achieve greenhouse gas emissions reduction targets.

Objective 3: Promote improved intraregional jobs housing relationship, including balance between low wage jobs and affordable housing.

Objective 4: Balance disproportionate household income distributions (more high-income RHNA to lower-income areas and vice-versa).

Objective 5: Affirmatively further fair housing.

San Ramon’s share of regional future housing needs totals 5,111 new units for the sixth cycle update of the Housing Element (2023-2031) period. This allocation is distributed into four income categories, as shown below in [Table 11.2-20](#). 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 11.2-20: Housing Needs for 2023-2031

<i>Income Category (% of County AMI)</i>	<i>Number of Units</i>	<i>Percent</i>
Very Low (50% or less) ¹	1,497	29.2%
Low (51 to 80%)	862	16.9%
Moderate (81% to 120%)	767	15.0%
Above Moderate (Over 120%)	1,985	38.9%
Total	5,111	100.0%

Note:

¹ The City has a RHNA allocation of 1,497 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 1,497 very low income units has been allocated accordingly.

Source: Final Regional Housing Needs Allocation, ABAG, 2021

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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.

11.3.1 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.

11.3.1.1 Transparency in the Development Process

To increase transparency and certainty in the development application process as required by law, the City has links to its zoning ordinance, development standards, fee schedule, and processing timelines posted on its [Planning Services webpage](https://www.sanramon.ca.gov/our_city/departments_and_divisions/community_development/planning_services):

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

11.3.1.2 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 land allocated for different uses. [Table 11.3-1](#) lists the existing land use categories in San Ramon that permit residential uses.

The review of potential constraints is based on the existing General Plan 2035 and Zoning Ordinance. However, the General Plan land use designations are being updated along with the Housing Element update. Land use controls as presented in [Table 11.3-1](#) will change with additional land use designations and zoning districts.

Table 11.3-1: Land Use Categories Permitting Residential Use

<i>General Plan Land Use Designation</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	0.0 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.

<i>General Plan Land Use Designation</i>	<i>Zoning District(s)</i>	<i>Density/ Intensity</i>	<i>Character</i>
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	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 ³	RH,RVH	30 to 50 units per acre	Multiple-family residential development at densities. Structure parking necessary.
Mixed Use ³	MU	14 to 30 units per acre, up to 0.70 Floor Area Ratio (FAR) ¹	Mixed Use: Integrated mix of non-residential uses (retail, service, office) and residential uses. Structure parking may be necessary.
	CCMU	22 to 50 units per acre; 0.70 Floor Area Ratio (FAR) ²	City Center Mixed-Use: 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.

Notes:

¹ Additional FAR, up to a maximum of 1.00 may be allowed for projects that provide more than the required percent of workforce housing units per the City’s Inclusionary Housing Ordinance and provides significant public benefit.

² 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.

³ General Plan 2035 data is subject to modifications with the General Plan 2040 Update currently in review. Specifically, the MU zone is expected to change to a density range of 20 to 40 units per acre, and CCMU zone is expected to change to a density range of 20 to 60 units per acre. The General Plan Update and Zoning Ordinance (ZO) amendments are anticipated to be completed concurrently with the Housing Element update by January 31, 2023.

Source: General Plan 2035 and Zoning Ordinance, 2022, City of San Ramon.

11.3.1.3 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, as part of the General Plan 2040 Update. 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 Protection Services:** Prior to project approval, require written verification from the San Ramon Valley Fire Protection District that a five-minute response time (travel 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.
- **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. Runoff from the development will not increase the 100-year peak flow in the City’s flood control channels and shall be typically 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 (travel 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: (a) the *Fire Protection Services, Flood Control, Police, Sanitation, Schools, and Water* performance standards will be maintained following project occupancy; (b) project-specific mitigation measures will ensure that the City's performance standards will be maintained; (c) planned capital projects will ensure that the City's performance standards will be maintained; and/or (d) the Community Centers and Parks performance standards can be met by General Plan buildout.

Typically, when General Plan and Specific Plan amendments are involved, Measure G does add about three to four months to the overall schedule. This Housing Element update incorporated an extensive public engagement process to identify adequate site to accommodate the Regional Housing Needs Assessment (RHNA) and will be adopted in accordance with Measure G. Additionally, the General Plan Update currently underway and rezoning/upzoning necessary to achieve adequate sites will be processed as a package. This approach is intended to mitigate the impact of Measure G so that no General Plan or Specific Plan amendments will be required in the future to accommodate the RHNA. Multiple public meetings were conducted, and property owners and developers consulted, in order to identify the most appropriate and realistic sites for the RHNA to obtain public buy-in to the RHNA sites strategy.

While Measure G requires a total of six public hearings for General Plan or Specific Plan amendment, the City routinely conducts joint Planning Commission and City Council meetings that count as a separate meeting for each body, thereby reducing the actual number of dates and shortening the timeframe required for scheduling public meetings. The joint meeting approach also provides more certainty to applicants by providing comments and receiving feedback early on in the review process.

The City will monitor its RHNA sites annually for no net loss (Program 13). When the sites inventory buffer is diminishing, the City will undertake a coordinated and proactive approach to replenish the sites inventory, thereby mitigating the impact of Measure G.

11.3.1.4 Inclusionary Housing and Commercial Linkage Ordinance

Inclusionary Housing

In 2019, the City adopted the Inclusionary Housing and Commercial Linkage Ordinance that sets forth the following requirements:

- **For-Sale Projects.** The following basic requirements apply to all new for-sale projects unless an alternative is provided:
 - **Fewer than Ten Dwelling Units.** All for-sale single-family and multi-family residential development projects between two and nine dwelling units may pay an affordable housing fee in-lieu of construction of affordable units. The fee shall be equivalent to 25 percent of the development's total new residential livable square footage

(excluding garages) multiplied by the City's cost per square foot rate as set forth in the City's Fee Resolution.

- Multi-Family Residential Developments. All for-sale multi-family residential development projects of ten dwelling units or more shall develop and reserve 15 percent or more of all for-sale units as affordable units to be sold to very low, low, and moderate income households. The allocation is 20 percent very low, 30 percent low, and 50 percent moderate income.
- Single-Family Detached Residential Developments. All for-sale single-family detached residential development projects of ten dwelling units or more shall develop and reserve 10 percent or more of all for-sale units as affordable units to be sold to moderate income households. Construction of accessory dwelling units would not satisfy the inclusionary requirements. The Ordinance does allow for single-family detached developments an alternative to construction by feeing out the equivalent of 10 percent of units.
- For-Rent Projects. The following basic requirements apply to all new rental projects unless an alternative is provided:
 - Fewer than Ten Dwelling Units. All rental residential development projects between two and nine dwelling units may pay an affordable housing fee in-lieu of construction of affordable units. The fee shall be equivalent to 25 percent of the development's total new residential livable square footage (excluding garages) multiplied by the City's cost per square foot rate as set forth in the City's Fee Resolution.
 - All rental residential development projects of ten dwelling units or more shall develop and reserve 15 percent or more of all rental units as affordable units to be rented to very low and low income households. The allocation is 50 percent very low and 50 percent low income.
- The ordinance allows for several in-lieu options:
 - Voluntary Provision of Rental Units. Where ownership affordable units are required in a for-sale project, the applicant may ask to initially provide rental units affordable to very low, low, and moderate income households.
 - Off-Site Development. Some or all of the required affordable units may be constructed off-site, or an existing off-site development may be acquired and rehabilitated to provide some or all of the required affordable units.
 - Preservation of Affordable Units at Risk of Loss. The applicant may propose to preserve existing affordable units at risk of loss to provide the affordable housing.
 - Land Dedication. An applicant may dedicate land to the City or City-designated local nonprofit housing developer in lieu of construction of some or all of the required affordable units.
 - The review authority may accept any combination of on-site construction, off-site construction, affordable housing fees and land dedication or any other feasible

alternative that in the review authority's determination would provide equivalent or greater benefit than that which would result from providing on-site affordable units.

Commercial Linkage

An affordable housing commercial linkage fee is imposed on all new construction of commercial development projects, including mixed use projects, regardless of zoning designation of the project site. The amount of the fee is imposed on a per square foot basis for net new gross floor area. Some exemptions apply:

- The commercial linkage fee shall not apply to commercial development projects adding 5,000 square feet or less of new net square footage.
- The commercial linkage fee shall not apply to projects that fall within one or more of the following categories:
 - Schools and places of public assembly
 - Public facilities
 - Any structure proposed to repair or replace a building that was damaged or destroyed by fire or other calamity, so long as the square footage and use of the building remains the same, and construction of the replacement building begins within one year of the damage' s occurrence.

As an alternative to payment of the commercial linkage fee, a developer may request to mitigate the housing impacts through construction of affordable residential units on an appropriate housing site, the dedication of land for affordable housing, or the provision of other resources to provide affordable housing.

Since adoption of the Inclusionary Housing and Commercial Linkage Ordinance, the City has not seen a slowdown in residential development. As shown later in the Housing Resource section of this Housing Element, the City has a large number of units in the pipeline, which include affordable housing as a result of the Inclusionary Housing program. The requirement for rental housing is consistent with AB 1505 and not considered a constraint to housing development.

11.3.1.5 Residential Development Standards

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. Based on GP 2040 Update, the City anticipates a Zoning Ordinance (ZO) Text Amendment to modify or add various zoning district descriptions, density ranges, and/or development standards. Both GP 2040 Update and ZO amendments are anticipated to be completed concurrently with the Housing Element update by the statutory deadline of January 31, 2023.

Currently, 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. . Minimum lot size for new parcels is at least five acres.
- **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. Minimum lot size for new parcels is at least five acres.
- **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. Minimum lot size for new parcels ranges from 15,000 to 20,000 square feet.
- **Single-Family Residential (RS) - 3.0 to 12.0 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 3 to 12 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. Minimum lot size for new parcels ranges from 3,500 to 12,000 square feet.
- **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 6 to 14 units per net acre. Single-family dwellings are also permitted. Minimum lot size for new parcels is 3,500 square feet or larger.
- **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. Minimum lot size for new parcels is 3,500 square feet or larger
- **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. Proposed development will reflect high quality design with integrated open space and

recreational and/or cultural amenities, as well as providing workforce housing, structured parking, and units of various number of bedrooms, with specific attention to three and more bedroom units to achieve the overall goal of providing diverse types of dwelling units. Minimum lot size for new parcels is 10,000 square feet or larger

- **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, and units of various number of bedrooms, with specific attention to three and more bedroom units to achieve the overall goal of providing diverse types of dwelling units. Minimum lot size for new parcels is 10,000 square feet or larger.
- **Mixed Use (MU)- 14.0 to 30 du/ac:** 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 with a density range of 14 to 30 dwelling units per acre 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 Council adopted an Inclusionary Housing and Commercial Linkage Ordinance in April 2019. The ordinance exempts mixed-use development from payment of linkage fees if the development meets the Inclusionary Housing Policy.

To further facilitate the development of affordable residential units, the Zoning Ordinance was amended to include a density range of 14 to 30 dwelling units per acre in the Mixed Use zone (outside of Specific Plan areas). This 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.

To implement General Plan 2040 Update (currently in review), the Mixed Use zone will be amended to a density range of 20 to 40 units per acre. Both the General Plan 2040 Update and ZO amendment are anticipated to be completed shortly after the Housing Element adoption.

- **City Center Mixed Use (CCMU)- 22.0 to 50.0 du/ac:** The CCMU zone is applied to the City Center 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 with a density range of 22 to 50 dwelling units per acre at intensities of up to 0.70 FAR. 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 be integrated with open space and recreational and/or cultural amenities, as well as opportunities for workforce housing. Structured parking may be required.

To implement General Plan 2040 Update (currently in review), the City Center Mixed Use zone will be amended to a density range of 20 to 60 units per acre. Both the General Plan 2040 Update and ZO amendment are anticipated to be completed shortly after the Housing Element adoption.

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 11.3-2. 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.

Table 11.3-2: Residential Development Standards

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

Notes:

¹ For RC, HR, RE-A < RE-B, Rs-12, RS-10, RS-7, RS-6, and RS-D, Zoning Ordinance differentiates between “Sides-Non-Corner Lot Aggregate” and “Sides- Corner Lot Aggregate.” For RM, RMH, RH, RVH, order is as follows: Front, Side- Interior, Side- Corner, Sides- Aggregate, Rear. For MU and CCMU, code does not list Sides-Aggregate. Order as follows: Front, Side- Interior, Side- Corner, Rear.

Zoning District	Maximum Building Height	Minimum Net Lot Area	Minimum Lot		Setbacks (ft.): Front, Side-Interior, Side-Corner, Sides Non-Corner Lot, Aggregate, Sides-Corner Lot Aggregate, Rear ¹	Maximum Lot Coverage
			Width	Depth		

² Driveway aprons require a minimum garage façade setback of 18 feet.

³ Five feet is allowed for a Row-house façade with stoop, where the first floor is elevated a minimum of three feet above the sidewalk.

⁴ As limited by the Daylight Plane Requirements: 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; and Section D3-6 (Height Limits and Exceptions).

⁵ Determined through subdivision process.

⁶ 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.

⁷ Determined through project review and approval

Source: Zoning Ordinance, City of San Ramon, 2022.

Height Limits

Residential development up to 30 units per acre has a height limit of 35 feet, able to accommodate a three-story multi-family structure. However, this height limits may not offer flexibility for design and range of unit sizes, limiting a project's ability to achieve its allowable density. The City will address height limits in multi-family residential zones as part of the Zoning Code revisions.

For residential development above 30 units per acre (as in RVH) or mixed use development (as in MU), the City's height limit is increased to 50 to 60 feet, able to accommodate a four-story mixed use structure. For example, the recent ROEM Apartments is a four-story development Type V construction at a density of approximately 66 units per acre. Other similar developments in Contra Costa County include 1501 N. California Boulevard in Walnut Creek. This project is also a four-story building at about 64 units per acre. In San Pablo, the five-story Central Avenue Housing has a density of about 67 units per acre and a height of 61 feet.

Parking Standards

Parking requirements for single-family and multi-family residential uses in San Ramon are summarized in [Table 11.3-3](#). Parking required for a prototypical 100-unit multi-family residential development in San Ramon and other Tri-Valley area communities is presented in [Table 11.3-4](#). 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, except for four-bedroom units. Three parking spaces are required for a four-bedroom multi-family unit but only two spaces are required for a four-bedroom single-family unit. This requirement may potentially constraint the development of large multi-family units. The City will amend the ZO to reduce the parking requirement for large multi-family units (four bedrooms) [from three spaces](#) to two spaces. Guest space requirements for multi-family developments are 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. The City offers flexible or alternative parking arrangements to facilitate multi-family housing and mixed use construction. These may include tandem parking and shared parking. For example, the CityWalk project utilizes shared parking between residential and commercial uses.

Furthermore, parking standards for single-family homes with more than four bedrooms are higher than other cities. Given that the City has a large proportion of families with children and extended/multi-generation family members, there is a demand for larger homes. The City will revise the parking standards for large single-family homes to be consistent with regional trends.

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. Nevertheless, the City will amend the ZO to reduce parking standards for large single-family and multi-family units as discussed above. Furthermore, new State law (AB 2097) prohibits local jurisdictions from imposing minimum parking requirements on residential, commercial, and other developments located within ½ mile of public transit (i.e., a major transit stop).

Table 11.3-3: 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/carport.
Mobile home parks	2 spaces for each mobile home; plus 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 for each unit. ¹
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.

<i>Type of Residential Development</i>	<i>Required Parking Spaces</i>
Accessory dwelling units	As required by California Government Code Section 65852.2.
Live/work units	2 spaces for each unit.

1. Parking requirements may be modified by the review authority for affordable housing, mixed use, or senior housing projects.

Source: Zoning Ordinance, City of San Ramon, 2022.

Table 11.3-4: 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 ¹ /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 ³
1-BR units	1.0/unit	1.0/unit	1.5/unit	1.75/unit	1.5 - 2.0/unit ³
2-BR units	2.0/unit	1.0- 2.0 ² /unit	2.0/unit	1.75/unit	1.5 - 2.0/unit ³
3-BR units	2.0/unit	1.0 -2.0 ² /unit	2.0/unit	1.75/unit	2.0/unit
4-BR units	3.0/unit	1.0-2.0 ² /unit	2.0/unit	1.75/unit	2.0/unit
Guest Parking	25%	100%	25%	None	14%
100-Unit Multi-Family Prototype ¹	250	200	213	175	178 ⁴

Notes:

¹ Two spaces for up to four bedrooms, three spaces for five bedrooms, four for six bedrooms.

Assuming 25% one-bedroom BR, 50% two-bedroom and 25% three-bedroom units in an apartment complex.

² One space required for apartments regardless of number of bedrooms, Two spaces required for condominiums with two or more bedrooms.

³ Two spaces required for the first 4 units; 1.5 spaces per unit required for each unit thereafter.

⁴ First four units calculated as 2.0 spaces per unit. Remainder 96 broken down to 24 one-bedroom, 48 two-bedroom, and 24 three-bedroom.

Sources: City of San Ramon Municipal Code, 2022; City of Danville Municipal Code, 2021; City of Dublin Municipal Code, 2021; City of Livermore Municipal Code, 2021; and City of Pleasanton Municipal Code, 2021.

Development Next to Creeks

Currently, City standards require a 100-foot setback from the centerline of creeks. This setback requirement is not based on any state, federal, and/or safety standards, and serves to limit the amount of area that can accommodate development. The City will amend the Zoning Ordinance to reduce or remove this creek setback requirement to facilitate residential developments and defer to state, federal and/or safety standards for setback requirements.

11.3.1.6 Density Bonus

The State Density Bonus law provides density increases on a sliding scale in exchange for affordable units. Eligible projects can also benefit a number of incentives and concessions. In recent years, the State Density Bonus law has been amended several times to enhance its effectiveness in promoting affordable housing development. The City's Density Bonus provisions in the Zoning Ordinance simply refer to the State Density Bonus Law as identified in Government Code Section 65915, and therefore will maintain consistency with State law as it is amended over time.

11.3.1.7 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.

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 and provides appropriate guidance for achieving densities above General Plan levels. A Senior Housing Development in the -SH overlay zone must include a minimum of 35 dwelling units that are developed for, or substantially rehabilitated or renovated for seniors. 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 or a guest of a senior citizen or qualifying resident on a temporary basis, in compliance with Civil Code Section 51.3. One or more density bonus incentives are available for senior citizen housing development.

11.3.1.8 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. 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 11.3-5](#) below summarizes the various housing types permitted within the City's zoning districts.

There have been numerous changes to State law relating to various types of housing, especially for persons with special needs. The Land Use Element and ZO will be amended, as appropriate, to comply with State law.

Table 11.3-5: Housing Types Permitted by Zone (Residential and Mixed Use)

<i>Housing Types</i>	<i>RC</i>	<i>HR,</i>	<i>RE</i>	<i>RS</i>	<i>RM</i>	<i>RMH</i>	<i>RH</i>	<i>RVH</i>	<i>MU</i>	<i>CCMU</i>
Single-Family Dwellings	P	P	P	P	P	P	—	—	—	—
Accessory Dwelling Units	P	P	P	P	P	P	P	P	—	—
Manufactured and Mobile Homes	P	P	P			P	—	—	—	—
Mobile Home Parks	UP	UP	UP	UP	UP	UP	UP	UP	—	—
Multi-Family	—	—	—	—	P	P	P	P	—	—
Emergency Shelters	P	P	P	P	P	P	P	P	P	P
Single-room Occupancy Unit	—	—	—	—	—	—	—	UP	UP	—
Transitional Housing	P	P	P	P	P	P	P	P	UP	UP
Supportive Housing	P	P	P	P	P	P	P	P	UP	UP
Residential Care, 6 or fewer persons	P	P	P	P	P	P	P	P	P	P
Residential Care, 7 or more persons	UP	UP	UP	UP	UP	UP	UP	UP	MUP	MUP
Rooming or Boarding House	P	P	P	P	P	P	P	P	—	—
Live/Work Units	—	—	—	—	—	—	—	—	MUP	MUP
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 2022.

Table 11.3-6: Housing Types Permitted by Zone (Commercial Office and Industrial)

<i>Housing Types</i>	<i>OA</i>	<i>OL</i>	<i>CC</i>	<i>CT</i>	<i>CS</i>	<i>CR</i>	<i>MW</i>
Emergency Shelters	P	P	P	P	P	P	P
Homeless Shelter	—	—	—	P	—	—	—
Live/Work Units	—	—	—	UP	UP	—	—
Residential care, 7 or more	—	—	UP	—	—	—	—
Supportive Housing	UP	UP	UP	UP	UP	UP	UP
Transitional Housing	UP	UP	UP	UP	UP	UP	UP

Notes:

P = Permitted, Zoning Clearance Required; MUP = Minor Use Permit; UP = Use Permit Required; — = Use not allowed. OA- Administrative Office, OL- Limited Office, CC-Community Commercial, CT- Thoroughfare Commercial, CS- Service Commercial, CR- Commercial Recreation, MW-Manufacturing/Warehousing.

Source: Zoning Ordinance, City of San Ramon 2022.

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.

Accessory Dwelling Unit (ADU)

An ADU is defined as a permanent dwelling that is accessory to a primary dwelling on the same property. An ADU 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. An ADU may also be located on an upper floor above the detached garage of a single-family dwelling. ADUs may be attached or detached from the primary dwelling unit.

Another type of ADU is the Junior ADU. A Junior ADU is no more than 500 square feet in size and contained entirely within an existing single-family structure. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure. ADUs may be an alternative source of affordable housing to lower income households and seniors.

In early 2020, the City adopted a Zoning Ordinance Text Amendment to revise the Zoning Ordinance regulations for Accessory Dwelling Units (Second Dwelling Units) in compliance with recent State law and to facilitate ADU development. ADUs are permitted on lots with a single-family or multi-family dwelling within all residential zones.

The City has issued building permits for 35 ADUs during the previous four years between 2018 and 2021.

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 2020 that San Ramon's housing stock included only 37 mobile homes, the same as in 2013.

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 is included under the definition of "Single-Family Dwellings" and 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 as a primary structure in an R zone or as an ADU or has been approved with an applicable building permit as an Accessory Dwelling Unit in an R zone 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 substandard lots that do not meet the dimensional requirements of the Zoning Ordinance; or
- On lots with an average slope of more than 10 percent, or on any portion of a lot where the slope exceeds 15 percent.

Mobile Home Parks

A Mobile Home Park is a site planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes.

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 2020 housing stock in San Ramon. Multi-family housing, including apartments, condominiums, and townhomes, is permitted within the RM, RMH, RH, 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 residential and mixed use development recently. These include: City Village (404 units); Citywalk Phases I-IV (4,500 units); Aspen Wood Senior Apartments (123 units); The Promenade (162 units); Deer Creek South (185 units). Given the City's success in providing multi-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. A homeless shelter is defined as a facility providing minimal supportive services for persons that is limited to occupancy of six months or less by a homeless person. 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. According to the most recently available Contra Costa County Point-in-Time Count Report, San Ramon's unsheltered homeless population is estimated to be six individuals or less than one percent of the countywide unsheltered population. Although the point-in-time count identified six homeless persons in San Ramon, the survey represents only a snapshot 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.

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 emergency shelters that is consistent with the definition contained within Health and Safety Code Section 50801(e). Specific standards include:

- No more than six clients may be sheltered on the premise at any one time
- One off-street parking per employee (by shift)
- One parking space for every three beds
- One bicycle parking staff for every three beds
- Minimum 300 feet from another shelter

While the City has a relatively small homeless population, the shelter bed limit of six beds per shelter may be a constraint to shelter development as the homeless population fluctuates. The CT zone covers approximately 11.58 acres on six parcels in San Ramon. Uses include a gas station, a park and ride facility, a small strip shopping center with large surface parking areas, small restaurants, and two hotels. Directly across San Ramon Valley Boulevard are single-family and multi-family residential uses. Excess parking areas, hotel use, or standalone restaurant uses may be reconfigured or redeveloped for homeless shelter purposes, given the City's small unsheltered homeless population. However, a recent change in State law requires that that City re-evaluate where homeless shelters can be permitted by right. AB 2339 makes two changes to Housing Element law. AB 2339 provides that the sites identified for emergency shelters must be in residential areas or are otherwise suitable, thus prohibiting local governments from siting shelters in industrial zones or other areas disconnected from services. The zone(s) must contain vacant or underutilized parcels with the potential for shelter development during the eight-year timeframe of the Housing Element. The law also seeks to ease constraints on the development of

emergency shelters by requiring that any development standards applied to emergency shelters be "objective."

AB 139 requires that parking standards for homeless shelters be based on employees only. AB 139 also limits the separation requirement between two homeless shelters be set at a maximum of 300 feet, not minimum of 300 feet. The City's homeless shelter parking and separation requirements do not comply with new State law. The City's Zoning Ordinance will be amended to address these changes to State law.

In addition, emergency shelters are defined in the zoning ordinance as facilities for the temporary shelter and feeding of persons, operated by a public or non-profit agency during emergency operations as defined in Municipal Code DIVISION A8, Chapter I (Emergency Organization and Disaster Council). Emergency shelters are allowed in all residential zones, mixed-use zones, as well as in all the Commercial Office and Industrial zones.

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 2020, the City amended the Zoning Ordinance to permit transitional housing facilities serving in all residential districts by-right. Transitional housing facilities are also allowed with a Use Permit in the MU, CCMU, and all the Commercial Office and Industrial 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 2020, the City amended the Zoning Ordinance to permit supportive housing facilities in all residential districts by-right. Supportive housing facilities are allowed within MU, CCMU, and all the Commercial Office and Industrial zones. with approval of a Use Permit.

AB 2162 (September 2018) requires that supportive housing meeting specific criteria to be permitted by right in zones where multi-family and mixed-use developments are permitted. Specific criteria include the size of the project and percentage set aside for target population, and specified amount of floor area for supportive services, among others. For projects locating within 0.5 mile

from transit, no minimum parking requirements may be applied. The San Ramon Zoning Ordinance will be amended to include the requirements of AB 2162.

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 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, two licensed adult residential facility with 12 combined beds are located in San Ramon.

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

Low Barrier Navigation Center (LBNC)

Adopted in 2019, AB 101 requires cities to permit Low Barrier Navigation Centers by right in areas zoned for mixed-use and nonresidential zones that permit multi-family uses, if the center meets certain requirements. AB 101 defines a Low Barrier Navigation Center as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” AB 101 is effective through the end of 2026, at which point its provisions are repealed. The Housing Plan includes a program to address this new requirement.

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.

In 2012, the City amended the Zoning Ordinance to allow RCFEs serving six or fewer persons as permitted by-right in all residential zones and mixed-use zones. RCFEs serving seven or more persons continue to require a Use Permit within all residential zones and CC zone and Minor Use Permit in MU and CCMU zones (they are not permitted in the MU-C zone).

A total of 417 beds in 15 RCFEs are currently located in San Ramon, according to the State Department of Social Services. A new 183-bed RCFE was approved in November 2021. The new RCFE will be in the CityWalk Master Plan Area and have a mix of independent living, assisted living, and memory care.

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 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.

Farmworker Employee Housing

Less than two acres of land within San Ramon is zoned for agricultural use and only one resident of San Ramon was 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. Currently, the San Ramon Zoning Ordinance does not contain provisions for farmworker housing or employee housing. The Zoning Ordinance will be amended to comply with the State Employee Housing Act.

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.

11.3.1.9 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 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. San Ramon's review and entitlement processes and procedures are described in detail in Appendix 11-D.

Land Use Development Application Processing Timelines

The City complies with SB 330 (Housing Crisis Act) for residential development projects in terms of local review and application processing requirements. The City also complies with SB 35 (Streamlined Affordable Housing) in processing projects meeting the statutory requirements. However, a formal process has not been established. This Housing Element includes an action to provide written procedures for complying with SB 35.

Projects are required to undergo different reviews and approval by the approval authority requires that specific findings be made. For Architectural Review, the required findings focus on:

- Project design's consistency with the General Plan and Zoning Ordinance and impact on public health, safety, and general welfare of the community.
- General site considerations (site layout, open space and topography, orientation, circulation and parking, height, public safety, setbacks, vehicular access, etc.)
- General architectural considerations (character, scale, quality of design, materials, colors, signs and lighting, screening, etc.)
- General landscape considerations (location, color, coverage, size, texture, and type of plant materials, etc.)

For Development Plan review, approval must find that the project:

- Will not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed development;
- Will not be injurious or detrimental to property or improvements in the neighborhood;
- Will not be injurious or detrimental to the general welfare of the City;
- Will not be inconsistent with the policies and goals of the General Plan or any applicable specific plan; and
- Is architecturally compatible with other developments in the same vicinity, both inside and outside of the subject zone.

The City will be establishing objective design/development standards as part of the General Plan update (Program 20). Required findings that may be viewed as subjective (such as general welfare of the community) will be removed.

An overly lengthy development review and approval process may increase the cost of housing development (such as accrued interests on financing, increases in construction material and labor costs). Most typical applications for development are generally processed based on the following schedule¹ (Table 11.3-7):

- 30 days or less: Lot line adjustments; single-family residence alterations and additions; and Administrative Architectural Review.
- 45 days or less: Variances; Architecture Board Review (new single-family homes); and Minor Use Permits.
- 90 Days or Less: Mixed-use Developments; Residential Development Applications; and Hillside Residential Developments.
- 180 days or more: Any project requiring an EIR; Rezoning; General Plan Amendment; Specific Plan Amendment; and Zoning Text Amendment.

Some projects may involve different development applications and therefore need to go through additional processes. The need to comply with Measure G does add time to the overall schedule due to the number of public hearings required. The schedule can also be extended due to project proponent's ability to proceed in an expeditious manner. Table 11.3-8 presents the residential approvals since January 2018. As shown, projects involving subdivisions generally take longer, while multi-family rental housing projects can complete the review and approval process within 120 days. Overall, the City is able to process development applications in a timely manner. However, the City will prioritize the processing of affordable housing projects that include more than 15 percent BMR units. This Housing Element also includes a program to mitigate the impact of Measure G (Program 13: Adequate Sites for RHNA and Monitoring of No Net Loss; and Program 14: Growth Management).

¹ Assumes CEQA Exemption or Previously Certified Environmental Document

Table 11.3-7: Development Review Process

<u>Type of Development</u>	<u>Review Body</u>	<u>Approval Body</u>	<u>Appeal Body</u>	<u>Public Hearings Required</u>	<u>Timeline</u>
<u>Single-Family Unit</u>	<u>Zoning Administrator</u>	<u>Zoning Administrator</u>	<u>Planning Commission</u>	<u>N</u>	<u>45 days</u>
<u>Multi-Family Development – Development Plan Application</u>	<u>Planning Commission</u>	<u>Planning Commission</u>	<u>City Council</u>	<u>Y</u>	<u>90 days</u>
<u>Mixed Use Development – Development Plan Application</u>	<u>Planning Commission</u>	<u>Planning Commission</u>	<u>City Council</u>	<u>Y</u>	<u>90 days</u>

Source: City of San Ramon, Subdivision Ordinance, 2022.

Table 11.3-8: Sample Residential Development Review Process Timeframe

<i>Project Name</i>	<i>Project Type</i>	<i>Application Type</i>	<i>Review Type</i>	<i>No. of Hearings</i>	<i>Date Formal Application Filed</i>	<i>Date Approved by Review Authority</i>
BR-1A Apartments (381 units)	Multi-Family Apartments	Development Plan, Architectural Review, Minor Exception	Planning Commission	1 Formal Public Hearing	5/23/2022	9/20/2022
Aspen Wood Senior Apartments (123 units)	Senior Apartments 62 years & up	Development Plan Amendment	City Council ¹	1 Formal Public Hearing with City Council	2/3/2022	3/8/2022
City Village (404 units)	For Sale MF and SF Subdivision	Specific Plan Amendment (Measure G Hearing Requirements), Development Plan, Major Subdivision, Architectural Review, Tree Removal	Planning Commission for Development Plan, City Council for Specific Plan Amendment	9 Formal Public Hearings (1 Joint PC/CC Hearing, 2 CC hearings, 6 PC hearings)	1/11/2021	11/2/2021
Windflower Fields Townhomes (63 units)	For Sale MF Subdivision	Development Plan , Major Subdivision	Planning Commission	3 Formal Public Hearings	4/5/2021	12/7/2021
TTLT Townhomes (57 units)	For Sale MF Subdivision	Development Plan , Major Subdivision	Planning Commission	2 Formal Public Hearings	1/12/2021	9/7/2021
Promenade Residential Development (162 units)	For Sale MF and SF Subdivision	Development Plan , Major Subdivision, Architectural Review	Planning Commission	1 Formal Public Hearing	9/17/2018	7/16/2019

1. Council approved previous 95-unit development and remained the review authority when the project was redesigned as a 123-unit project

Source: City of San Ramon, 2022.

11.3.1.10 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:

- **Frontage Improvements:** Grading and improvement of public and private streets including street structural section, curbs, sidewalks, driveway approaches and transitions.
- **Storm Drainage:** Storm drain system for the protection of abutting and off-site properties that would be adversely affected by any increase in runoff attributed to the development. (Off-site storm drain improvements may be required to satisfy this requirement.)
- **Sanitation Sewers:** A public or private sewage system that meets public sewer system standards.
- **Water Supply:** A water supply system providing an adequate supply of potable water to each lot as approved by local water district.
- **Utilities:** Public utility distribution facilities including gas, electric, telephone and cable television necessary to serve each lot in the subdivision.
- **Underground Facilities:** All existing and proposed utility distribution facilities within the subdivision and along frontage and perimeter streets to be placed underground except those facilities exempted by the public utilities commission regulations.
- **Stormwater Control Improvements:** Project design and improvement infrastructure must be compliance with the Regional Water Quality Control Board Clean Water General Permit requirements for both construction activities as well as permanent stormwater best management practice measures to control and reduce erosion and sedimentation from entering the storm drain system from the project site (point source).
- **Other Improvements:** Other types of improvements such as traffic signals and street furniture of a decorative nature, or fees in lieu of any of the foregoing, shall also be required as determined by the advisory agency in accordance with the Zoning Ordinance, city standards and specifications and relevant studies and/or environmental assessments or reviews.

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 11.3-9](#).

Table 11.3-9: 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

<i>Roadway Type</i>	<i>Right-of-Way</i>	<i>Curb-to-Curb</i>	<i>Dividing Strip</i>	<i>Sidewalk Area</i>
General Arterials	60-ft	40-ft	—	20-ft

Source: City of San Ramon, Subdivision Ordinance, 2022.

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. The City has also added the Park Facility Fee and Open Space Fee since the 2015 Housing Element update. 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 11.3-10](#). 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 implementing policies of the Growth Management Element of the General Plan. San Ramon's development impact fees are summarized in [Table 11.3-11](#).

As shown in [Table 11.3-12](#), development fees for a model single-family dwelling unit total approximately \$78,540.54. Development fees for a model multi-family unit total approximately \$37,746.23. 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 (4.0 percent) 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 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 11.3-10: Permit Processing Fees

<i>Type</i>	<i>Amount</i>
<i>Architectural Review</i>	
1 unit	T&M plus \$1,000 deposit
2 to 10 units	T&M plus \$1,000 deposit
10+ units	T&M plus \$2,000 deposit
Development Agreement	T&M plus \$3,000 deposit
Residential Development Plan	T&M plus \$3,000 deposit
<i>Environmental Review</i>	
Categorical Exemption	\$100
Negative Declaration	
Administratively prepared	T&M plus \$4,500 deposit
Consultant prepared	Consultant’s Cost + T&M and \$5,500 deposit
Environmental Impact Report	Consultant’s Cost + T&M and \$8,000 deposit
<i>Mitigation Monitoring Administration</i>	
County Filing Fee	\$50

<i>Type</i>	<i>Amount</i>
CDFG Filing Fee	\$1,203.25 to \$3,539.25
<i>Mitigation Monitoring Program</i>	
Implementation/Special Peer/Consultant Review	Consultant's Cost + T&M and \$3,000 deposit
Mitigation Monitoring Staff Time	T&M plus \$2,000 deposit
General Plan Amendment	T&M plus \$8,000 deposit
Specific Plan	Consultant's Cost + T&M and \$8,000 deposit
Rezone	T&M plus \$5,500 deposit
<i>Subdivisions</i>	
Major	T&M plus \$3,500 deposit
Minor	T&M plus \$3,500 deposit
<i>Use Permits</i>	
Residential Care/Group Homes when located within a residence (Minor Use Permit)	T&M plus \$1,500 deposit
Major Use Permit and Amendments requiring Public Hearing(s)	T&M plus \$3,500 deposit
Minor Use Permit and Amendments	T&M plus \$2,000 deposit
<i>Variance</i>	
Administrative Variance	\$1,500
Public Hearing Required	T&M plus \$3,000 deposit
Single Family Residence	\$1,500
Minor Exception	\$1,000
Zoning Review/Building Permit	
Single Family- Remodel	\$180
Single Family- New/Addition/Substantial Alteration	\$365
Multi-Family/Mixed-Use- Minor Improvement	\$200
Multi-Family/Mixed-Use- New/Addition/Substantial Alteration	\$1,200
Additional Plan Check Fee (each review)	\$200
Notes:	
1. Time and Materials charge calculated using an hourly rate of \$200.00 for each employee working on the application.	

<i>Type</i>	<i>Amount</i>
2. Deposit amounts are set at assumed average cost of time and materials to provide the service. When the deposit has been drawn down by 80%, an additional deposit of 25% to 50% of the original deposit will be required to continue processing the application(s) as determined by the Planning Services Division. Applications may be deemed withdrawn if account deficits exist.	
3. Project applicants shall pay a cumulative total fee and/or deposits for each application type required.	
4. The State Department of Fish and Game and Contra Costa County require filling fees (AB 3158) at the time of project approval.	
Source: City of San Ramon, Fee Schedule, July 1, 2021.	

Table 11.3-11: Residential Development Impact Fees

<i>Impact Fee Type</i>	<i>Amount</i>
School Age Child Care Fee ¹	
Single-Family	\$959.18 per dwelling unit
Multi-Family	\$516.82 per dwelling unit
Private Sector Art and Beautification	0.01 of the building code valuation
GIS Mapping Fee	0.001 of the building code valuation
Westside SP Recovery Costs	\$ 615.98 per dwelling unit
General Plan Recovery Costs	0.0053 of building code valuation
Zoning Ordinance Recovery Costs	0.0016 of building code valuation
Park Recreation and Facility Impact Fee ¹	\$5,078.00-19,747.80 per unit
Parkland Dedication In-Lieu Fee (Quimby Act)	
Single-Family	Appraised value of 687 square feet of land x 1.02
Multi-Family	Appraised value of 451 square feet of land x 1.02
Open Space Development Impact Fee ¹	
Single-Family	\$1,141 per unit [Max. allowed]
Multi-Family	. \$750 per unit [Max. allowed]
San Ramon Village SP Recovery Fee	\$598.11 per unit
North Camino Ramon SP Recovery Fee	\$534.59 per unit
Affordable Housing Impact Fee ²	
Single-Family or Multi-Family, under 10 units	\$12.50 per gross livable square fee
Single-Family detached, 10+ units	On-site construction of units or option of \$15.00 per gross livable square feet

<i>Impact Fee Type</i>	<i>Amount</i>
Multi-Family, 10+ units	On-site construction of units
<i>Citywide Traffic Impact Mitigation Fees</i>	
Single-Family	\$2,566 per unit
Apartment, Townhouse, Condo	\$1,591 per unit
<i>Southern Contra Costa JEPA Traffic Impact Mitigation Fees</i>	
Contra Costa Sub-Regional: Residential	\$4,553 per unit
Southern Contra Costa Sub-Regional: Residential	\$1,629 per unit
<i>Tri-Valley Transportation Development Fees</i>	
Single Family	\$5,057 per unit
Multi-Family Residential	\$3,484 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	\$34,760 per unit
EBMUD—Multi-Family	\$6,740-\$8,510 per unit
DSRSD—Single Family	\$16,169 per unit
DSRSD—Multi-Family	\$10,673- \$12,127
<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
CCCSA—New Dwelling Unit	\$7,435 per unit
<i>School Impact Fee</i>	
Residential Development	\$3.79 per square foot

Note:

1. School Age Child Care Fees, Park and Recreation Facility Impact Fee, and the Open Space Development Impact Fee will be adjusted annually using the Engineering News Record – San Francisco Bay Area Construction Cost Index, not to exceed the cap in the Keyser Marston Associates Development Fee Study, March 2017.

<i>Impact Fee Type</i>	<i>Amount</i>
2. Refer to the Inclusionary Housing Ordinance and Commercial Linkage Fee Ordinance for on-site construction requirements. The review authority may also consider an applicable alternative means of compliance or waiver/adjustment/reduction claims as allowed by the Ordinance	
Sources:	
City of San Ramon, Fee Schedule, July 1, 2021.	
East Bay Municipal Utility District (EBMUD) Water and Wastewater System Schedules of Rates and Charges, Capacity Charges and Other Fees as of July 1, 2021.	
Dublin San Ramos Services District (DSRSD), Capacity Reserve Fees, effective July 1,2021.	

Table 11.3-12: Model Development Fees in San Ramon

	<i>Single-Family</i>	<i>Multi-Family (Non-Subdivision)</i>	<i>Multi-family (Subdivision)</i>
Assumed Project Size (units)	140	85	85
Living Area per Unit (sq. ft.)	2,050	1,330	1,330
Garage per Unit (sq. ft.)	470	470	470
Building Valuation	\$48,333,600.00	\$15,466,000.00	\$15,466,000.00
Site Valuation	\$4,800,000.00	\$650,000.00	\$650,000.00
Impervious Area (sq. ft.)	378,000	50,000	50,000
Fair Market Land Value (per acre)	\$2,000,000.00	\$2,000,000.00	\$2,000,000.00
<i>Building Permit and Site Development Fees (per unit)</i>			
Building Plan Check Fees	\$1,871.32	\$943.21	\$943.21
Building Permit Fees	\$5,011.31	\$1,260.63	\$1,260.63
Building Issuance Fee	\$40.00	\$40.00	\$41.00
Permit Automation Fee	\$297.62	\$1,798.30	\$1,799.30
Zoning BP Review Fee (2 plan checks)	\$365.00	\$14.12	\$14.12
GIS Mapping Fee	\$345.24	\$181.95	\$181.95
State Fee 18931(6)A	\$13.81	\$7.28	\$7.28
Laserfiche Fee ¹	\$105.00	\$1.24	\$1.24
SMIP Residential	\$44.88	\$23.65	\$23.65
General Plan Recovery	\$1,829.77	\$964.35	\$964.35
Zoning Ordinance Recovery	\$552.38	\$291.12	\$291.12
Site Development Fee	\$1,037.50	\$244.12	\$244.12
Inspection Fee	\$2,168.93	\$496.47	\$496.47
Subdivision Review Fee	\$214.29	N/A	\$223.53

	<i>Single-Family</i>	<i>Multi-Family (Non-Subdivision)</i>	<i>Multi-family (Subdivision)</i>
Creek Study	\$85.71	\$70.59	\$70.59
Drainage Mitigation Fee	\$810.00	\$176.47	\$176.47
<i>Traffic Mitigation (per unit)</i>			
City	\$2,566.00	\$1,591.00	\$1,591.00
Region	\$1,629.00	\$1,629.00	\$1,629.00
Sub-Region	\$4,553.00	\$4,553.00	\$4,553.00
Tri-Valley Development	\$5,057.00	\$3,484.00	\$3,484.00
<i>City Development Impact Fees (per unit)</i>			
School Age Child Care	\$959.18	\$516.82	\$516.82
Park and Recreation Facility Impact	\$5,078.00	\$11,848.68	\$2,821.11
Parkland Dedication ²	\$31,542.69	N/A	\$20,707.00
Open Space Development Impact	\$1,141.00	\$750.00	\$750.00
Private Sector Art and Beautification ³	\$3,452.40	\$1,819.53	\$1,819.53
Affordable Housing Impact	Option of On-site Construction of Units or In-lieu fee of \$15/gross livable sq. ft.	On-site Construction of Units Required	On-site Construction of Units Required
Non-City Development Impact/Utility Fees (per unit)			
Water Connection Fee ⁴	See Note 4	See Note 4	See Note 4
Sewer Connection Fee ⁵	See Note 5	See Note 5	See Note 5
School Impact Fee	\$7,769.50	\$5,040.70	\$5,040.70
Total Fees per Unit	\$78,540.54	\$37,746.23	\$49,651.19

Notes:

¹ \$1.75 per sheet at an estimated 60 sheets to be laserfiched

² Parkland Dedication In-Lieu Fee is based on Fair Market Land Value and derived from an appraisal at the time of the project. Using an estimated \$2,000,000 fair market land value based on previous fee calculations.

³ Private Sector Art and Beautification fee only paid if no public art is provided on-site.

⁴ As established by the East Bay Municipal Utility District's current fee schedule

⁵ As established by the Central Contra Costa Sanitary District's current fee schedule

⁶ As established by the San Ramon Valley Unified School District at a rate of \$3.79 per square foot

Source: City of San Ramon Planning Services Department, 2022. Based on City Fee Resolution 2021-058, Effective July 2021.

In 2022, the Contra Costa County Collaborative (C4) conducted a fee survey among jurisdictions in the County, using prototypical single-family and multi-family development projects for comparison. For San Ramon, its total development fees are among the highest in the region, due primarily to the Park and Recreation Facility Impact Fee.

On October 11, 2022, the City adopted the Affordable Rental Housing Fee Waiver Policy for certain rental housing projects that are all affordable to households making 80% of the AMI or lower. The amount of the fee waiver is tied to the number of affordable rental units proposed in the all affordable projects. The fee waivers are split between Impact Fees and Service Fees associated with processing construction permits. The options available are:

Impact Fee Waiver Options:

- City Traffic Impact Fee
- School Age Child Care Fee
- Park and Recreation Facility Impact Fee
- Private Sector Art and Beautification Fee
- Open Space Development Impact Fee
- Specific Plan Recovery Fees
- General Plan Recovery Fee
- Zoning Ordinance Recovery Fee
- Tri Valley Transportation Development Fee. (Currently waived for Affordable Units)

City Service Fee Waiver Options (Capped at 25% of Total Units)

- Building Permit Plan Check Fees
- Building Permit Inspection Fees
- Planning Plan Check Review Fees
- Engineering Plan Check Fees
- Engineering Inspection Fees

For example, a typical affordable housing project of 100 units would be eligible for about \$24,000 per unit of Impact Fee Waiver and \$5,865 per unit of Service Fee Waiver for a total fee reduction of over \$2.5 million for a 100-unit project.

Table 11.3-13: Fee Comparisons

	Single-Family Unit	Multi-Family Unit (100-Unit Project)	Multi-Family Unit (10-Unit Project)
Antioch	\$22,146.24	\$8,139.11	\$ 10,395.04
Danville	\$62,489.24	\$33,369.19	\$ 34,707.57
Lafayette	\$68,946.25	\$31,320.50	\$ 37,096.95
Hercules	\$64,064.99	\$29,673.85	\$ 31,681.39
Clayton	\$39,160.00	\$16,692.46	\$ 24,913.60
Pinole	\$56,665.77	\$22,773.71	\$ 21,697.72
Brentwood	\$113,158.84	\$47,662.96	\$ 49,414.38
Concord	\$47,248.07	\$17,658.46	\$ 23,726.48
El Cerrito	\$57,356.24	\$29,277.68	\$ 44,072.93
Moraga	\$85,109.56	\$41,017.20	\$ 43,494.16
Martinez	\$58,701.86	\$24,687.69	\$ 27,121.49
Oakley	\$70,088.22	\$35,721.69	\$ 32,887.43
Orinda	\$64,627.76	\$33,479.53	\$ 37,613.76
Pittsburg	\$60,830.46	\$31,982.03	\$ 33,140.25
Pleasant Hill	\$30,927.67	\$16,704.08	\$ 17,747.76
Richmond	\$45,694.42	\$23,011.17	\$ 23,834.46
San Pablo	\$29,498.69	\$6,740.52	\$ 8,245.24
San Ramon	\$78,540.54	\$37,746.23	\$ 49,651.19
Walnut Creek	\$31,004.88	\$15,076.28	\$ 16,864.93
Average Cost	\$58,327.09	\$26,219.78	\$ 29,087.77

Source: Contra Costa County Collaborative, 2022.

11.3.1.11 Building Code and Enforcement

In October 2022, the City adopted the 2022 edition of the 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. The City adopted several local amendments to the 2022 Building Code specific to San Ramon. Due to the City's proximity to earthquake faults, and as a result of damage that was documented in past earthquakes, the City included amendments for additional structural upgrades to the minimum provision provided for in the Codes. These recommendations were made by the Structural Engineers Association of Southern California and the Los Angeles City Joint Task Force that investigated the poor performance of under-reinforced

concrete footings and braced walls found after the Northridge earthquake. There are other amendments to removed some checklists, permit fees, applications, and inspections that represent duplicative efforts to the City. Overall, these revisions would have minimal impacts (or in the case of removing processes and fees, even beneficial impacts) to the costs of housing development in San Ramon.

11.3.1.12 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.

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. The findings for Use Permit approval are:

1. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code;
2. The proposed use is consistent with the General Plan and any applicable specific plan;
3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;
4. 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
5. 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.

Findings relating compatibility to surrounding uses and potential detrimental impacts to properties or improvements in the vicinity may be considered subjective. This Housing Element contains a program to revise the findings to objective criteria.

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. As for parking, residential care facilities for seven or more require one space per three beds plus a guest space per four beds and employees. For a seven-bed facility (typically requiring four bedrooms), an estimated three to four parking spaces may be required, similar to regular residential use. Nevertheless, the City is proposing to reduce

the parking requirements for large units. The City will revise the parking standards for residential care facilities based on employee level.

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. Required findings are:

1. The housing will be used by a disabled individual(s) under fair housing law;
2. The request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under fair housing law;
3. The requested reasonable accommodation will not impose an undue financial or administrative burden on the City;
4. The requested reasonable accommodation would not require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning;
5. No detrimental impact would result aesthetically;
6. No detrimental impacts to surrounding uses, properties, and/or structures; and
7. No practical alternative exists which may provide an equivalent level of benefit.

The findings regarding detrimental impacts aesthetically and to surrounding uses/properties/structures may be considered subjective. The City will revise the Zoning Ordinance to ensure only objective findings are required.

Building Codes

The Building and Safety Division actively enforces 2022 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.
- 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.

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.

11.3.2 MARKET CONSTRAINTS

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

11.3.2.1 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. Available data on a few real estate transactions demonstrate the high land costs in San Ramon. For example, 500 Deerwood Road had a land cost of \$9,750,000 for 2.47 acres. The location is proposed for the development of 57 townhomes, averaging over \$170,000 per unit of land cost. Another property (9000 Alcosta Boulevard) of 1.39 acres was sold for \$4,000,000. This property is proposed for 123 senior apartments, averaging about \$32,520 per unit of land cost. A third piece of land at 31 acres is listed for sale at \$108 million, or about \$3.5 million per acre.

The limited availability of undeveloped and unconstrained land for residential uses drives up the cost of housing. Significant future housing construction is 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.

11.3.2.2 Cost of Housing Construction

Construction costs are the largest component of total costs for a housing, accounting for 30 to 40 percent of the finished sale price. The Mercury News² reported that construction costs in the Bay Area were among the highest in the world. The Bay Area only ranks behind Tokyo and Hong Kong in project costs due to high material, labor and land expenses. In April 2022, the Contra Costa County Collaborative (C4) convened an Affordable Housing Developers panel to discuss constraints to housing development, especially affordable housing. The panel affirmed that major constraints include the lack of land, and high construction costs due to rising costs of construction materials and a severe shortage of construction labor. The Turner Center estimates the average cost to construct a unit is about \$600,000.

Rising costs also make it harder to build moderately priced apartments and subsidized housing in the Bay Area. The Contra Costa County Department of Conservation and Development also published the ICC Building Calculation Data for March 1, 2020³ and estimated that construction costs for residential buildings ranged from \$128 to \$163 per square foot for one and two family units and \$115 to \$175 per square foot for multi-family developments.

11.3.2.3 Timing and Density

Non-governmental market constraints can also include timing between project approval and requests for building permits. In most cases, this may be due to developers' inability to secure financing for construction. In San Ramon, some projects request building permits within six months of approval if they have a strong builder, no site constraints such as need for remediation, access, and/or private funding in place. A number of projects have taken longer, such as ROEM (5+

² Hansen, L. (July 26, 2021). "Bay Area tops list as one of the world's most expensive regions to build." *The Mercury News*.

<https://www.mercurynews.com/2021/07/26/bay-area-tops-list-as-one-of-the-worlds-most-expensive-regions-to-build/>

³ <https://www.contracosta.ca.gov/DocumentCenter/View/493/ICC-Building-Valuation-Data?bidId=>

years), Aspen Wood (5+ years), Faria (two years), Summit Senior Care (private coordination), Promenade, DV (Deer Creek North). These projects start and stop as market conditions allow. Recently delays have been caused due to construction and material costs change, pandemic uncertainty, finance difficulty, change in ownership, supply change issues, easement coordination, site constraints, geo-technical issues.

Projects in the City are often approved below the maximum allowable density. This is due to construction costs and market constraints, return on investment, as well as cash flow issue. Typically, townhome projects yield a lower density due to product type (usually with larger units with more bedrooms and bathrooms), compared to apartment projects, which usually can achieve densities at the upper end of the density range. Also, because of flexibility in the density range, a smaller site would typically yield a lower density. Construction costs have been the primary factor that drives development below maximum density.

11.3.2.4 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 11.3-14 summarizes the disposition of loan applications submitted to financial institutions in 2018 and 2019 by race in San Ramon.⁴ 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.

Between 2018 and 2019, a total of 5,491 San Ramon households applied loans to purchase homes. The majority of applicants identified as Asian/Pacific Islander (49 percent) and Non-Hispanic Whites (26 percent). Asian/Pacific Islanders in the applicant pool match the proportion of the City's population (46 percent) while American Indian, Whites, Blacks, and Hispanic/Latinx residents are underrepresented when compared to their proportion in the population (0.3 percent, 2.3 percent, 38.6 percent, and 7.1 percent, respectively). However, this may have to do with the way the HMDA records categorize loan applicants into the "unknown" race category.

In 2018 and 2019, the overall loan approval rate was 68 percent and 15 percent of applications were denied. Approval ratings were similar for all races (mid 60s to 70 percent) but were lowest for Black and Native American applicants (52 percent). Also, denial rates were disproportionately high for Black applicants (24 percent) and Hispanic applicants (19 percent) compared to all applicants combined and each race individually (about 15 percent).

⁴ 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.

Table 11.3-14: Disposition of Home Loans in San Ramon – 2018 and 2019

Racial/Ethnic Group	Loan originated		Approved but not accepted		Loans Approved ¹		Denied		Withdrawn/Incomplete		Total	
	#	%	#	%	#	%	#	%	#	%	#	%
American Indian or Alaska Native	8	57.1%	0	0.0%	8	57.1%	2	14.3%	4	28.6%	14	0.3%
Asian / API	1,702	63.2%	122	4.5%	1,824	67.7%	382	14.2%	487	18.1%	2,693	49.0%
Black or African American	36	52.9%	4	5.9%	40	58.8%	16	23.5%	12	17.6%	68	1.2%
White, Non-Hispanic	970	67.2%	40	2.8%	1,010	70.0%	222	15.4%	211	14.6%	1443	26.3%
Hispanic or Latinx	116	62.7%	8	4.3%	124	67.0%	35	18.9%	26	14.1%	185	3.4%
Unknown	672	61.8%	40	3.7%	712	65.4%	164	15.1%	212	19.5%	1088	19.8%
Total	3,504	63.8%	214	3.9%	3,718	67.7%	821	15.0%	952	17.3%	5,491	100.0%

Notes:

1. Sum of Loans Originated and Approved but not Accepted.

2. “Loan originated” means that the application was accepted and a loan was made by a financial institution to the applicant. “File incomplete or withdrawn” means a loan was not originated because the application was withdrawn before a credit decision was made or the file was closed for incompleteness. “Denied” means a loan was not originated because the financial institution did not approve the mortgage application. “Approved but not accepted” means the financial institution approved the loan application but the applicant did not complete the transaction and a loan was not originated.

2. The “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: Federal Financial Institutions Examination Council’s (FFIEC) Home Mortgage Disclosure Act loan/application register (LAR) files from the 2020 ABAG Housing Needs Package.

11.3.3 MARKET CONDITIONS

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.⁵ 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. In February 2022, only 37 homes in San Ramon were listed at various stages of foreclosure and ranged in price from \$ 956,309 to \$ 1,373,274⁶. The high prices of these homes facing foreclosure indicate that the impact of foreclosure to households with higher incomes. With implosion of the mortgage lending market in 2007, 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. However, since 2013 home prices have increased significantly in the Bay Area and specifically in San Ramon. In August 2021, San Ramon had the second highest median home sales price (\$1,520,000) among nearby jurisdictions in Contra Costa County in August 2021.

11.3.3.1 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.

11.3.3.2 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

⁵ <http://www.all-foreclosure.com/>, accessed 7/1/14.

⁶ <http://www.all-foreclosure.com/>, accessed 2/10/2022.

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 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.

11.3.3.3 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. Specifically, San Ramon has a minimum 100-foot creek setback for new developments as well as resource conservation requirements in the ZO. This has been considered a constraint by development community, and projects denied or not pursued as a result.

11.3.3.4 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.

11.3.3.5 Water Supply

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

EBMUD is the largest City 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.

EBMUD published their Water Supply Management Program 2050 in 2020. The plan meets the need for water in the district through 2050. 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.

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 Zone 7 Water Agency. According to DSRSD's 2020 Urban Water Management Plan, the term of the current contract between Zone 7 and DSRSD expires in 2024 but is expected to be renewed. 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 water (Arroyo Valle), groundwater basin and a contract with the State of California for State Water Project (SWP) water entitlement.

Zone 7's water supply has two major components: 1) incoming water supplies available through contracts and water rights each year (SWP), and 2) accumulated water supplies in storage derived from previous years. Incoming water supplies typically consist of annually allocated imported surface water supply and local surface water runoff. Accumulated or "banked" water supplies are available in local and non-local storage locations.

The SWP is owned and operated by the Department of Water Resources (DWR). Imported water from SWP is by far Zone 7's largest water source, providing approximately 90 percent of the treated water supplied to its customers on an annual average basis. In practice, the actual amount of SWP water available to Zone 7 under the SWP's allocation process varies from year to year due to hydrologic conditions, water demands of other Contractors, existing SWP stored water, SWP facility capacity, and environmental/regulatory requirements. However, Zone 7's 2020 Urban Water Management Plan, water reliability assessment for a five-consecutive-dry-year period reveals that Zone 7's supplies are adequate to meet projected demands on average and this remains true for five-year droughts beginning in 2025, 2030, 2035, 2040, and 2045.

In addition, Zone 7 has been participating in several potential future water supply and storage options to bolster long-term water supply reliability. A number of planned capital projects (new wells, the Chain of Lakes Pipeline, Chain of Lakes diversion structures, and reliability intertie) and the completed Chain of Lakes will bolster the reliability of Zone 7's water supply system over the coming years.

11.3.3.6 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 34 mgd.⁷ Central San currently operates under capacity. DSRSD currently treats 10.5 mgd and has a daily capacity to treat 17 mgd.⁸ 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.

11.3.3.7 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.

⁷ Central Contra Costa County Sanitary District website, <https://www.centralsan.org/treatment-plant#:~:text=Opened%20in%201948%20and%20upgraded,mgd%20of%20wet%20weather%20flow>. Accessed February 11, 2022.**Error! Hyperlink reference not valid.**

⁸ Dublin San Ramon Services District website, <https://www.dsrds.com/home/showpublisheddocument?id=811> , accessed February 11, 2022.

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11.4 HOUSING RESOURCES

This section describes and analyzes the resources available for development, rehabilitation and preservation of housing in San Ramon. This includes the availability of land resources and the ability to satisfy the City's share of the regional housing need, and financial resources available to support the provision of affordable housing. Financial resources for housing activities and energy conservation resources to reduce utility costs are also included in this chapter.

11.4.1 REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the eight-year period. Communities then determine how they will address this need through the process of updating the Housing Element of the General Plan.

Under state law, regional councils of governments are required to develop housing needs plans for use by local governments in their Housing Element updates. The regional housing needs analysis is derived from the statewide growth forecast, which is then allocated to regions, counties, and cities. The statewide determination is based on population projections produced by the California Department of Finance and the application of specific adjustments to determine the total amount of housing needs for the region. The adjustments are a result of recent legislation that sought to incorporate an estimate of existing housing need by requiring the State Department of Housing and Community Development (HCD) to apply factors related to a target vacancy rate, the rate of overcrowding, and the share of cost-burdened households. The new laws governing the methodology for how HCD calculates the RHND resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous RHNA cycles. The RHNA for Bay Area jurisdictions was adopted by the Association of Bay Area Governments (ABAG) in December 2021.

11.4.1.1 RHNA for San Ramon

For the 2023-2031 Housing Element, the City of San Ramon has been assigned a RHNA of 5,111 new units by ABAG. This allocation is distributed into four income categories, as shown below in Table 11.4-1. 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 11.4-1: Housing Needs for 2023-2031

<i>Income Category (% of County AMI)</i>	<i>Number of Units</i>	<i>Percent</i>
Extremely Low/Very Low (50% or less) ¹	1,497	29.2%
Low (51 to 80%)	862	16.9%
Moderate (81% to 120%)	767	15.0%
Above Moderate (Over 120%)	1,985	38.9%
Total	5,111	100.0%

Note:

¹ The City has a RHNA allocation of 1,497 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 1,497 very low income units has been allocated accordingly.

Source: Final Regional Housing Needs Allocation, ABAG, 2021

11.4.2 DEVELOPMENT CREDIT

11.4.2.1 Projected Accessory Dwelling Units (ADUs)

Pursuant to State law, the City may credit potential ADUs to the RHNA requirements by using the trends in ADU construction to estimate new production. Between 2018 and 2021, the City issued 35 ADU building permits for an average of 8.75 ADUs per year over this period. Using this same annual average, San Ramon anticipates permitting at least 70 ADUs in the 2023 – 2031 eight-year planning period. Based on the ADU rent survey conducted by ABAG, the affordability distribution of ADUs in the region is: 30 percent very low income; 30 percent low income; 30 percent moderate income; and 10 percent above moderate income. Therefore, the 70 ADUs projected for January 2023 through January 2031 can be allocated toward the RHNA as follows: 21 very low income; 21 low income; 21 moderate income; and seven above moderate income.

11.4.2.2 Entitled Projects

While the 6th cycle Housing Element planning period covers from January 31, 2023, through January 31, 2031, the RHNA projection period begins June 30, 2022. Housing units that have been entitled for construction but are not anticipated to issue building permits or completed construction until after the start of the projection period can be credited against the 6th cycle RHNA. As shown in Table 11.4-2 below, the City has approved a total of 2,696 units (166 very low, 225 low, 222 moderate, and 2,083 above-moderate), that are expected to be constructed during the 6th Cycle planning period. The affordability of the units was determined based on the affordability specified on the project proposal as approved by the City.

The CityWalk project consists of the redevelopment of 135 acres of central San Ramon with a combination of high-density residential, retail, and office uses. The project will maintain the existing Bishop Ranch 2600 Office and Conference center, developing 4,500 residential units as well as retail spaces, parks, and a hotel across eight parcels. The project will build out over a 25-year timeline in four phases. Phase 1, 2, and parts of phase 3 of the project, which include a total of 1,472 units, are slated to complete before the end of the 6th cycle and are therefore credited toward meeting the City’s RHNA. 223 of these units will be subject to deed restrictions which will maintain

their affordability to low- and very low-income households. Affordable rental units will be subject to a 50-year deed restriction, and for-sale units will be subject to a 30-year deed restriction.

The ROEM Apartments project proposed for 2251 San Ramon Valley Boulevard includes 169 units as well as 6,500 square feet of retail space. It is a catalyst project which will help spur the redevelopment of this portion of the San Ramon Village Specific Plan. The project was approved in 2016, but the COVID-19 pandemic and funding issues have kept the project from moving forward. City staff has worked closely with the developer, and building permits are anticipated to be issued in mid-2023. 20 of the 169 total units will be subject to a 55-year deed restriction to maintain the units' affordability to low- and moderate-income households.

The Chang Residential project will develop 16 acres of a 195-acre parcel with 61 units. The remainder of the parcel will be preserved as open space under a conservation easement. To meet the City's Inclusionary Housing Ordinance, 18 units of the project will be ADUs which will be subject to a 50-year deed restriction to maintain affordability to low-, very low-, and moderate-income households. Originally approved in 2017, the applicant has been granted an entitlement extension under Assembly Bill 1561. City Staff expects to issue building permits in 2024. The Promenade at the Preserve is a master planned project including 40 single-family detached homes and 122 townhome condominiums. Approved in 2019, the project site was sold to a new developer who began construction of the first of the units in March of 2022. The project is expected to finish construction of the last units towards the end to 2023. The project will contribute \$9m to the City's Affordable Housing Fund.

Table 11.4-2: Entitled Residential Development

Project Name	Addresses	APN	Gross Acres	Gross Density	GP	Zoning	Current Use	Total Units	Above -Mod	Mod	Low	Very Low	<u>Entitle-</u>	<u>BP</u>	<u>Certificate</u>	<u>Afford-ability</u>
													<u>Status</u>	<u>Issued/</u> <u>Expected</u>	<u>of</u> <u>Occupanc</u> <u>y</u> <u>Expected</u>	<u>Mechanism</u>
City Village (Summerhill)	2400-2440 Camino Ramon	213-133-048	31	13.03	MU	NCRS P MDR	Office	404	384	10	6	4	<u>Approved (11/2021)</u>	<u>Dec-22</u>	<u>2027</u>	<u>30-year deed restriction</u>
TTLCTownhomes	500 Deerwood Rd.	208-260-054	2.46	23.17	MU	SRVSP MFR	Outdoor Commercial	57	48	4	2	3	<u>Approved (9/2021)</u>	<u>Mid 2023</u>	<u>2025</u>	<u>30-year deed restriction</u>
<u>CityWalk Master Plan (Phase 1)</u>	<u>BR 1A: 1</u>	<u>213-120-036</u>	<u>134.98*</u>	<u>33.30</u>	<u>MUC</u>	<u>CCMU</u>	<u>Vacant</u>	<u>381</u>	<u>323</u>	<u>0</u>	<u>29</u>	<u>29</u>	<u>Approved (9/2022)</u>	<u>Summer 2023</u>	<u>2025</u>	<u>50-year deed restriction for rental units; 30-year deed restriction for for-sale units</u>
<u>CityWalk Master Plan (Phase 2)</u>	<u>BR 3A: 1</u>	<u>213-133-099</u>	<u>134.98*</u>	<u>33.30</u>	<u>MUC</u>	<u>CCMU</u>	<u>Vacant</u>	<u>543</u>	<u>461</u>	<u>0</u>	<u>41</u>	<u>41</u>	<u>Approved (8/2020)</u>	<u>2024</u>	<u>2026</u>	<u>50-year deed restriction for rental units; 30-year deed restriction for for-sale units</u>
<u>CityWalk Master Plan</u>	<u>BR 3A: 2</u>	<u>213-120-036</u>	<u>134.98*</u>	<u>33.30</u>	<u>MUC</u>	<u>CCMU</u>	<u>Vacant</u>	<u>248</u>	<u>210</u>	<u>0</u>	<u>19</u>	<u>19</u>	<u>Approved</u>	<u>2026</u>	<u>2028</u>	<u>50-year deed restriction</u>

<u>Project Name</u>	<u>Addresses</u>	<u>Gross Acres</u>	<u>Gross Density</u>	<u>GP</u>	<u>Zoning</u>	<u>Current Use</u>	<u>Total Units</u>	<u>Above -Mod</u>	<u>Mod</u>	<u>Low</u>	<u>Very Low</u>	<u>Entitlement Status</u>	<u>BP Issued/Expected</u>	<u>Certificate of Occupancy</u>	<u>Afford-ability Mechanism</u>	
<u>Plan (Phase 2)</u>												<u>(8/2020)</u>			<u>for rental units; 30-year deed restriction for for-sale units</u>	
<u>CityWalk Master Plan (Phase 3)</u>	<u>BR 2600: SE-1</u>	<u>213-133-096</u>	<u>134.98*</u>	<u>33.30</u>	<u>M UC C</u>	<u>CCMU</u>	<u>Office Parking Area</u>	<u>300</u>	<u>255</u>	<u>0</u>	<u>22</u>	<u>23</u>	<u>Approved (8/2020)</u>	<u>2028</u>	<u>2030</u>	<u>50-year deed restriction for rental units; 30-year deed restriction for for-sale units</u>
<u>Windflower Fields</u>	<u>2701 Hooper Dr.</u>	<u>208 - 250 -091</u>	<u>3.57</u>	<u>17.65</u>	<u>M U</u>	<u>SRVS P RO</u>	<u>Commercial Recreation</u>	<u>63</u>	<u>47</u>	<u>4</u>	<u>6</u>	<u>6</u>	<u>Approved (12/2021)</u>	<u>Mid 2023</u>	<u>2025</u>	<u>55-year deed restriction</u>
<u>Aspen Wood Senior Apartments</u>	<u>9000 Alcosta Blvd.</u>	<u>210-520 -031</u>	<u>1.39</u>	<u>88.49</u>	<u>MF VHD</u>	<u>MF VHD</u>	<u>Vacant Commercial</u>	<u>123</u>	<u>1</u>	<u>0</u>	<u>96</u>	<u>26*</u>	<u>Approved (3/2022)</u>	<u>Aug-22</u>	<u>Early 2024</u>	<u>55-year deed restriction</u>
<u>The Promenade at the Preserve</u>	<u>Mateo Miller Circle</u>	<u>208 - 880 -001</u>	<u>10.6</u>	<u>15.28</u>	<u>MF HD</u>	<u>NWSP HDR</u>	<u>Vacant</u>	<u>162</u>	<u>162</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>BP Issued</u>	<u>3/2022</u>	<u>Mar-22</u>	<u>Late 2023</u>
<u>Deer Creek South</u>	<u>Bollinger Canyon Road</u>	<u>222-270 -058</u>	<u>9.4</u>	<u>19.68</u>	<u>M U</u>	<u>MU</u>	<u>Vacant</u>	<u>185</u>	<u>0</u>	<u>185</u>	<u>0</u>	<u>0</u>	<u>BP Issued</u>	<u>10/2021</u>	<u>2024</u>	<u>20-year deed restriction</u>

<i>Project Name</i>	<i>Addresses</i>	<i>APN</i>	<i>Gross Acres</i>	<i>Gross Density</i>	<i>GP</i>	<i>Zoning</i>	<i>Current Use</i>	<i>Total Units</i>	<i>Above -Mod</i>	<i>Mod</i>	<i>Low</i>	<i>Very Low</i>	<i>Entitlement Status</i>	<i>BP Issued/Expected</i>	<i>Certificate of Occupancy</i>	<i>Afford-ability Mechanism</i>
Chang Residential	Crow Cyn Rd./Bolling Rd.	208 - 240 - 039	195	0.31	HR	NWSP HR	Vacant	61	43	12	4	2	Approved	2024	2027	50-year deed restriction of 18 ADUs
ROEM Apartments	2251 San Ramon Valley Blvd.	208 - 271-041	2.55	66.27	M U	SRVS P: VCMU	Vacant	169	149	7	0	13	Approved	Mid 2023	2025	55-year deed restriction

11.4.2.3 Remaining RHNA

Based on the pipeline projects described in Table 11.4-2 and the anticipated ADUs discussed above, the City has a remaining RHNA of 2,450 units. The remaining RHNA is presented by income category in Table 11.4-3 below. The City is required to provide adequate sites for the remaining RHNA of 1,926 lower income units, 524 moderate income units, and 0 above moderate income units. A healthy buffer of 15-30 percent is also recommended by the State to address the No Net Loss (SB 166) requirements.

Table 11.4-3: Remaining RHNA

	<i>Extremely Low/Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>Total</i>
RHNA	1,497	862	767	1,985	5,111
Projected ADUs*	21	21	21	7	70
Entitled Projects	<u>166</u>	<u>225</u>	222	<u>2,083</u>	<u>2,696</u>
Remaining RHNA After Credits	<u>1,310</u>	<u>616</u>	<u>524</u>	<u>0</u>	<u>2,450</u>

Note: *ADUs distributed according to the ABAG region recommended income distribution

11.4.3 RESIDENTIAL SITES INVENTORY

The RHNA period extends from June 30, 2021, to October 15, 2029. Government Code Section 65583.2(c) requires that local jurisdictions determine their realistic capacity for new housing growth by means of a parcel-level analysis of land resources with the potential to accommodate residential uses. The analysis of potential to accommodate new housing growth considered physical and regulatory constraints, including lot area and configuration, environmental factors (e.g., slope, sensitive habitat, flood risk), allowable density, existing density, building age, and improvement-to-land ratio among others.

The 6th Cycle Sites Inventory for San Ramon is made up of two types of sites:

- Sites that were identified in the 4th and 5th Cycle Housing Elements
- Sites identified for potential Rezoning

Appendix D of the Housing Element includes information about each site. A brief summary of the two sites inventory categories is included below.

11.4.3.1 Sites from the 4th and 5th Cycle Housing Elements

The development of a sites inventory for the 6th cycle RHNA started with review of opportunity sites from the 4th and 5th cycle that remain available and appropriate for housing development. Sites carried over from these cycles are added to new sites identified for the 6th cycle.

San Ramon Village Specific Plan (SRVSP). Ten of the 15 opportunity sites carried over from previous cycles are part of the SRVSP and are zoned for either mixed use or have a residential overlay. The Plan Area is generally bounded by the Town of Danville to the north, the Preserve subdivision and multi-family residential uses to the west, Crow Canyon Road to the south and Interstate 680 (I-680) to the east. The SRVSP was adopted in 2020 and has several objectives, including to develop housing that contributes to the creation of a mixed-use node in the Village Center and to the City's affordable housing goals (Objective #3). Realistic allowable densities for these sites range from 26.25 du/ac to 30 du/ac. The total realistic zoned capacity of 392 dwelling units.

North Camino Ramon Specific Plan (NCRSP). Two carryover opportunity sites are within the NCRSP and have a General Plan designation of Mixed Use. Both sites have a net acreage of 2.8 acres and a realistic zoned capacity of 165 dwelling units (30 du/ac). Similar to the SRVSP, objectives of the NCRSP include developing underutilized parcels with a mix of uses that includes a variety of housing choices.

Westside Specific Plan. Two carryover opportunity sites are included in the Westside Specific Plan, adopted in 1989 and amended in 1997. The Specific Plan addresses issues of conservation and development of approximately 3,300 acres of predominantly unincorporated and undeveloped land adjacent to I-680 and San Ramon Valley Boulevard. Realistic zoned capacity of these two sites total 21 dwelling units.

11.4.3.2 Potential Rezoned Sites

Appendix D includes a matrix of 55 potential rezone sites as part of the City's inventory. The sites are located throughout the city and range in size from 0.21 acres to 29.62 acres, with the median being 1.7 acres. The upzoning will result in the following ranges:

- Two sites: 6 to 14 du/ac
- 13 sites: 20 to 30 du/ac
- Two sites: 22 to 35 du/ac
- 32 sites: 20 to 40 du/ac
- Six sites: 20 to 60 du/ac

The City of San Ramon anticipates the rezone process to be completed for all Housing Opportunity Sites identified as rezone sites with in one year of the adoption of the Housing Element

11.4.4 ESTIMATING POTENTIAL CAPACITY

The City assumed that the realistic development capacity of the chosen sites may be significantly less than the full development capacity allowed by the parcel's zoning or land use designation. This

conservative assumption is based on site specific conditions and development standards that may reduce the development potential of a given site. Steep slopes, protected wetlands or watercourses, open space or parking requirements, and irregularly shaped parcels all impact the ability to achieve the maximum density allowed by the zoning code.

The City carefully considered the likelihood of redevelopment of all sites including only those sites with a high likelihood of redevelopment during the housing cycle. As described in Program 13, the City will closely monitor development of the properties identified in the sites inventory and identify additional capacity as necessary.

The pending and approved projects shown in Table 11.4-4 on average achieved a density equal to approximately 80 percent of the maximum density allowed on the site. Based on that finding, the realistic capacity of most sites is assumed to be the total acreage of the site multiplied by 75 percent of the maximum allowed residential density of the site. On sites where 75 percent of the maximum density is less than the minimum residential density (SRVSP Village Center Mixed Use district), the realistic density of the site is assumed to be equal to the minimum residential density.

11.4.4.1 Capacity of Mixed-Use Sites

In order to accommodate any potential commercial component of a proposed mixed-use project, the realistic density of mixed-use sites was assumed to be 60 percent of the maximum allowed residential density. While the city's mixed-use zones allow 100 percent non-residential uses, recent development trends show that the vast majority of floor space in projects proposed in mixed use zones is devoted to residential uses. No mixed use zoned properties identified as housing opportunity sites in the 4th or 5th cycles were developed as 100 percent commercial projects. Recently completed projects and projects in the development pipeline on sites zoned for mixed use shown in Table 11.4-4 on average achieve densities of 83 percent of the maximum allowed density. Therefore, a realistic density of 60 percent of maximum allowed density is conservative.

While identified Bishop Ranch sites are proposed to be rezoned as Downtown Mixed Use (20-60 units per acre), realistic density is assumed to be 45 units per acre (75 percent of maximum density) based on the property owner's stated interested specifically in residential redevelopment. Rezoning is anticipated to occur within one year of the adoption of Housing Element.

Table 11.4-4: Mixed-Use Redevelopment Trends

<u>Project</u>	<u>Project Status</u>	<u>GP Land Use Designation</u>	<u>Zoning</u>	<u>Maximum Residential Density</u>	<u>Density Achieved</u>	<u>Percentage of Maximum Density</u>	<u>Residential Units</u>	<u>Commercial Component</u>
<u>Ryan Terrace</u>	<u>Completed</u>	<u>MU: Mixed Use</u>	<u>MU: Mixed Use</u>	<u>30</u>	<u>16.4</u>	<u>54</u>	<u>44</u>	<u>6 live-work units</u>
<u>Deer Creek North</u>	<u>Completed</u>	<u>MU: Mixed Use</u>	<u>MU: Mixed Use</u>	<u>No Max</u>	<u>31.2</u>	<u>-</u>	<u>264</u>	<u>None</u>
<u>Deer Creek South</u>	<u>BP Issued</u>	<u>MU: Mixed Use</u>	<u>MU: Mixed Use</u>	<u>20</u>	<u>19.7</u>	<u>98</u>	<u>185</u>	<u>None</u>

<u>Project</u>	<u>Project Status</u>	<u>GP Land Use Designation</u>	<u>Zoning</u>	<u>Maximum Residential Density</u>	<u>Density Achieved</u>	<u>Percentage of Maximum Density</u>	<u>Residential Units</u>	<u>Commercial Component</u>
<u>CityWalk</u>	<u>Approved</u>	<u>MUCC: City Center Mixed Use</u>	<u>CCMU: City Center Mixed Use</u>	<u>50</u>	<u>33.3</u>	<u>67</u>	<u>4,500</u>	<u>Ground floor retail and existing office space</u>
<u>The Marketplace</u>	<u>In Review</u>	<u>MU: Mixed Use</u>	<u>MU: Mixed Use</u>	<u>30</u>	<u>14.7*</u>	<u>49*</u>	<u>44*</u>	<u>Portion of commercial center demolished for new residences.*</u>
<u>ROEM Apartments</u>	<u>Approved</u>	<u>MU: Mixed Use</u>	<u>SRVS P: Village Center Mixed Use</u>	<u>35</u>	<u>66.3</u>	<u>189</u>	<u>169</u>	<u>6,100 feet of commercial space proposed</u>
<u>Iron Horse Village</u>	<u>In Review</u>	<u>MU: Mixed Use</u>	<u>NCRS P MU: Office Mixed Use</u>	<u>30</u>	<u>14.7*</u>	<u>43*</u>	<u>117*</u>	<u>8 live-work units*</u>

Note(s): *proposed by Applicant

11.4.4.2 Suitability of Non-Vacant Sites

The Housing Element must analyze the extent to which existing uses may impede additional residential development. Due to a lack of available vacant parcels, the City relies on nonvacant sites to accommodate approximately 88 percent of its total remaining RHNA and approximately 98 percent of its remaining RHNA for lower-income households. The sites selected for inclusion in the inventory have been chosen because they represent the highest potential for becoming available for residential development based on recent trends in the City.

Based on recent proposed and completed projects, the real estate market in San Ramon supports new residential projects on non-vacant sites with a wide variety of pre-construction conditions. Geospatial data was used to identify underutilized properties within the city. Nonvacant parcels were chosen as sites likely to be redeveloped during the planning period based on expressed owner interest and the following factors:

- Improvement-to-land value ratio: A parcel's improvement-to-land value ratio can help quickly identify properties that are potentially underutilized. A low ratio indicates that the real estate market values the land itself more highly than what is currently built on that land. These underutilized parcels represent opportunities for property owners and developers to invest in further improvements that increase the overall value of the property. It should be noted that the improvement-to-land value ratio of a property does not necessarily consider

development standards or environmental constraints that may impact the feasibility of redevelopment on the site.

- Age of structure: The age of a structure is most useful in demonstrating that a site is not likely to redevelop. New construction on the site indicates that a property owner is unlikely to invest in additional improvements or redevelop the site in the near future.
- Floor area ratio (FAR) / lot coverage: FAR is the relationship between the total amount of usable floor area that a building has, or has been permitted to have, and the total area of the lot on which the building stands. Low FAR indicates underutilization of a site, especially in higher-density areas such as downtown areas and upzoned corridors.

Recent development trends in the city have shown that residential projects are feasible with a wide variety of pre-construction conditions. Residential projects have been proposed or completed on sites with improvement to land value ratios were as low as 0.24, as in the case of a project proposed at 2481 Deerwood Drive, and as high as 27.68 as in the case of the Iron Horse Village Project. While the existing structures on all these sites were all built prior to 1990, two buildings were built as late as 1986 and 1988 respectively. All sites with proposed or completed projects were developed with structures covering between 5 to 36 percent of the parcel area and built FARs between 0.05 and 0.66. The sites inventory includes non-vacant parcels which reflect these ranges of pre-construction conditions. Included in the rezone program is a close analysis and adjustment of development standards to address potential constraints to housing development and facilitate development during the housing cycle.

Table 11.4-5 shows the site conditions prior to construction of eight proposed, approved, and recently completed residential projects on non-vacant sites.

Table 11.4-5: Non-Vacant Site Redevelopment Trends

<u>Project</u>	<u>Project Status</u>	<u>GP Land Use Designation</u>	<u>Zoning</u>	<u>Pre-Construction Land Use</u>	<u>Pre-Construction Floor Area Ratio</u>	<u>Pre-Construction Lot Coverage</u>	<u>Pre-Construction Improvement to Land Value Ratio</u>	<u>Previous Structure Year of Const.</u>	<u>New Residential Units</u>
<u>Ryan Terrace</u>	<u>Completed</u>	<u>MU: Mixed Use</u>	<u>MU: Mixed Use</u>	<u>Office</u>	<u>0.33</u>	<u>17.7%</u>	<u>Not Available</u>	<u>Early 1980s</u>	<u>48</u>
<u>City Village</u>	<u>Under-Construction</u>	<u>MU: Mixed Use</u>	<u>NCRSP MDR: Mixed Density Residential</u>	<u>Office</u>	<u>0.42</u>	<u>14.6%</u>	<u>Not Available</u>	<u>1983</u>	<u>404</u>
<u>TTLIC Townhomes</u>	<u>Approved</u>	<u>MU: Mixed Use</u>	<u>SRVSP MFR: Multi-family Residential</u>	<u>Outdoor Commercial</u>	<u>0.05</u>	<u>5.0%</u>	<u>Not Available</u>	<u>1960s</u>	<u>57</u>
<u>CityWalk (BR 2600)</u>	<u>Approved</u>	<u>MUCC: City Center Mixed Use</u>	<u>CCMU: City Center Mixed Use</u>	<u>Office / Parking</u>	<u>0.0 (Surface parking to be redeveloped)</u>	<u>17.0%</u>	<u>Not Available</u>	<u>1983</u>	<u>3,057</u>
<u>The Marketplace</u>	<u>In Review</u>	<u>MU: Mixed Use</u>	<u>MU: Mixed Use</u>	<u>Retail Commercial</u>	<u>0.36</u>	<u>35.9%</u>	<u>3.31</u>	<u>1988</u>	<u>44</u>
<u>Iron Horse Village</u>	<u>In Review</u>	<u>MU: Mixed Use</u>	<u>NCRSP MU: Office Mixed Use</u>	<u>Office</u>	<u>0.66</u>	<u>36.0%</u>	<u>27.68</u>	<u>1979</u>	<u>117</u>
<u>Windflower Fields</u>	<u>Approved</u>	<u>MU: Mixed Use</u>	<u>SRVSP RO: Residential Overlay</u>	<u>Commercial Recreation</u>	<u>0.16</u>	<u>16.3%</u>	<u>0.65</u>	<u>1975</u>	<u>63</u>
<u>2481 Deerwood Dr.</u>	<u>In Review</u>	<u>Office: Seeking GP amendment to Multifamily High Density</u>	<u>OA Administrative Office: Seeking Rezone to Medium-High Density Residential</u>	<u>Office</u>	<u>0.26</u>	<u>14.8%</u>	<u>0.24</u>	<u>1986</u>	<u>61</u>

While Appendix 11-D includes a discussion of the likelihood of redevelopment for each site, a general discussion of the current uses of identified non-vacant sites is included below:

Offices. Office uses are by far the most significant housing opportunity sites in the City. Office buildings and their associated surface parking lots account for approximately 101 acres of the non-vacant land identified in the sites inventory. The Covid-19 pandemic has reduced demand for office space across the country and regionally as many companies choose to adopt work-from-home and hybrid workplace policies. These national and regional trends can be seen at play in San Ramon as demonstrated by the increased interest in redevelopment City staff has seen from commercial and office property owners.

The City began to see an office redevelopment trend in 2015 when the Ryan Terrace project demolished office buildings on two adjacent parcels to develop a 44 townhomes and six live/work units. Similarly, the City Village project, approved in 2021 and now under construction, demolished three large administrative office buildings on a 31-acre site to accommodate 404 new units mixing townhomes and small-lot single-family houses. Also in 2021, the City received an application seeking entitlements for the Iron Horse Village project which would replace two large office buildings with 117 new homes on a 9-acre site. These projects each demolished or intend to demolish functional office space on properties with high improvement to land value ratios in favor of residential development. This is strong evidence to demonstrate the demand for housing over office uses in San Ramon.

Retail Pads and Shopping Centers: Throughout an extensive stakeholder engagement process, numerous retail-commercial property owners have expressed interest in inclusion in the housing sites inventory. Generally, retail buildings on the identified sites are aging and many have experienced higher tenant turn-over in recent years. The preliminary application of the Marketplace project consists of demolishing a grocery store retail unit to accommodate 44 new homes. This project demonstrates the feasibility of redevelopment in retail centers while keeping existing uses intact. Redevelopment of the retail-commercial sites identified in the inventory is likely given their proximity to numerous planned and approved residential projects and the fact that many of these sites are located in areas designated by the Association of Bay Area Governments (ABAG) as Priority Development Areas (PDA). The Housing Element Update will rezone these sites to allow up to 40 dwelling units per acre. Rezoning will facilitate the redevelopment of these sites, many with a mixed-use development pattern that would allow existing uses to remain if desired.

Warehouses and General commercial: The Sites Inventory identified multiple aging and underutilized warehouse, light industry, and service commercial sites in both the SRVSP and NCRSP areas. There has been significant developer and property owner interest in redevelopment in these areas including on non-vacant sites. The TTLC Townhomes project was entitled to develop 57 residential units on a former towing and equipment storage yard. Similarly, the recently approved Windflower Fields development will demolish a former roller rink and replace it with 47 townhomes. The owners of the current Morgan's Masonry materials yard have also submitted preliminary concept plans for a mixed-use development in the core of the SRVSP area. Redevelopment of other commercial and light industry sites in these areas is likely given the age of the buildings (most were built prior to 1980), low improvement to land value ratios, and stated interest in residential development by property owners.

San Ramon Visitor Conference Center: This facility is currently occupied by Pacific Gas and Electric (PG&E) and serves as a training center for PG&E employees. It includes accommodations for overnight stays, on-site meal service, and meeting spaces. The site is located in a Mixed Use

area designated as a PDA by ABAG. Given the on-going PG&E reorganization, restructuring of the facility, proposed redevelopment of an adjacent PG&E office building to 117 residential units (Iron Horse Village), and its underutilized nature, it is anticipated that rezoning this site to allow up to 40 dwelling units per acre will facilitate redevelopment to a mixed-use development pattern that would allow existing uses to remain if desired. The approved CityWalk project represents a local example of feasible residential development on underutilized portions of large sites while keeping some or all existing uses intact.

San Ramon Village Specific Plan Area: The 2015 Housing Element which was re-certified when the Crow Canyon Specific Plan (now renamed the San Ramon Village Specific Plan) was updated in 2017, had an expected yield of 155 units for the entirety of the Residential Overlay zone (16.8 acres on 13 parcels), with an average density of 22 du/ac. As part of the City's 2020 update to the San Ramon Village Specific Plan, the City prepared a new land use design which increase housing opportunities throughout the plan area while re-evaluating realistic capacity in existing residential zones/overlays. The City also adopted Objective Design Standards as part of the to facilitate new development opportunities. New units were contemplated on alternate sites in the Plan Area where property owners had recently expressed interest in redevelopment and on properties with low improvement to land ratios. Geotechnical constraints on sloped portions of the 2701 Hooper Drive site were discovered through the development review process and therefore required the property owner to reconsider their unit yield and the proposed housing type (from multi-family rental to multi-family for-sale units).

11.4.4 SUMMARY OF RHNA STRATEGIES

Overall, the City is able to accommodate its RHNA, with a 24 percent buffer for the remaining lower income RHNA and a 24 percent buffer for the remaining moderate income RHNA (Table 11.4-4). The City meets its RHNA (including for moderate and above moderate income units) primarily with higher density multi-family or mixed use development, complying with AB 725.

Table 11.4-6: Summary of RHNA Strategies

	<i>Extremely Low/Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>Total</i>
RHNA	1,497	862	767	1,985	5,111
Projected ADUs*	21	21	21	7	70
Entitled Projects	<u>166</u>	<u>225</u>	222	<u>2,121</u>	<u>2,734</u>
Total Credits	<u>187</u>	<u>246</u>	243	<u>2,128</u>	<u>2,804</u>
Remaining RHNA Need	<u>1,310</u>	<u>616</u>	524	<u>0</u>	<u>2,450</u>
4 th and 5 th Cycle Sites**	136	65	59	362	622
Rezone Sites**	1,477	711	593	2,506	5,287
Total Units to Meet Remaining RHNA Need	1,613	776	652	2,868	5,909
Surplus	<u>303</u>	<u>160</u>	128	3,011	<u>3,459</u>
% Buffer over Remaining Lower Income RHNA	<u>23%</u>	<u>26%</u>	24%		

	<i>Extremely Low/Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>Total</i>
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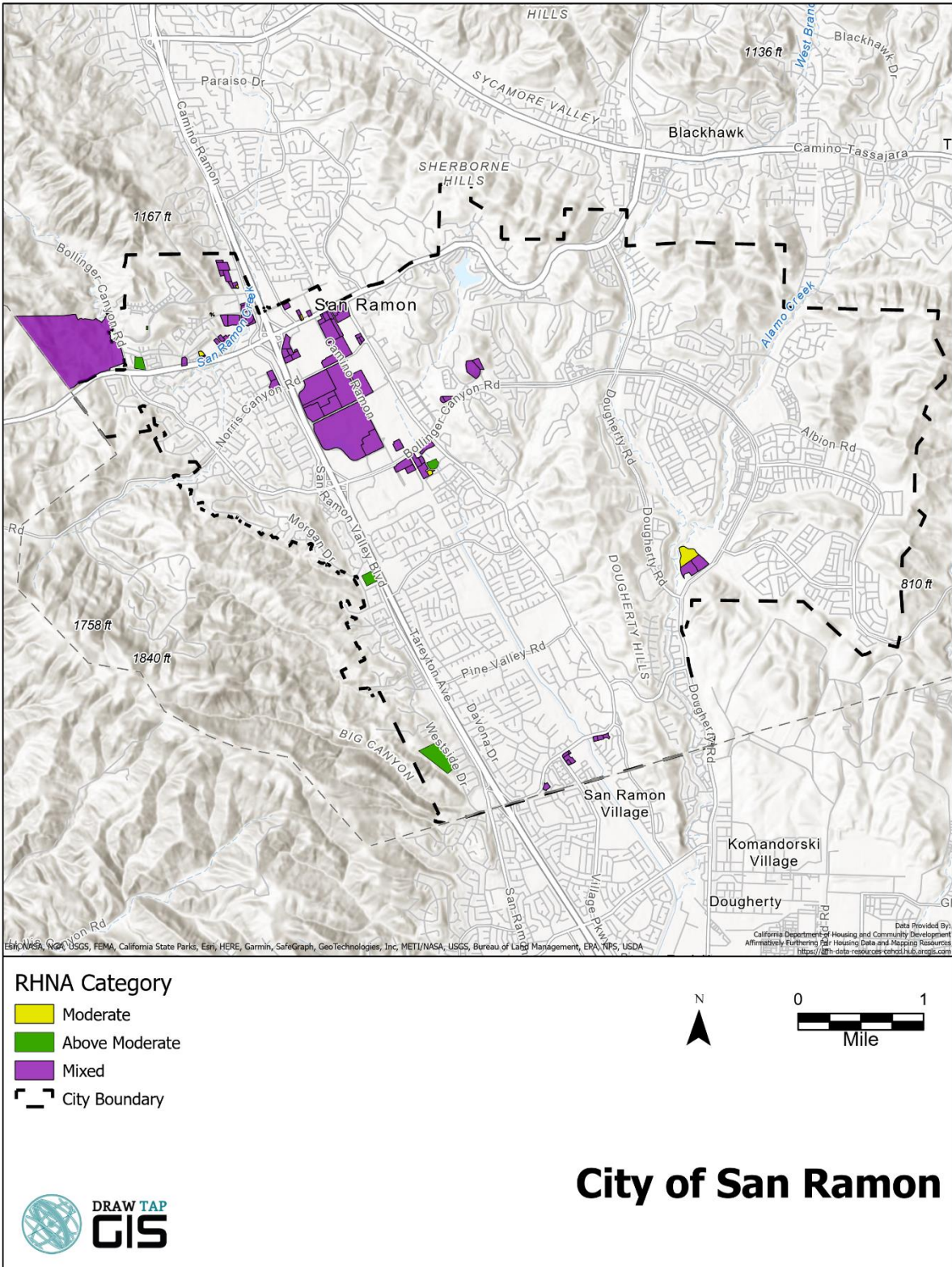
Note: *ADUs distributed according to the ABAG region recommended income distribution

**Lower income units distributed proportionally between very low and low-income based on RHNA allocation.

11.4.5 AVAILABILITY OF INFRASTRUCTURE AND SERVICES

The 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.

Figure 11.4-1 San Ramon Sites Inventory



11.4.6 FINANCIAL RESOURCES

11.4.7.1 Affordable Housing Fund

In April 2019, the City Council adopted an Inclusionary Housing and Commercial Linkage Ordinance. Pursuant to the Ordinance, the fees collected will be deposited into an Affordable Housing Fund, together with any interest earnings on such monies less administrative charges, shall be used or committed to use by the City for the purpose of providing or supporting very low, low, and moderate income ownership or rental housing in the City. As of January 2022, the Affordable Housing Fund has a balance of \$4.28 million as of March 3, 2022.

11.4.7.2 SB 2 Planning Grants

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State’s housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate. The first year the state administered Planning Grants known as SB2 Grants, and the following year a second grant program, Local Early Action Planning, or LEAP grants, was made available to cities.

In 2020, the City of San Ramon was awarded \$324,000 in SB 2 Planning Grant Program funds to update the San Ramon Village (also known as Crow Canyon) Specific Plan, which included the development of objective design standards. SRVSP was adopted in November 2020. In addition, \$76,000 was allocated to develop pre-approved ADU building permit plans for use by residents. The City anticipates finalizing the pre-approved ADU building permit plans in 2022.

11.4.7.3 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 annual allocation of \$4.6 million, of which about 40 percent is targeted for housing rehabilitation and homeless prevention services.

11.4.7.4 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 Contra Costa County require a competitive application process. The current annual budget for HOME funds is \$3.4 million for Contra Costa County.

11.4.7.5 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.

11.4.8 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.

In May 2018, the City coordinated with the Tri-Valley Affordable Housing Committee (TVAHC) a public affordable housing development tour in the Tri-Valley (including Danville, San Ramon, Dublin, Pleasanton, and Livermore).

In June 2019, the City selected HouseKeys to administer the City's Below Market Rate (BMR) Home Ownership Program. This includes 27 for-sale affordable homeownership units (14 very low and 13 low income households) and the resale of an existing moderate income unit purchased by the City and converted to a low income unit.

11.4.9 OPPORTUNITIES FOR ENERGY CONSERVATION

Energy-related housing costs can directly impact the affordability of housing. While state building code standards contain mandatory energy efficiency requirements for new development, the City and utility providers are also important resources to encourage and facilitate energy conservation and to help residents minimize energy-related expenses.

11.4.9.1 State Regulations

Title 24 of the California Administrative Code establishes energy conservation standards that must be applied to all new residential buildings. The regulations specify energy saving design for walls, ceilings, and floor installations, as well as heating and cooling equipment and systems, gas cooling

devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power. Compliance with the energy standards is achieved by satisfying certain conservation requirements and an energy budget. Among the alternative ways to meeting the energy standards are the following:

- Alternative 1: The passive solar approach which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.
- Alternative 2: Generally, requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.
- Alternative 3: Also is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

Residential developers must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

11.4.9.2 State and Federal Programs

The California Department of Community Services and Development in partnership with the network of local community services agencies that assist lower-income households, administers the Low Income Home Energy Assistance Program (LIHEAP). LIHEAP provides financial assistance to lower income households to offset the costs of heating and/or cooling their residences.

11.4.9.3 City Incentives

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.

In 2018, the City joined Marin Clean Energy (MCE) as the default energy provider with the automatic enrollment in 50 percent renewable energy service. The City has also authorized six (6) Property Assessed Clean Energy (PACE) Program options within the City.

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.

11.5 Housing Plan 1

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 11.5.3 Equal Access to Housing 4

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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.

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;
- Preserves assisted housing developments for lower-income households; and
- Take meaningful actions to affirmatively further fair housing.

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.

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; and
- Affirmatively further fair housing; and
- Promote energy conservation.

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

11.5.1 VARIETY OF HOUSING OPPORTUNITIES

Housing needs vary depending on many factors, such as age, income, household 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

GP 11.5.1-1 Provide a diversity of housing types and affordability levels within San Ramon to meet the needs of community residents.

Implementing Policies

- IP 11.5.1-1 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).
- IP 11.5.1-2 Develop target density to encourage higher yield of units in all residential and mixed use zones.
- IP 11.5.1-3 Encourage the development of housing for special needs groups, including seniors, large households, persons with disabilities (including developmental disabilities), and the homeless near public transportation services.
- IP 11.5.1-4 Facilitate the development of affordable housing throughout the community through use of financial and/or regulatory incentives, where feasible.
- IP 11.5.1-5 Require new housing development projects to comply with the City Inclusionary Housing Ordinance to provide development and/or in-lieu fees for affordable housing to extremely low, very low, low, and moderate income households.
- IP 11.5.1-6 Maintain a variety of housing types that complements the employment opportunities within the community and encourages a jobs/housing balance.
- IP 11.5.1-7 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 households.
- IP 11.5.1-8 Offer financial and regulatory incentives to promote a combination of residential, retail, and office uses in areas designated for mixed use development.
- IP 11.5.1-9 Encourage construction of accessory dwelling units within single-family and multi-family residential neighborhoods.
- IP 11.5.1-10 Develop a workforce housing priority access system that identifies households best served with priority access to City housing programs.
The priority access system should consider groups such as public service employees, first responders, veterans of the armed forces, single heads of households, persons with disabilities, and seniors..
- IP 11.5.1-11 Pursue opportunities with Contra Costa County and non-profit organizations to offer first-time homeownership programs to current and prospective San Ramon residents and workers.

- IP 11.5.1-12 Require non-residential development to contribute to the supply of housing affordable to lower income households, including extremely low income households through the Commercial Linkage Fee program.
- IP 11.5.1-13 Disperse below-market rate (BMR) housing throughout residential neighborhoods and within housing development projects. Ensure that affordable units are indistinguishable from surrounding market-rate units.
- IP 11.5.1-14 Encourage developers to provide amenities for a diversity of households, including single heads of households, persons with disabilities, seniors, and extended families.
- IP 11.5.1-15 Utilize affordable housing agreements, when appropriate, to encourage a full range of housing types.
- IP 11.5.1-16 Work with neighboring jurisdictions in the Tri-Valley area to promote and encourage the development of affordable housing.
- IP 11.5.1-17 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.
- IP 11.5.1-18 Require commercial and non-residential development to contribute to the supply of affordable housing (including extremely low-income households) through new construction, partnerships with non-profit affordable housing providers, or payment of linkage fees through compliance with the Affordable Housing Commercial Linkage Fee Ordinance.
- IP 11.5.1-19 Convene the Housing Advisory Committee (HAC) as needed to ensure that housing policies and programs are implemented and to create and retain affordable housing in the City of San Ramon.
- IP 11.5.1-20 Seek available State and federal funds, and encourage the use of private financing mechanisms, to assist in the production of affordable housing.
- IP 11.5.1-21 Encourage the development of accessible housing units such as single-story dwelling units, renovation of existing housing stock, and the addition of Accessory Dwelling Units (ADUs) to existing residential properties to support persons with disabilities and seniors.
- IP 11.5.1-22 Encourage the construction of senior housing near commercial and mixed use centers to bring essential services within walking distance to residents.
- IP 11.5.1-23 Monitor and seek input on senior housing issues so that the senior population of San Ramon has access to housing which meets their needs as the population ages.
- IP 11.5.1-24 Encourage development of workforce housing by non-profit organizations primarily engaged in housing construction or management.
- IP 11.5.1-25 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.

- IP 11.5.1-26 Encourage infill housing development projects (including senior housing) near employment, shops/services, and transportation corridors, particularly within the City's core and Priority Development Areas.

11.5.2 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

- GP 11.5.2-1 Create safe and aesthetically-pleasing neighborhoods, and provide adequate housing to meet the needs of all household types and income groups.

Implementing Policies

- IP 11.5.2-1 Promote increased awareness of the importance of property maintenance to long-term housing quality and engage the community to preserve neighborhoods.
- IP 11.5.2-2 Enforce City ordinances that maintain the appearance and safety, and prevent deterioration, of residential neighborhoods.
- IP 11.5.2-3 Continue to provide rehabilitation incentives in the form of low-interest loans to lower and moderate income homeowners.
- IP 11.5.2-4 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.
- IP 11.5.2-5 Ensure that units produced for lower and moderate income households are maintained at designated income levels for the term established in the entitlement.
- IP 11.5.2-6 Work to preserve the long-term affordability of publicly assisted affordable housing units and to discourage their conversion to market-rate housing.
- IP 11.5.2-7 Ensure that objective standards such as design, mass, and scale for housing is compatible with the character of the surrounding neighborhood.

11.5.3 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 their special characteristics as protected by local, State, and Federal fair housing laws. To ensure that all groups have equal access to housing, the City will take meaningful actions to address the following fair housing themes: 1) fair housing outreach and enforcement; 2) new opportunities in high resource areas; 3) place-based strategies for neighborhood improvements; 4) housing mobility; and 5) tenant protection and anti-displacements.

Guiding Policy

- GP 11.5.3-1 Ensure all persons and household types have equal access to housing in San Ramon.

Implementing Policies

- IP 11.5.3-1 Collaborate with and support efforts of organizations dedicated to eliminating housing discrimination in San Ramon.
- IP 11.5.3-2 Provide incentives for projects that include housing for seniors, lower and moderate income households, and special needs groups.
- IP 11.5.3-3 Encourage the provision of housing with supportive services for special needs groups, such as the homeless, persons with disabilities, and victims of domestic violence.
- IP 11.5.3-4 Facilitate the development of a variety of housing types to foster housing mobility.
- IP 11.5.3-5 Pursue actions and policies that mitigate economic displacement of residents.
- IP 11.5.3-6 Distribute new affordable housing opportunities throughout the City to avoid overconcentration low income housing in specific neighborhoods.
- IP 11.5.3-7 Employ place-based strategies for neighborhood improvements.

11.5.4 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

- GP 11.5.4-1 Promote climate change goals through energy conserving practices in the location, construction, renovation, and maintenance of San Ramon's housing units.

Implementing Policies

- IP 11.5.4-1 Utilize the Urban Growth Boundary as a tool to focus the provision of diverse housing options through infill housing development projects near employment, shops/services, and transportation corridors; particularly within the City's core and Priority Development Areas.
- IP 11.5.4-2 Promote a combination of residential, retail, and office uses in areas designated for mixed use to reduce Vehicle Miles Traveled.
- IP 11.5.4-3 Allow minor variations in building setbacks and/or solar orientation during Plan Review to increase energy efficiency of new housing units.
- IP 11.5.4-4 Enforce the State's energy conservation standards for new residential construction and renovations to existing structures.
- IP 11.5.4-5 Encourage innovative designs to maximize passive energy efficiencies, while retaining compatibility with surrounding neighborhoods.
- IP 11.5.4-6 Disseminate information and support efforts by public utilities to encourage home conservation practices.

11.5.5 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 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
- Affirmatively Furthering Fair 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.

11.5.5.1 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.

Program 1: Neighborhood Preservation Program (NPP)

Many lower-income homeowners lack sufficient financial resources to obtain private funding for repairs. The Neighborhood Preservation Program is operated by the Contra Costa County’s Department of Conservation and Development, in partnership with Habitat for Humanity East Bay/Silicon Valley. The program provides low-interest loans to low income homeowners for the purpose of home rehabilitation. Eligible repairs include:

- Accessibility improvements
- Interior and exterior painting
- Plumbing, HVAC & electrical repairs
- Reroofing
- Foundation stabilization
- Dry rot repair
- Lead-based paint abatement
- Window and door replacement

Eligible applicants may receive one of the following loans, based on their income, among other factors:

- 1% simple interest, amortizing loan with a 15-year term, up to \$70,000
- 1% simple interest, deferred loan with a 15-year term, up to \$70,000

Mobile home owners and some single-family homeowners are only eligible for grants, up to \$15,000. All applicants may be eligible for lead-based paint abatement grants, up to \$5,000.

Responsible Agency: Contra Costa County Department of Conservation and Development;
Habitat for Humanity East Bay/Silicon Valley

Financing: CDBG; HOME

Objectives/Timeframe:

- Assist eight lower income households with rehabilitation loans within the planning period.
- Promote County program by updating City website semi-annually reflect the current program information and promote program at least annually on City social media platforms and other City publications such as the quarterly City Report, City Manager Newsletter, and ENCORE: Senior Newsletter.
- Refer interested residents to County program.

AFFH Themes: Place-Based Strategy for Neighborhood Improvements
Housing Mobility

Targeted Neighborhoods: Increased outreach for program participation throughout all subareas of San Ramon, particularly Crow Canyon, Twin Creeks, and Southern San Ramon subareas by placing program information at community locations and events, and referrals by Code Enforcement staff.

Program 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, but homeowner may be obligated to repay grant depending on timing of resale.

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. However, future funding for the Grant Program has been eliminated, and all remaining funds are being allocated for those projects of a health and safety code nature on a first come first serve basis.

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

Financing: CDBG; HOME; General Fund

Objectives/Timeframe:

- Provide 16 housing rehabilitation grants over the planning period.
- Beginning in 2023 and annually thereafter, pursue additional funding to continue program.

AFFH Themes: Place-Based Strategy for Neighborhood Improvements
Housing Mobility

Targeted Neighborhoods: Increased outreach for program participation throughout all subareas of San Ramon, particularly Crow Canyon, Twin Creeks, and Southern San Ramon subareas by placing program information at community locations and events.

Program 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.

AFFH Themes: Place-Based Strategy for Neighborhood Improvements

Targeted Neighborhoods: Increased outreach for program participation throughout all subareas of San Ramon.

Program 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.
- Connect eligible households to the County Neighborhood Preservation Program and City Rehabilitation Grant Program.

AFFH Themes: Place-Based Strategy for Neighborhood Improvements

Targeted Neighborhoods: Increased outreach for program participation throughout all subareas of San Ramon, particularly Crow Canyon, Twin Creeks, and Southern San Ramon subareas.

Program 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 2022, the City has a total of 2,749 assisted rental units in 13 developments in its jurisdiction. Of these assisted units, 1,006 units in four developments are at-risk of converting to market-rate during the ten-year analysis timeframe of 2023 to 2033. The four developments with at-risk units are Mill Creek at Windemere, Canyon Oaks at Windemere, Falcon Bridge, and Cornerstone at Gale Ranch. Affordability covenants on all 399 affordable units within Mill Creek at Windemere and 102 affordable units within Falcon Bridge are set to expire in 2027. Of the 250 units within Canyon Oaks at Windemere, 249 are affordable and

could convert to market rate in 2026. Cornerstone at Gale Ranch includes 102 moderate income units and 164 lower income units. The 20-year regulatory agreement for the 102 moderate income units at Cornerstone at Gale Ranch will expire in 2026.

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: 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. Specifically, work to preserve the 1,006 at-risk units:

- **Strategies for Preservation:** In 2023, develop a strategy to preserve the at-risk units and beginning in 2024 and annually thereafter, proactively reach out to nonprofit housing providers interested in acquiring and maintaining affordable units. Partner with interested nonprofit providers to pursue funding to acquire and preserve at-risk affordable units.
- **Monitor Units at Risk:** Annually monitor the status of Mill Creek at Windemere, Canyon Oaks at Windemere, Falcon Bridge, and Cornerstone at Gale Ranch as 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. Support funding applications to State and Federal programs for acquisition or subsidies to preserve the at-risk projects.
- **Tenant Education:** When a notice of intent is filed to opt out of low income use, the City will ensure that the property owners adhere to new State requirements on three-year, one-year, and six-month noticing.

AFFH Themes: Tenant Protection and Anti-Displacement

Targeted Neighborhoods: Not applicable

Program 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.

California legislature passed SB 329, which redefines source of income as “lawful, verifiable income paid directly to a tenant or to a representative of a tenant, or paid to a housing owner or landlord on behalf of a tenant, including federal, state or local public assistance, and federal, state, or local housing subsidies, including, but not limited to, federal housing assistance vouchers issues under Section 8 of the United States Housing Act of 1937.” SB 222 passed in 2019 also extends the same protection to VASH (Veterans Affairs Supportive Housing) voucher recipients.

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

Financing: HUD Section 8

Objectives/Timeframe: The City will promote the use of Housing Choice Vouchers (HCV):

- In 2023, develop information on the State's source of income protections to be provided on City website and annually work with fair housing service providers to educate the community on fair housing resources and rights and responsibilities, including SB 329 and SB 222.
- Beginning in 2023, provide HCV program and source of income protection information as part of ADU application package.
- Ongoing support of the County Housing Authority's efforts to pursue additional vouchers and higher payment standards for high-cost areas.

AFFH Themes: Housing Mobility

Tenant Protection and Anti-Displacement

Targeted Neighborhoods: Increased outreach for program participation throughout all subareas of San Ramon, particularly in Crow Canyon and Dougherty Valley.

Program 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.

AFFH Themes: Tenant Protection and Anti-Displacement

Targeted Neighborhoods: Not applicable

11.5.5.2 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.

Program 8: Inclusionary Housing and Commercial Linkage Fee

In April 2019, the City adopted the Inclusionary Housing and Commercial Linkage Ordinance, exempting mixed-use developments from payment of in-lieu fees if the development meets the Inclusionary Housing Policy. The Inclusionary Housing component allows the payment of an in-lieu fee for projects with fewer than ten units. For projects with ten or more units, the requirements are ten percent for ownership units and 15 percent for rental units.

The fees collected are deposited into an Affordable Housing Fund, together with any earnings on such monies less administrative changes, shall be used or committed to use by the City for the purpose of providing or supporting very low (including extremely low), low, and moderate income ownership or rental housing in the City.

To enhance the effectiveness of the Inclusionary Housing Program, the City will review the program for:

- Adding a must-built requirement for single-family development projects;
- Offering flexible compliance with inclusionary requirements if deeper affordability options are being included; and
- Reviewing and revising the fee structure for Inclusionary In-Lieu Fee and Commercial Linkage Fee to facilitate on-site construction of affordable units and to reflect market conditions and the costs of constructing affordable units in case an in-lieu fee option is applicable. Specifically, a per square foot inclusionary fee may incentivize the development of various unit sizes.

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

Financing: Affordable Housing Fund

Objectives/Timeframe:

- Ongoing implement Inclusionary Housing with the goal of creating 200 very low/extremely low, 200 low, and 400 moderate income units over eight years.
- In 2024, review and revise the Inclusionary Housing and Commercial Linkage Fee Ordinance to enhance effectiveness of the program.

AFFH Themes: Housing Mobility
New Opportunities in High Resource Areas
Tenant Protection and Anti-Displacement

Targeted Neighborhoods: Not applicable

Program 9: San Ramon Below Market Rate (BMR) Home Ownership Program

The City's Inclusionary Housing Program places inclusionary housing requirements on for-sale and for-rent units. As a result, the City is able to create below market rate homeownership opportunities for lower and moderate income households. The City currently contracts with HouseKeys to administer the Below Market Rate (BMR) Home Ownership Program. In addition to general administration, HouseKeys determines the eligibility of individuals and households interested in owning a BMR home in the City.

In addition, other resources are available to assist potential homebuyers:

- CALHFA Loan Programs
- Tri-Valley Housing Opportunity Center (TVHOC) Homebuyer Education

Details of these programs are posted on the City's website. The City will continue to advertise the availability of the programs via its website and at the Permit Center, and at the Affordable Housing Fairs.

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

Financing: Not applicable

Objectives/Timeframe:

- Assist 120 households with homeownership during the planning period.
- At least annually, advertise the availability of the program via its website, the public counter, City social media platforms, quarterly City Report, City Manager Newsletter, and ENCORE: Senior Newsletter, as well as other tri-valley publications.

AFFH Themes: New Opportunities in High Resource Areas
Housing Mobility
Tenant Protection and Anti-Displacement

Targeted Neighborhoods: Increased outreach for program participation throughout all subareas of San Ramon, including the City core and Priority Development Areas.

Program 10: Affordable and Special Needs Housing Development

Because of their limited income and unique housing needs, lower and moderate income households (including extremely low income) and those with special housing needs have difficulty finding decent and affordable housing in San Ramon. Non-profit housing developers typically play a key role in providing affordable housing. 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. Incentives may include:
 - Density bonuses;
 - Reduced parking for studio and one-bedroom units within affordable multi-family projects may be considered on a case-by-case basis;
 - Covered parking requirement may be waived for affordable multi-family developments;
 - Additional FAR is available for affordable and workforce housing in the Mixed Use zones;
 - Opportunity for deferred or reduced fees for affordable units (above inclusionary housing requirements); and
 - Development Impact Fee and City Service Fee Waivers for 100% affordable housing projects.
- Assist with technical assistance in securing funding from local, State, and federal housing programs
- 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, and annually outreach to affordable housing developers to identify development opportunities, including housing for special needs populations and extremely low income households, and to pursue funding from regional, state, and federal programs.

- 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 and expedited review to affordable housing projects, prioritizing staff resources for projects that include units for extremely low income households.
- Encourage housing providers to designate a portion of new affordable housing developments for special needs populations such as persons with disabilities, especially persons with developmental disabilities.

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

Financing: Affordable Housing Fund

Objectives/Timeframe:

- Annually, conduct affordable housing outreach at local community events to educate residents, developers, non-profit organizations, and decision-makers about affordable housing sites and resources available in the region. Continue to seek grants and partnerships with housing providers, civic organizations, and neighboring cities to defray outreach costs.
- Assist with the construction of 400 affordable units in the planning period, including 100 units for special needs populations.
- Facilitate construction of 50 group-care housing units for seniors within the planning period.
- Annually, conduct outreach at local community events to disseminate information about available affordable housing sites and resources to residents, developers, non-profits, and decision-makers.
- 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.
- Actively support tax break and deferment legislation for qualifying special needs groups.
- Annually coordinate housing activities and outreach with the Regional Center of the East Bay (RCEB).

AFFH Themes: New Opportunities in High Resource Areas
Housing Mobility
Tenant Protection and Anti-Displacement

Targeted Neighborhoods: Not applicable

Program 11: 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 2015-2019 ACS, while 72 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 11 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, Community Development Department, Planning Division

Financing: General Fund

Objectives/Timeframe:

- Continue to implement the Zoning Ordinance’s housing size diversity standard with the goal of increasing large rental housing units by 10 percent within eight years.

AFFH Themes: Housing Mobility

Targeted Neighborhoods: Not applicable

Program 12: 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. The City’s CAP is being updated alongside the current General Plan Update and this Housing Element Update.

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

Financing: General Fund, public utility companies

Objectives/Timeframe:

- Continue to implement residential energy conservation programs and standards.

AFFH Themes: Not applicable

Targeted Neighborhoods: Not applicable

11.5.5.3 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.

Program 13: Adequate Sites for RHNA and Monitoring of No Net Loss

The City of San Ramon has been allocated of 5,111 units (1,487 very low income, 862 low income, 767 moderate income, and 1,985 above moderate income units). Based on projected ADUs (70 units) and entitled projects (2,734 units), the City has met 2,804 units of its RHNA, with a remaining RHNA of 2,450 units (1,310 very low income; 616 low income; and 524 moderate income units).

To accommodate this remaining RHNA, the City has identified an inventory of sites with potential for redevelopment over the eight-year planning period. A total of 622 units (136 very low income; 65 low income; 59 moderate income; and 362 above moderate income units) can be accommodated on sites identified in previous cycles of the Housing Element and continue to be appropriately zoned and available for new development. Taking these sites into consideration, the City has a remaining RHNA

of 2,190 units (1,174 very low income; 551 low income; and 465 moderate income units) that must be accommodated through upzoning.

Specifically, 55 sites require rezoning to a variety of residential densities to allow residential and mixed use development, as outlined in Appendix D. Through the rezoning, the City is committed to completing the rezoning by the end of 2023. The upzoning will result in the following ranges:

- Two sites: 6 to 14 du/ac
- 13 sites: 20 to 30 du/ac
- Two sites: 22 to 35 du/ac
- 32 sites: 20 to 40 du/ac
- Six sites: 20 to 60 du/ac

Overall, rezone sites will provide an estimated capacity of 5,287 units (1,477 very low income; 711 low income; 593 moderate income; and 2,506 above moderate income units), adequate to fulfill the City's RHNA shortfall of 2,190 units. To ensure that the City complies with SB 166 (No Net Loss), the City will monitor the consumption of residential and mixed use acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and if necessary, rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

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

Financing: General Fund

Objectives/Timeframe:

- Complete redesignation/rezoning of **55 sites** as outlined in Appendix D to fully accommodate the RHNA by the end of **2023**. As part of the rezoning, establish a procedure to provide by-right approval of projects on reuse sites (identified in the previous Housing Elements) and rezone sites that include 20 percent of the units as housing affordable to lower income households (see also Program 14).
- Maintain an inventory of the available sites for residential development and make it available on City website. Update sites inventory annually.
- By January 2024, implement a formal evaluation procedure pursuant to Government Code Section 65863 to monitor the development of vacant and nonvacant sites in the sites inventory and ensure that adequate sites are available to meet the remaining RHNA by income category. Monitoring will be conducted annually to ensure the City maintains an adequate buffer for the remaining RHNA. If the buffer is diminishing, the City will undertake a proactive and coordinated approach to replenish the sites inventory, taking into consideration the requirements of Measure G (see also Program 20: CityWalk Master Plan Streamlining).

AFFH Themes: New Opportunities in High Resource Areas

Housing Mobility

Targeted Neighborhoods: Not applicable

Program 14: Growth Management (Measure G)

Land use decisions triggering Measure G require a four-fifth super-majority vote of the Council. This requirement can potentially hinder the City’s ability to address the need for new housing opportunities. The City will conduct an education program to educate the public regarding the impact of Measure G and compliance with State law.

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

Financing: General Fund

Objectives/Timeframe:

- Annually evaluate housing proposal processed under Measure G, to determine if the super majority requirement delayed approval.
- By 2026, conduct an education program to educate the public regarding the impact of Measure G and compliance with State law.
- By 2028, review and determine opportunities to streamline Measure G approvals.

AFFH Themes: New Opportunities in High Resource Areas

Housing Mobility

Targeted Neighborhoods: Not applicable

Program 15: By-Right Approval

Pursuant to AB 1397, reusing the following types of sites in the City’s sites inventory for lower income RHNA are subject to by-right approval without discretionary reviews, when a project includes 20 percent of the units affordable to lower income households:

- Vacant sites that were identified in the City’s 4th and 5th cycles Housing Element as sites for lower income RHNA; and
- Nonvacant sites that were identified in the City’s 5th cycle Housing Element as sites for lower income RHNA.
- Sites that are to be rezoned to accommodate the lower income RHNA where the rezoning is to be occurred past the statutory deadline of January 31, 2023.

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

Financing: General Fund

Objectives/Timeframe:

- By the end of 2023, update the Zoning Code to address the by-right approval requirements.

AFFH Themes: New Opportunities in High Resource Areas

Housing Mobility

Targeted Neighborhoods: Not applicable

Program 16: Replacement Housing

Development on nonvacant sites with existing residential units is subject to replacement requirement, pursuant to AB 1397. Specifically, AB 1397 requires the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in State Density Bonus Law.

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

Financing: General Fund

Objectives/Timeframe:

- By the end of 2023, update the Zoning Code to address the replacement requirements.

AFFH Themes: Tenant Protection and Anti-Displacement

Targeted Neighborhoods: Not applicable

Program 17: Accessory Dwelling Units

The City will facilitate the development of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). The City is currently developing a pre-approved plan program for ADUs. This program is anticipated to be completed by the end of 2022. To facilitate ADU development, the City also does not collect any impact fees for ADUs.

HCD has conducted a cursory review of the City's adopted ADU ordinance and has identified some areas that are not consistent with State ADU law. HCD will provide a complete review separately. The City will amend the ADU ordinance to address HCD concerns.

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

Financing: General Fund

Objectives/Timeframe:

- Facilitate construction of 70 ADUs within the planning period.
- By the end of 2022, adopt a pre-approved ADU plan program that includes reducing plan check fees for applications that utilize the pre-approved plans.
- By the end of 2022, adopt a formal policy to reduce development impact fees for ADUs.
- In 2023, develop and distribute the ADU brochure on the City website and at the Planning/Community Development Department.
- In 2023, develop and include a Fair Housing Factsheet, especially on Source of Income protection (i.e., use of public subsidies such as Housing Choice Vouchers for housing payments) in the ADU application packet.
- Within six months of receiving HCD comments on the City's ADU ordinance, amend the ordinance to address HCD concerns and achieve consistency with State law.

AFFH Themes: New Opportunities in High Resource Areas

Housing Mobility

Targeted Neighborhoods: Not applicable

Program 18: Missing Middle

The City of San Ramon shall further intensify and increase housing choices and affordability in relatively higher opportunity, high income, and lower density areas. The City shall increase baseline density with an upper density range of at least 15 du/acre in the RS and RM zones. Staff shall present a specific proposal to the City Council for consideration and adoption, including:

- Amendments to zoning
- Appropriate development standards to facilitate maximum densities including but not limited to: reducing or eliminating minimum lot size requirements, reducing setbacks, increasing FAR and eliminating minimum unit size requirements.
- A waiver system to ensure development standards do not preclude the maximum allowable density.

The City shall evaluate the effectiveness of meeting missing middle housing targets of these strategies in 2027 year, including but not limited to further increasing development intensity in single family zones within the following year to achieve more inclusive neighborhoods throughout City.

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

Financing: Planning Grants, General Fund, State and Federal Funds

Objectives/Timeframe:

- Study feasible densities, identify sites, corridors, and neighborhoods for intensification. Develop a strategy to increase baseline density with an upper density range of at least 15 du/acre, housing choices and affordability in RS and RM areas with a target of 50 units in the planning period and adopt an ordinance, as needed.
- Within 12 months of Housing Element Adoption

AFFH Themes: New Opportunities in High Resource Areas
Housing Mobility

Targeted Neighborhoods: Not applicable

11.5.2.4 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.

Program 19: Zoning Code Amendments

The City will amend the Zoning Code to address the following to facilitate the development of **affordable housing and** a variety of housing types:

- **Density Bonus:** The State Density Bonus law has been amended several times over the last few years. The City will review its Density Bonus provisions, and update if necessary, to ensure consistency with State law.
- **Homeless Shelters:** AB 139 requires that parking standards for homeless shelters be based on employees only. AB 139 also limits the separation requirement between two homeless

shelters be set at a maximum of 300 feet, not minimum of 300 feet. The City's homeless shelter parking and separation requirements do not comply with new State law. **The City limits the shelter size to up to six beds. As homeless population fluctuates, this shelter size limit may be a constraint to shelter development and ability to accommodate the City's homeless.** Furthermore, the City will re-evaluate the appropriateness and adequacy of the CT zone for permitting homeless shelters by right, in light of the recent changes to State law (AB 2339). The City's Zoning Ordinance will be amended to address changes to State law **and potential constraints to shelter development.**

- **Supportive Housing:** Pursuant to State law (SB 2162), supportive housing developments of 50 units or fewer, meeting certain requirements, by right in zones where mixed-use and multi-family development is permitted. Additionally, parking requirements are prohibited for supportive housing developments within one half mile of a transit stop. The City will amend the Zoning Code to comply with State law.
- **Low Barrier Navigation Center:** AB 101 requires that LBNCs be permitted by right in areas zoned for mixed use and nonresidential zones that permit multi-family housing. The Zoning Code currently does not address this use.
- **Farmworker and Employee Housing:** The Zoning Code currently does not contain provisions for farmworker housing although agricultural uses are permitted in the Agricultural, Rural Conservation, Hillside Residential and Residential Estate zones. State Employee Housing Act requires farmworker housing up to 36 beds or 12 units to be treated as an agricultural use. Furthermore, the Zoning Code does not contain provisions for employee housing. Pursuant to the Employee Housing Act, any housing for six or fewer employees (in any industry) should be permitted as a single-family residential use.
- **Reasonable Accommodation:** To approve a Reasonable Accommodation request for housing for persons with disabilities, the Zoning Code requires findings be made that no detrimental impacts would result aesthetically, or to surrounding uses, properties, or structures. These findings are considered subjective. The City will revise the Zoning Code to include only objective findings that can provide certainty in outcomes.
- **Parking Standards:** Amend parking standards to reduce parking standards for single-family units with five bedrooms and more to three cars within a garage and reduce parking standards for multi-family **to be consistent with the parking requirements established in the State Density Bonus law.**
- **Height Limits:** The Zoning Code currently sets the height limit at 35 feet for multi-family housing at 30 units per acre. While this height can accommodate a three-story building, the City is proposing to increase the height limit to 40 feet to allow flexibility in design and accommodate a range of housing types.
- **Resource Management:** Amend Hillside, Creek and Ridgeline development standards to allow greater flexibility for improvements and residential development within 100 feet of centerline of creek in urbanized area.
- **Maximum Average Unit Size:** Establish an appropriate maximum average unit size as a mechanism to moderate housing unit sizes in large developments.
- **Height Limits:** The 35-foot height limit for multi-family residential zones may not offer flexibility for design or accommodate a range of unit sizes. The City will review and revise the height limit to address this potential constraint.
- **SB 35 Procedures:** Establish a formal written procedure for complying with SB 35.

- **Group Homes for 7+ Persons - Findings for Use Permit Approval:** Revise the required findings for approval to include only objective standards that provide certainty in outcomes similar to other residential uses.

- **Architectural Review and Development Plan Review – Findings for Approval:** Revise the required findings to include only objective criteria that provide certainty in outcomes to facilitate residential and mixed use developments.

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

Financing: General Fund

Objectives/Timeframe:

- By the end of 2023, update the Zoning Code to provide a variety of housing types.

AFFH Themes: Housing Mobility

Targeted Neighborhoods: Not applicable

Program 20: 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.
- By the end of 2024, establish reduced and/or deferred fees for affordable housing units above inclusionary housing requirements.

AFFH Themes: Housing Mobility

Targeted Neighborhoods: Not applicable

Program 21: CityWalk Master Plan Streamlining

The CityWalk Master Plan area is 134.98 acres consisting of four large parcels located on Bollinger Canyon Road in the Bishop Ranch campus. The Master Plan included the approval for 4,500 residential units; however, development on each parcel must still go through the entitlement process. Streamlining the approval process will facilitate the development of the residential uses in this area.

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

Financing: General Fund

Objectives/Timeline:

- By the end of 2023, revisit the CityWalk Master Plan to determine what streamlining approval process can be implemented for the already approved 4,500 units in the Master Plan area. These units will need to be compliant with the development and design standards in the Master Plan.
- Annually evaluate the phasing of CityWalk to monitor development of the approved units within the eight-year Housing Element planning period. By 2026, if the completion of the planned units falls behind schedule to result in a shortfall in meeting the City’s RHNA, identify additional sites to make up the shortfall within six months.

AFFH Themes: New Opportunities in High Resource Areas

Targeted Neighborhoods: CityWalk Master Plan

Program 22: Review of Objective Design Standards

The City is establishing Objective Design Standards as part of the General Plan update. Existing specific and master plans also contain design guidelines. Reviewing these guidelines to ensure they are objective and remain contemporary will facilitate development in the community.

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

Financing: General Fund

Objectives/Timeline:

- Every four years (by 2027 and 2031), review and update citywide Objective Design Standards to ensure standards remain contemporary and appropriate to the community.

AFFH Themes: New Opportunities in High Resource Areas

Targeted Neighborhoods: Increased outreach for program participation throughout all subareas of San Ramon, including the City core and Priority Development Areas

11.5.2.5 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.

Program 23: 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:

- Annually assist 20 lower income residents, and persons at risk of becoming homeless or are experiencing homelessness through continued coordination with the Tri-Valley cities.
- Annually pursue funding and/or support the funding applications of nonprofit agencies in addressing homelessness.

AFFH Themes: Housing Mobility
Tenant Protection and Anti-Displacement

Targeted Neighborhoods: Not applicable

11.5.2.6 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.

Program 24: Meaningful Actions to Affirmatively Further Fair Housing

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 their special characteristics as protected by local, State, and federal fair housing laws. San Ramon residents have access to fair housing services provided by:

- Fair housing counseling - ECHO Housing
- Tenant/landlord services – Project Sentinel

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. Consistent with AB 686, Affirmatively Furthering Fair Housing, the City will implement the following actions (). A complete assessment of fair housing is included in Appendix E: Affirmatively Furthering Fair Housing of this Housing Element.

Table 11.5-1: Fair Housing Issues, Contributing Factors, and Meaningful Actions.

<u>Program</u>	<u>Specific Commitments</u>	<u>Timeline</u>	<u>Geographic Targeting</u>	<u>Eight-Year Metric</u>
<u>Fair Housing Enforcement and Outreach</u>				
<u>AFFH: Testing and Outreach</u>	<ul style="list-style-type: none"> • <u>Update the fair housing information on the City’s website to include different languages to provide information for the City’s Asian residents who may have a language barrier at home. Also include information on social media and other City media outlets.</u> • <u>Work with the County on its Language Access Plan to determine translation needs of residents and what measures can be done to reach those that have a language barrier at home.</u> • <u>Contact Chinese and Korean Community Groups, such as the Asian Pacific Islander American Public Affairs Association (APAPAA) and the Diversity Committee to help publicize available fair housing services to the community.</u> • <u>If feasible, work with the City’s fair housing provider to educate local realtors on the practice of for-sale and for-rent discriminatory language. Provide a resource that can be utilized by local</u> 	<u>Beginning 2023 and annually thereafter</u>	<u>Eastern tracts where Asian populations are most prominent.</u>	<u>Work with County CDBG program to require fair housing records specific to San Ramon (by 2024 as baseline data); increase fair housing services to San Ramon residents by 20 percent over eight years.</u>

<u>Program</u>	<u>Specific Commitments</u>	<u>Timeline</u>	<u>Geographic Targeting</u>	<u>Eight-Year Metric</u>
	<u>realtors when they are advertising properties.</u>			
<u>New Opportunities in High Resource Areas</u>				
<u>Program 8: Inclusionary Housing Program</u>	<ul style="list-style-type: none"> <u>Review and revise the Inclusionary Housing and Commercial Linkage Fee Ordinance to enhance effectiveness of the program.</u> 	<u>By 2024</u>	<u>Citywide</u>	<u>Create 200 very low/extremely low, 200 low, and 400 moderate income units</u>
	<ul style="list-style-type: none"> <u>Implement Inclusionary Housing with the goal of creating new housing units.</u> 	<u>Ongoing</u>	<u>Citywide</u>	
<u>AFFH: SB 9</u>	<ul style="list-style-type: none"> <u>Adopt a policy or procedure by the end of 2023 to expand the housing supply in single-family zones by allowing for lot splits and duplexes under the parameters of SB 9.</u> 	<u>By 2023</u>	<u>Single-family neighborhoods</u>	<u>Facilitate 10 SB 9 projects over eight years</u>
<u>Program 17: ADUs</u>	<ul style="list-style-type: none"> <u>Adopt the ADU pre-approved plan program currently underway including adopting a formal policy to establish what fees to waive.</u> 	<u>By 2023</u>	<u>Citywide</u>	<u>Facilitate construction of 70 ADUs</u>
	<ul style="list-style-type: none"> <u>Conduct a public information campaign to advertise the availability of the City's ADU program, including at community centers, community events, on social</u> 	<u>Annually</u>		

<u>Program</u>	<u>Specific Commitments</u>	<u>Timeline</u>	<u>Geographic Targeting</u>	<u>Eight-Year Metric</u>
	<p><u>media and the City's website and newsletters.</u></p>			
<u>AFFH: Affordable Housing Information</u>	<ul style="list-style-type: none"> <u>Develop an information campaign, using data and graphics from the HE process, to demonstrate to residents what affordable housing means and who it benefits, and utilize during the project review/permit process for projects with affordable units.</u> 	<u>By 2023 and conduct campaign annually</u>	<u>Citywide</u>	<u>Create 200 very low/extremely low, 200 low, and 400 moderate income units</u>
<u>AFFH: Parks and Open Space</u>	<ul style="list-style-type: none"> <u>Utilize the City's San Ramon Parks, Trails, Open Space, and Recreation Master Plan when reviewing affordable housing projects to help: (1) preserve the environmental and open space resources and (2) determine how residents can access and enjoy these resources.</u> 	<u>2023-2031</u>	<u>Citywide, especially in mixed use neighborhoods</u>	<u>Create 200 very low/extremely low, 200 low, and 400 moderate income units</u>
<u>Program 10: Affordable and Special Needs Housing</u>	<ul style="list-style-type: none"> <u>Assist with construction of affordable housing and housing for special needs populations.</u> 	<u>2023-2031</u>	<u>Citywide (all high or highest resource tracts)</u>	<u>Assist with the construction of 400 affordable units including 100 units for special needs populations.</u> <u>Facilitate construction of</u>

<u>Program</u>	<u>Specific Commitments</u>	<u>Timeline</u>	<u>Geographic Targeting</u>	<u>Eight-Year Metric</u>
				50 group-care housing units for seniors.
Housing Mobility				
<u>AFFH: SB 9</u>	<ul style="list-style-type: none"> Develop and include a Fair Housing Factsheet in the SB application packet. 	<u>By 2023</u>	<u>Single-family neighborhoods</u>	<u>Facilitate 10 SB 9 projects over eight years</u>
<u>Program 17: ADUs</u>	<ul style="list-style-type: none"> Develop and include a Fair Housing Factsheet in the ADU application packet. 	<u>By 2023</u>	<u>Citywide</u>	<u>Facilitate construction of 70 ADUs</u>
<u>Program 10: Affordable and Special Needs Housing</u>	<ul style="list-style-type: none"> Assist with construction of affordable housing and housing for special needs populations. 	<u>2023-2031</u>	<u>Citywide (all high or highest resource tracts)</u>	<u>Assist with the construction of 100 units for special needs populations.</u> <u>Facilitate construction of 50 group-care housing units for seniors.</u>
<u>Program 11: Unit Size Diversity</u>	<ul style="list-style-type: none"> Continue to implement the Zoning Ordinance's housing size diversity standard. 	<u>2023-2031</u>	<u>Citywide</u>	<u>Increase large rental housing units by 10</u>

<u>Program</u>	<u>Specific Commitments</u>	<u>Timeline</u>	<u>Geographic Targeting</u>	<u>Eight-Year Metric</u>
				percent within eight years.
Program 18: Missing Middle	<ul style="list-style-type: none"> Develop a strategy to increase baseline density with an upper density range of at least 15 units/acre in RS and RM areas. 	Within one year of Housing Element adoption	RS and RM zones	50 units over eight years
Program 19: Zoning Code Amendments	<ul style="list-style-type: none"> Amend the Zoning Code to address the following to facilitate the development of affordable housing and a variety of housing types. 	By the end of 2023	Citywide	<p>Assist with the construction of 100 units for special needs populations.</p> <p>Facilitate construction of 50 group-care housing units for seniors.</p>
Program 23: Regional Partnership for Affordable Housing	<ul style="list-style-type: none"> Pursue funding and/or support the funding applications of nonprofit agencies in addressing homelessness. 	Annually	Citywide	Annually assist 20 lower income residents, and persons at risk of becoming homeless or are experiencing homelessness.

<u>Program</u>	<u>Specific Commitments</u>	<u>Timeline</u>	<u>Geographic Targeting</u>	<u>Eight-Year Metric</u>
<u>Tenant Protection and Anti-Displacement</u>				
<u>AFFH: Outreach to Sensitive Communities</u>	<ul style="list-style-type: none"> • <u>Coordinate with the City's fair housing provider to expand outreach efforts targeting groups with disproportionate needs.</u> 	<u>Annually</u>	<u>Tract 5115 (sensitive community)</u>	<u>Work with County CDBG program to require fair housing records specific to San Ramon (by 2024 as baseline data); reduce the number of fair housing complaints regarding illegal evictions by 20 percent.</u>
<u>Program 6: Housing Choice Vouchers</u>	<ul style="list-style-type: none"> • <u>Expand outreach and education on new State source of income protection (SB 329 and SB 229).</u> • <u>Include fair housing factsheet in ADU and SB 9 applications.</u> 	<u>Create factsheet by the end of 2023 and conduct outreach via social media and City newsletters annually</u>	<u>Eastern and central neighborhoods where more renters are cost burdened.</u>	<u>Increase the number of HCV use by 10 percent over eight years.</u>
<u>AFFH: Multifamily housing outreach</u>	<ul style="list-style-type: none"> • <u>Work with ECHO and other applicable agencies to contact landlords of affordable multifamily complexes every two years and provide fair housing</u> 	<u>Beginning in 2023 and annually thereafter</u>	<u>Multifamily housing in tract 5115</u>	<u>Increase the number of HCV</u>

<u>Program</u>	<u>Specific Commitments</u>	<u>Timeline</u>	<u>Geographic Targeting</u>	<u>Eight-Year Metric</u>
	information and assistance. This outreach will focus on promoting the Section 8 voucher program to landlords who have not previously participated in the program and should include multi-lingual materials.			use by 10 percent over eight years.
<u>Program 5: Preservation of Affordable Housing Stock</u>	<ul style="list-style-type: none"> Develop a strategy to preserve the at-risk units and annually thereafter, proactively reach out to nonprofit housing providers interested in acquiring and maintaining affordable units. Partner with interested nonprofit providers to pursue funding to acquire and preserve at-risk affordable units. 	By 2024 and contact interested developers annually	Citywide	Preserve affordability of 1,006 at-risk units
<u>Place-based Strategies for Neighborhood Improvements</u>				
<u>Program 1: Neighborhood Preservation Program</u>	<ul style="list-style-type: none"> Assist lower income households with rehabilitation loans Promote County program by updating City website to reflect the current program information and promote program at least annually on City social media platforms and other City publications such as the quarterly City 	2023-2031 Semi-annually	Eastern and southern neighborhoods in block groups where LMI households are more prominent.	Assist 8 lower income households

<u>Program</u>	<u>Specific Commitments</u>	<u>Timeline</u>	<u>Geographic Targeting</u>	<u>Eight-Year Metric</u>
	Report, City Manager Newsletter, and ENCORE: Senior Newsletter.			
<u>Program 2: City Rehabilitation Grant Program</u>	<ul style="list-style-type: none"> <u>Provide housing rehabilitation grants.</u> 	<u>Planning period</u>	<u>Northern and southern neighborhoods where there are more aging housing units</u>	<u>Provide 16 rehabilitation grants</u>

Table 11.5-2: 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	743	744	862	767	1,985	5,111
Units to be Constructed ²	100	100	200	400	1,200	2,000
Units to be Rehabilitated	8	8	8	--	--	24
<u>Units to be Preserved</u>						
<u>At-Risk Units</u>	251	252	503	--	--	1,006
<u>Code Enforcement</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>--</u>	<u>--</u>	<u>15</u>
<u>Housing Choice Vouchers</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>--</u>	<u>40</u>
Households to be Assisted ³	--	--	60	60	--	120

Notes:

¹ The City has a RHNA allocation of 1,487 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 1,487 very low income units has been allocated accordingly.

² Units to be constructed are estimated based on pipeline projects that are anticipated to be developed over the next eight years

³ Below Market Rate Units for Homeownership.

Appendix 11-A

Public Outreach and Participation

This Appendix contains information on the various public outreach efforts conducted during preparation of the 2023-2031 Housing Element. In addition, 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. 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.

PRESENTATIONS, WORKSHOPS AND EVENTS

Housing Element Study Sessions and 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 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 public.
- **Planning Commission Ad Hoc Committee Study Session (January 25, 2022):** This session included a review of the Housing Element Adoption Schedule and 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 Presentations to City Committees and Commissions

- 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)

Community events

Staff were present at the following community events to answer questions and provide information:

- 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)

COMMUNITY OUTREACH

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:

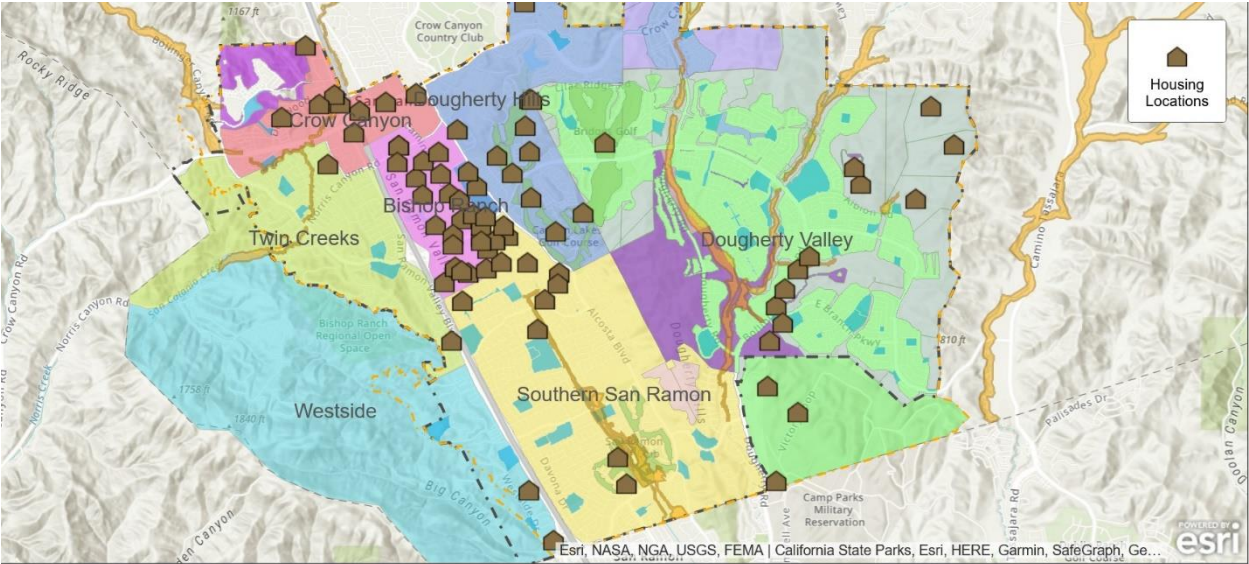
<https://plansanramon.com/>

Both the City and PlanSanRamon websites include information on Housing Element progress, public input opportunities and potential RHNA sites. 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.

Interactive Potential Housing Sites Map

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. Figure A-1 shows the map and housing locations chosen by community members when the website was accessed in April 2022.

Figure A-1: Interactive Community Housing Sites Map – City of San Ramon Website



Source: City of San Ramon Website, Accessed April 2022.

Advertising for Updates and Events

The following are some of the advertising methods used to notify interested parties about Housing Element update resources, events and ways to participate:

- Notification emails were sent out to those who had signed up through the PlanSanRamon website.
- Publication of three Citywide Newsletter Articles with details about the General Plan and Housing Element Update
- Business cards were provided to the community for more information about the General Plan 2040 Update
- Agenda postings (minimum 72 hours before the various city meetings/study sessions) to the City website.
- Custom messaging on community reader board advertising meetings, survey, and website.
- Agenda notifications were posted at community locations including: City Hall, the San Ramon Community Center, and the Alcosta Senior and Community Center.

- Promoted information through social media (e.g. Twitter, Instagram, Nextdoor).

Outreach to Stakeholders

Table A-1 below includes a list of stakeholders that were involved in the update process. These stakeholders represented community groups, non-profits, housing developers, environmental groups, property owners and religious groups, among others.

Table A-1: Housing Element Stakeholders

<i>Housing Groups</i>	<i>Property Owners</i>
Bridge Housing	Terramar Retail Centers (TRC)
Eden Housing	Federal Realty
Satellite Housing	ROIC
ECHO	Milestone Properties
Contra Costa Association of Realtors	Toyota Motor Sales USA
	ROEM Development Corp.
<i>Environmental/Interest Groups</i>	Rollin Staats & Joan Staats
Tri-Valley Conservancy	MPK LLC
Save Mount Diablo	Norris Canyon Prop. Corp.
Greenbelt Alliance	Shapell Properties
East Bay Regional Park District	Sunset Development
<i>Community Groups/Non-Profit</i>	<i>Religious Groups</i>
Tri-Valley NonProfit Alliance	Grace United Methodist Church
City-Serve of the Tri-Valley	Saint Joan of Arc Church
Asian Pacific Islander American Public Affairs Association (APAPAA)	San Ramon Presbyterian Church
Senior Foundation	San Ramon Valley Islamic Center
SRVUSD	Church of The Valley

San Ramon Chamber of Commerce	Gilead Bible Church
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<i>Housing Groups</i>	<i>Property Owners</i>
Bridge Housing	Terramar Retail Centers (TRC)
Eden Housing	Federal Realty
Satellite Housing	ROIC
ECHO	Milestone Properties
Contra Costa Association of Realtors	Toyota Motor Sales USA
	ROEM Development Corp.
Environmental/Interest Groups	Rollin Staats & Joan Staats
Tri-Valley Conservancy	MPK LLC
Save Mount Diablo	Norris Canyon Prop. Corp.
Greenbelt Alliance	Shapell Properties
East Bay Regional Park District	Sunset Development

Community Groups/Non-Profit	Religious Groups
Tri-Valley NonProfit Alliance	Grace United Methodist Church
City-Serve of the Tri-Valley	Saint Joan of Arc Church
Asian Pacific Islander American Public Affairs Association (APAPAA)	San Ramon Presbyterian Church
Senior Foundation	San Ramon Valley Islamic Center
SRVUSD	Church of The Valley
San Ramon Chamber of Commerce	Gilead Bible Church

Stakeholders Interviews

Ten stakeholder interviews with property owners, the development community and various community groups were conducted from December 2021 to April 2022. The following pages include summaries from these interviews.

San Ramon Stakeholder Meeting 12/17/21 1:00pm

Participants: Stuart MacDonald – Federal Realty
Jerry Engen – Sunset Development (Bishop Ranch)
Tim Saunders – Shapell Properties

- Stuart MacDonald: Shopping center property, analyzed retail patterns
 - Western side with Rite Aid not as good, looked at this area for housing scenarios. Brought on architect, density studies, cost schedules.
 - Don't see anything that seems to work for his company at this time
 - Retail is primary focus. Some mixed-use but typically in dense urban markets
 - Prescriptions and sales about half what others of similar size are (Rite Aid)
 - Don't see San Ramon as a market for housing at present
 - Open to possibility of housing, but doesn't make sense now. If market changes dramatically maybe.
 - Density analysis: up to 80 du/ac
- Jerry Engen:
 - Bishop Ranch opportunity sites: BR-1 office (A) (northeastern corner), close to closing escrow on senior housing (residential care, beds not units) project. Can develop more in future. Providing 130 parking spaces for senior housing, will have to add additional parking
 - BR-15, northwestern – additional residential
 - BR-7 – single tenant occupied building that can potentially convert
 - Long term = 5 to 15 years
 - BR-8, requires another parking structure but possible residential
 - BR-11
 - Some of BR-12 (back half), eventually front?
 - All potential opportunity sites in a zoning perspective

- Tim Saunders: Shapell property, remaining property is vacant. Anticipation to include (requirement with County and affordable housing agreement 1984) 185 affordable units
 - Bit of an open book for the back side of property for residential
 - Front site was planned to be commercial but not a lot of interest beyond gas stations, drive thrus, etc.
 - Open to City plans for more residential units
 - Also own commercial center in San Ramon and affordable units in Dougherty valley
 - Building permit pulled for 185 unit affordable senior project
 - Open to uses beyond commercial because not a lot of interest – City still interested in retaining some commercial
 - Looking at opportunity to extent affordability on any existing BMR units
- General Areas for Housing Opportunities
 - Engen: PG&E site, surrounding sites (not shopping center, not possible (Stuart))
 - City staff: Crow Canyon cinema sites
- Constraints
 - Regional/State fees: regional transportation fees, sanitation fees, etc.
 - Bay Area costs are very high
 - Trying to privatize affordable – social ill, not good to get private developers to solve this issue. Better to do nothing than take something like this on. Inclusionary and affordable housing thresholds. More incentives to deliver units rather than just sit on land
 - In-lieu fee -- \$15/sf for SFH, ordinance for attached 15% (Debbie)
 - Costs and affordability component makes it very tough to make it work
 - Development standards
 - Want to do more townhouses, but when will it start penciling?
 - Revenue cannot be generated to justify construction costs – cost of labor increasing, labor shortage

- Carpenters' union: monitoring and participating in all projects. Another Bay Area city adopted requirement to hire only union workers. Density incentive (SB35) requires prevailing wage

12/20/21 10:00am

Participants: Scott Brady – TRC Retail

Byron de Arakal – TRC Retail

Alli Sweeney and Andrew Gunson – Toll Brothers

- Scott: Constraint – multifamily project, started proposing 284 apartment unit project, currently occupied by Nob Hill Foods. Got a fair amount of pushback at PC study session and from community. Now planning 40 single family homes and pretty much dependent on County Vehicle Miles Travel (VMT) standards, City has not adopted their own standards.
- Byron: Want to be continued to be a housing opportunity site, prefer to stay mixed-use to provide flexibility.
 - Byron/Scott: Retail market – own primarily grocery, pretty resilient. Users are changing (fewer people selling commodity type goods, more personal services (medical, restaurants)). Lots of uses require CUPs or are not permitted > revisit uses that are not permitted or require special permit, because those uses will be important in mixed use situations, keep them around essential services.
 - Office space conversion: Some interest in co-housing or live work
 - Debbie: Live work (Citywalk)
 - Cindy: type of housing that is allowed but not often built (Alli – interested in live work housing, but standards need flexibility)
- Andrew: Some success with podium live work. Haven't been able to generate land value in San Ramon area to justify to convert to residential uses
 - Unless there's any fee exemptions, residual land value only 40%
 - Bishop Ranch, City Center – central hubs, podium product is not ideal
- ADUs/SB9 will create more opportunities

- Toll Brothers constraints – Sometimes higher density doesn't make a lot of sense, townhome density makes the most sense for them, not extremely high densities. Zoning/density is often too high for what market wants right now. 18 to 20 du/ac is best.
 - In between density (36 du/ac) makes it very difficult
 - Focus on tighter areas with more density
- Deferring fees may help
- Water costs big problem

12/21/21 9:00am

Participants: Heather Schiffman – Contra Costa County Association of Realtors

Michael Strahs – KIMCO Realty

Tony Perino – Nearon

- Heather: Leaving San Ramon because of affordability – leaving California (not just San Ramon)
 - Certain areas where people don't want affordable housing (such as section 8)
 - Teachers and firefighters want to live where they work
 - People are moving every 10-20 years because moving costs are so costly – can't afford to "move up"
 - People are looking for dedicated spaces for work (during covid and tech industry, many can't afford to live in Silicon Valley, so many live in Contra Costa County)
 - Looking for a little extra space
 - Looking for ADUs (lots of multigenerational)
 - Second floor office space into housing? Convert aging commercial
 - Senior housing not really an option in San Ramon due to high cost of living
- Michael: Magnolia Square – looked into mixed use/residential units
 - Institutional quality market, tough to get things done
 - Tough climate, high fees, tough PC and CC
 - Must be a compelling opportunity to justify residential
 - 5-10 years for project
 - Too much retail with large surface parking

- Lots of opportunity to put housing on retail land, with best access and opportunity around them
- Retail = “land bank,” typically with aging buildings reaching the end of their life cycle that may be useful for housing in the future
- 150-200 units – density depends on the context, larger site lower density (looking at pure unit count) (Lauren – up to 70 du/ac?)
- Want general plan to be more flexible to allow market to correct where there is too much retail, density too low, etc.
- Tony: Holdings are mostly industrial, 20% apartments, 30% office/retail
 - Sunset Business Park: Acquired 20 years ago, initially built as macrame industrial area
 - By the end of next year PG&E will be moved off site
 - Small lot single-family (115-120 units), stacked flats, with live-work element
 - Aging buildings
 - People are buying industrial for “last mile industrial” – buying malls and defunct shopping centers to get drivers in the middle of neighborhoods (i.e. Amazon)
 - Industrial in San Ramon is important, not a lot of industrial areas that can be taken (distribution center, smog check, mechanics, etc.)
 - Must be thinking into the future of data, need to know propensity for online shopping
 - Envisioning separate floors (bottom with home office and garage, possibly with separate door)
 - Multigenerational housing
 - Lots of work from home, dedicated square feet
 - Not a lot of aging commercial building to convert to housing
 - Lacks connectivity (not just vehicular – walking, biking, etc. Retail, churches, etc.)
 - Not a lot of houses of worship that could be used for residential, but of those that do exist there is likely parking areas that would work (second floor retail?) (Lauren – Church of the Valley, on housing interest list)

- Don't need big spaces anymore because of COVID, churches that are not financially viable but in good locations?
 - School district site on Crow Canyon (facilities yard) – aggregation of land has been a challenge, not sure what the school district needs (opportunity site now)
 - Teacher housing?
- City Staff: City has historically been very protective of retail, playing catch up with change in market conditions – Specific Plan was geared towards older model (i.e. Fry's electronics). Need to adapt to new retail patterns. Need to figure out ways to streamline process.
 - Pulled mixed use out of some shopping centers in 2013 to preserve retail over residential.

Asian Pacific Islander American Public Affairs Association (APAPAA) 01/19/2022:

Participants: Nolan – APAPAA

Andy Li – APAPAA

- APAPA – encourage people from underrepresented communities to be engaged in political process (civic engagement)
- Try to stay non-partisan – focus is not to influence policy – focus on civic engagement
- Nolan – Transportation Advisory Committee – advise City Council on transportation issues
 - Traffic safety
 - Involved with local communities and parking issues
- Andy Li – Economic Development Advisory (2015) – did survey asking San Ramon need – biggest need is affordable housing
 - Difficult, especially for teachers, police officers, firefighters, waiters etc. – concern about jobs leaving if people can't afford to live here
 - Issues with commuting and living out of town
 - Outreach about low income housing being good for community – change perception of affordable housing

- Community College Trustee – need formal way to reach out to people (don't necessarily trust politicians)
- Underserved – young families with lower incomes
 - People who work in San Ramon – live here, work here
 - Lots of restaurants that can't stay open because they don't have enough workers – don't want to remove retail
 - Senior housing is important but there seems to be plenty of it. Asian tradition is that parents stay with the family and not in senior housing
 - There are more multigenerational households – possibly better to build SFHs that are better for large families
- Areas of the City for new housing?
 - Emphasis on open space – Bishop Ranch--Possibly be recycled for housing? Might not need as much commercial/office space
 - Bishop Ranch/near City Hall – good for young families because it's very accessible and walkable

02/07/2022 3:00pm:

Participants: Vic de Melo - Browman Development – Movie Theater Site, 2525 San Ramon Valley Blvd.

Sarah Yoell - PG&E – Conference Center property, 3301 Crow Canyon Rd.

Dennis Garrison - ClubSport – 4 acre tennis court conversion to multifamily

- Garrison – series of parcels, 4 acres Bollinger Canyon Rd and hilly area w/ tennis courts (4-4.5 acres) > possibly rezone tennis court areas for higher density housing
 - Adjacent to tennis courts – apartments/condos.
 - Would have to investigate access issues
 - Some common land in the vicinity that may be available
 - Would bring in partner and maintain control of property – function as owner
 - Primary constraint is access from public streets – Canyon Lakes Drive
 - Three story apartments adjacent
 - 20 du/ac or so – medium density

- Would not be visible from existing San Ramon because slopes towards Dougherty Valley
- Vic de Melo – theater, 24,000 sf building on 2.5 acre parcel
 - Can only do higher density housing with retail component – would prefer to do all retail or all housing
 - Two-story apartment complex directly adjacent – medium density/high density residential zone (80%+ occupied?)
 - Shared access with adjacent property owner but no shared parking; approx. 150 spaces
 - Less than 30 year timeframe if rezoned
 - No concern with displacing uses
 - Partner but would like to maintain control of the property – function as owner
 - Evaluating both full retail or full housing – having to put in retail is a constraint
 - They are a shopping center development company – looking to diversify with housing – pure residential is preferred
- Yoell – 225,000 sf of mixed use conference center (owner)
 - Vacating lease on Crow Canyon Road and 6111 Bollinger Canyon Rd Bishop Ranch building Y > moving to building Z and Oakland headquarters
 - Future of conference center – 3301 Crow Canyon – at minimum through 2026 keeping everything as is, but may reevaluate then – already zoned as mixed use
 - As long as it does not affect current operations, they don't care about rezoning – now office mixed use (does not allow housing on ground floor – would probably amend SP to be more “housing friendly”)
 - Limited lodging already exists for training purposes – COVID has expanded use of this facility

04/04/2022:

Participant: Josh Nycz -Toyota

- Large property connected to parts distribution center

- No discussion of expansion; no change of status

Community Survey

In October 2021, the city solicited responses for a community survey. The survey was available of the City’s website and its availability was advertised on the website as well as through social media (e.g. Twitter, Instagram, Nextdoor). 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. The complete survey and results can be found at www.plansanramon.com. The questions below are those that relate to housing. For those questions with write-in responses, similar answers are grouped together. Comments are not ranked or put in any order of importance.



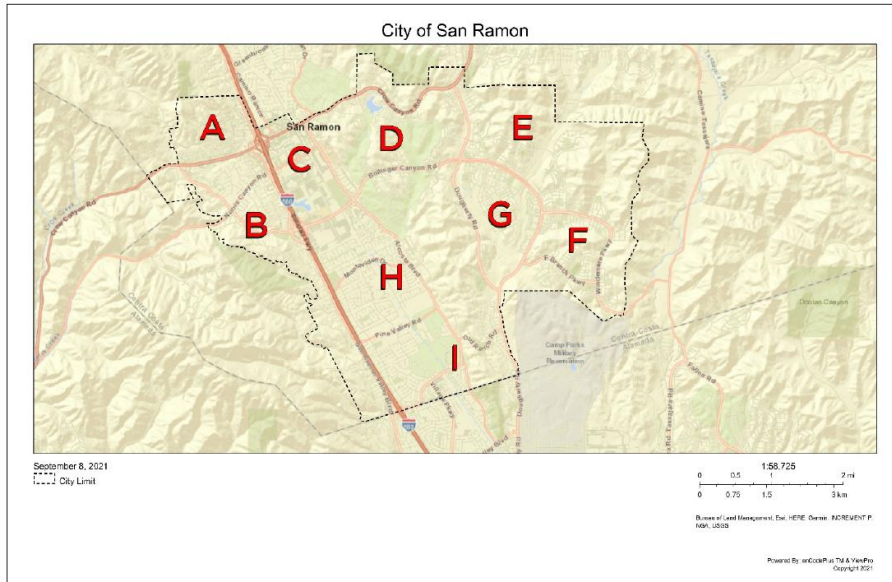
San Ramon General Plan Update

Community Survey #1 Summary | October 2021

Question 1 – What is your relationship to the San Ramon Community?

ANSWER CHOICES	RESPONSES	
Resident	93.90%	277
Other interested person	3.73%	11
Student	3.39%	10
Elected or Appointed City Official	3.05%	9
Local non-profit (not a resident)	1.02%	3
Builder / developer	1.02%	3
Local business (not a resident)	0.34%	1
Total Respondents: 295		

Question 2 – What area do you currently live?



ANSWER CHOICES	RESPONSES	
Area H	21.40%	61
Area B	17.54%	50
Area D	16.14%	46
Area I	11.23%	32
Area G	10.18%	29
Area E	6.32%	18
Area C	5.96%	17
Area A	4.91%	14
Area F	4.21%	12
Don't live in any of these areas	2.11%	6
TOTAL		285

Question 3 – Do you live and/or work in San Ramon?

ANSWER CHOICES	RESPONSES	
I live in San Ramon but work elsewhere	34.89%	97
I live in San Ramon but I am retired	34.17%	95
I live and work in San Ramon	28.78%	80
I neither live or work in San Ramon	1.44%	4
I live elsewhere and work in San Ramon	0.72%	2
TOTAL		278

Question 7 – Indicate the level of importance (1 - least import to 5 - most important) for the following items in terms of future development in San Ramon.

	1 - LEAST IMPORTANT	2	3	4	5 - MOST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Open Space Preservation	1.20% 3	1.61% 4	8.03% 20	22.89% 57	66.27% 165	249	4.51
Sustainability and Energy Efficiency	1.20% 3	8.84% 22	22.49% 56	26.10% 65	41.37% 103	249	3.98
Walkability	3.24% 8	6.88% 17	24.29% 60	29.55% 73	36.03% 89	247	3.88
Transportation Network - Roads, Alternative Modes, etc.	5.20% 13	10.00% 25	25.20% 63	30.40% 76	29.20% 73	250	3.68
Housing Affordability	14.52% 36	14.92% 37	28.63% 71	20.56% 51	21.37% 53	248	3.19
Mix of Businesses	6.05% 15	9.68% 24	33.87% 84	33.47% 83	16.94% 42	248	3.46
Job Creation	8.64% 21	11.11% 27	43.62% 106	23.46% 57	13.17% 32	243	3.21
Additional Housing Creation	43.72% 108	20.65% 51	17.00% 42	9.72% 24	8.91% 22	247	2.19

Question 8 – What type of development do you feel that San Ramon needs more or less of?

	NEEDS MORE	NEEDS LESS	SAME AS NOW	TOTAL
Commercial	34.87% 83	21.85% 52	43.28% 103	238
Mixed Use (Commercial + Residential)	27.57% 67	30.04% 73	42.39% 103	243
Residential	18.60% 45	39.67% 96	41.74% 101	242
Office	12.86% 31	25.31% 61	61.83% 149	241
Industrial	3.75% 9	51.67% 124	44.58% 107	240

Question 9 – What is the most important concern you have about future growth in San Ramon?

ANSWER CHOICES	RESPONSES
Would generate new traffic, school, and park / open space demands	37.90% 94
Would attract too many people	19.35% 48
Other (please specify)	14.92% 37
Won't look like "San Ramon"	12.10% 30
Won't address the real housing needs of the community	8.87% 22
Won't generate enough tax revenue to cover the costs of providing City services	6.85% 17
TOTAL	248

Summary of written comments to Question 9:

- San Ramon is already too big, no more high density housing.
- Unaffordability and unsustainability
- Pressure to develop open space instead of infill areas
- Affordable and low-income housing tend to attract crime
- City is too crowded and over populated already
- Water needs; infrastructure cannot serve additional people
- Impacts on environment and local ecology
- Will change the feel of San Ramon
- Traffic issues, especially related to California High School's overcrowding
- No central downtown
- Failure to deliver sufficient affordable and market rate housing to serve the needs of the community

Question 10 – Rank the following challenges facing San Ramon in order of (1) least challenging to (10) most challenging?

	1	2	3	4	5	6	7	8	9	10	TOTAL
Unemployment	0.83% 2	4.56% 11	2.49% 6	5.81% 14	5.81% 14	2.07% 5	9.96% 24	21.16% 51	20.75% 50	26.56% 64	241
Homelessness	2.88% 7	3.29% 8	4.94% 12	5.76% 14	3.70% 9	7.00% 17	8.23% 20	13.58% 33	27.98% 68	22.63% 55	243
Crime	6.17% 15	9.88% 24	10.70% 26	9.47% 23	7.41% 18	9.88% 24	13.58% 33	9.47% 23	10.29% 25	13.17% 32	243
Land use conflicts	3.72% 9	2.89% 7	9.92% 24	11.16% 27	13.64% 33	20.25% 49	14.46% 35	10.33% 25	8.26% 20	5.37% 13	242
Infrastructure demands	2.88% 7	9.88% 24	9.47% 23	15.64% 38	13.58% 33	16.05% 39	16.05% 39	9.05% 22	5.76% 14	1.65% 4	243
Rising housing costs	24.17% 58	7.50% 18	7.50% 18	4.17% 10	5.83% 14	9.17% 22	11.25% 27	10.83% 26	6.25% 15	13.33% 32	240
Open space preservation	17.07% 42	8.94% 22	8.94% 22	13.01% 32	15.04% 37	7.72% 19	7.32% 18	8.13% 20	4.88% 12	8.94% 22	246
Increasing population	14.29% 35	13.47% 33	13.47% 33	11.43% 28	8.98% 22	11.43% 28	6.12% 15	7.76% 19	8.16% 20	4.90% 12	245
Growth management	12.86% 31	16.18% 39	13.28% 32	13.28% 32	12.45% 30	11.20% 27	7.47% 18	6.64% 16	3.73% 9	2.90% 7	241
Traffic and congestion	16.74% 40	24.69% 59	20.08% 48	9.62% 23	13.81% 33	4.60% 11	4.60% 11	2.09% 5	3.35% 8	0.42% 1	239

Question 11 –Do you currently rent or own your home?

ANSWER CHOICES	RESPONSES	
Own	90.25%	213
Rent	9.75%	23
TOTAL		236

Question 12 –Is it Very Important, Important, or Not Important for the city to have housing that is?

	VERY IMPORTANT	IMPORTANT	NOT IMPORTANT	TOTAL
Affordable	26.05% 62	48.74% 116	25.21% 60	238
Market rate	24.58% 58	62.71% 148	12.71% 30	236
Geared towards first time home buyers	21.61% 51	44.07% 104	34.32% 81	236
Geared towards seniors	19.41% 46	59.92% 142	20.68% 49	237
Geared towards those with special needs	16.53% 39	56.36% 133	27.12% 64	236
Luxury	10.59% 25	36.02% 85	53.39% 126	236

Question 13 –If you currently live in San Ramon, what made you decide to live here? (Select all that apply)

ANSWER CHOICES	RESPONSES
Safety of neighborhoods	77.68% 181
Quality of local schools	69.96% 163
Quality of housing stock	38.20% 89
Proximity to job / work	35.19% 82
Proximity to shopping and services	30.90% 72
Proximity to family / friends	27.04% 63
Affordability	22.32% 52
City services and programs	21.89% 51
Other (please specify)	16.31% 38
Total Respondents: 233	

Summary of written comments to Question 13:

- Open Spaces and beautiful environment
- Grew up here
- Proximity to San Francisco
- Not overbuilt, small town feel

Question 14 –What reasons prevent you from owning a home in San Ramon? (Select all that apply)

ANSWER CHOICES	RESPONSES	
I currently own a home in San Ramon	85.25%	185
I cannot find a home within my target price range in San Ramon	8.29%	18
Other (please specify)	5.53%	12
I currently do not have the financial means to afford a mortgage payment in San Ramon	5.07%	11
I currently do not have the financial resources for an appropriate down payment in San Ramon	5.07%	11
I cannot find a home that suits my living needs (housing type, size, disability accommodations)	3.23%	7
I do not currently wish to own a home in San Ramon	2.76%	6
Total Respondents: 217		

Written comments to Question 14:

Responses
It took us many years to buy a home in the area. We previously rented within our means. If someone wants it they will work for it.
Minor
currently live with relative who owns home in San Ramon
The ability to stay in my home as I get older and retire, cost of property taxes
Senior on way to retirement
I can't compete with 100% cash buys from Asia.
None
High crime rates.
if I were younger, I could not afford to live here
Not enough land (dirt) with most homes/too close to neighbors and don't like tract housing
I live with my parents, but I want to move out
The only reason I live here is because I live in the house I grew up in. Otherwise, with a teacher's salary and as a single mom with three kids I would never be able to live in San Ramon

Question 16 –How satisfied are you with your current housing situation?

ANSWER CHOICES	RESPONSES	
I am very satisfied	63.68%	149
I am somewhat satisfied	26.07%	61
I am somewhat dissatisfied	6.84%	16
I am dissatisfied	3.42%	8
TOTAL		234

Question 17 –Does San Ramon have enough housing options available to meet the needs of the community?

ANSWER CHOICES	RESPONSES	
Enough	50.63%	120
Not enough	27.85%	66
Not sure	21.52%	51
TOTAL		237

Question 18 –What additional housing types are most needed in San Ramon? (Select all that apply)

ANSWER CHOICES	RESPONSES	
Senior Housing	47.51%	105
Single Family (detached)	47.06%	104
Condominiums (multifamily ownership homes)	28.51%	63
Duplex/Triplex/Quadplex (attached)	24.43%	54
Apartments (multifamily rental homes)	19.00%	42
Accessory Dwelling Unit, Granny Flat, Guest House	19.00%	42
Housing for people with disabilities	19.00%	42
Permanent Supportive Housing (housing for the homeless, transitional housing, etc.)	14.48%	32
Other (please specify)	13.57%	30
Total Respondents: 221		

Summary of written comments to Question 18:

- San Ramon has enough housing (several comments).
- No more housing (several comments)
- Work on providing more affordable housing before more permanent supportive housing
- More affordable housing with the Base Income to be raised to San Francisco levels
- Affordable housing for teachers, police, firefighters, etc.
- Transportation and infrastructure problems need to be solved first
- New housing should be three stories or less

Question 19 –Indicate our level of support (1 - Do not Support to 5 - Highly Support) for the following:

	1 - DO NOT SUPPORT	2	3	4	5 - HIGHLY SUPPORT	TOTAL
A community where people can afford to live where they work	6.81% 16	12.34% 29	22.55% 53	26.81% 63	31.49% 74	235
Providing state and local subsidies to develop affordable housing	28.81% 68	16.10% 38	24.15% 57	12.29% 29	18.64% 44	236
Higher residential density in the core of the City in order to limit urban sprawl	34.62% 81	14.53% 34	23.93% 56	11.54% 27	15.38% 36	234

Question 20 –Indicate our level of concern (1 - Not Concerned to 5 – Extremely Concerned) for the following:

	1 - NOT CONCERNED	2	3	4	5 - EXTREMELY CONCERNED	TOTAL
Changes in traffic congestion	3.39% 8	3.39% 8	11.44% 27	22.88% 54	58.90% 139	236
Changes in the level of public safety	3.81% 9	6.78% 16	13.14% 31	19.49% 46	56.78% 134	236
Changes in the quality of schools	8.94% 21	5.11% 12	14.04% 33	23.40% 55	48.51% 114	235
Changes in the physical appearance of the neighborhood	6.33% 15	6.33% 15	17.72% 42	24.05% 57	45.57% 108	237
Use of taxpayers' dollars and public funding for affordable housing subsidies	14.47% 34	13.19% 31	22.55% 53	17.45% 41	32.34% 76	235
Change in property value to the surrounding neighborhood	11.44% 27	9.75% 23	25.42% 60	23.73% 56	29.66% 70	236

SUMMARY OF PUBLIC COMMENTS

During the 30-day public review of the Draft Housing Element, the City received oral and written comments from community members. The comments are summarized below, along with the City's responses.

Table A-2: Summary of Public Comments	
Comment Theme	City Responses
<p><u>RHNA</u> The RHNA for San Ramon is high and does not address local concerns. Increased housing in the community can deteriorate the quality of life.</p>	<p>The City recognizes meeting the RHNA is a challenge. However, it is a State mandate that the City is obligated to comply. In identifying areas for new residential development, the City has undertaken extensive community and stakeholder outreach to balance the need to comply with State law and to address quality of life concerns. Preservation of retail and employment-producing uses is an important consideration when selecting sites for the 6th cycle RHNA.</p> <p>Providing affordable housing to address housing cost burden and overcrowding is also strategy to enhance the quality of life for lower income residents.</p>
<p><u>Preservation of Retail</u> Housing Element should focus on MU retail standards and viability of residential and retail uses. Retail services such as grocery stores are essential to serving existing and new residents.</p>	
<p><u>New Housing</u> The need to construct additional units is inevitable. However, housing should be human-scale, and in walkable neighborhoods. Eliminating minimum parking requirements can help reduce cost of housing.</p>	
<p><u>Availability of Water</u> The City should not build more housing until water rights can be secured.</p>	<p>The City will comply with the requirement of SB 1087 to prioritize the allocation of water to affordable housing projects. In addition, the City will coordinate with water service providers to secure additional water and to implement water conservation measures. The General Plan update will address water availability issues.</p>
<p><u>Affordable Housing</u> The City has a shortage of affordable housing. The Housing Element is a vital step for providing housing for the next generation and creating a vibrant downtown.</p>	<p>The City is committed to expanding affordable housing opportunities in the community. The Housing Element includes the following programs:</p> <ul style="list-style-type: none"> - Program 8: Inclusionary Housing and Commercial Linkage Fee - Program 9: San Ramon Below Market Rate (BMR) Home Ownership Program - Program 10: Affordable and Special Needs Housing Development - Program 11: Unit Size Diversity
<p><u>Housing Programs</u> The Housing Element should include a program to look at vacancy tax so apartments do not sit unoccupied.</p>	<p>The City does not have a high vacancy rate. At this point, a vacancy tax is not being considered.</p> <p>Many housing programs, which may not be directly considered as a fair housing program, have positive impacts on affirmatively furthering fair housing (AFFH).</p>

Table A-2: Summary of Public Comments

Comment Theme	City Responses
The City also needs more programs to address affirmatively further fair housing choice.	Each program includes a reference to AFFH themes and targeted neighborhoods for implementation, if appropriate.
<u>Development Standards</u> Church of the Valley requested changes in development standards.	This property will be eligible for a density bonus and concessions in development standards in exchange for affordable units.
<u>Climate Action</u> The General Plan update, including the Housing Element, should develop a plan for green local fossil free businesses, include policies for climate-friendly measures. The Housing Element should include sustainable action language, reference to other parts of the General Plan and the Climate Action Plan.	The General Plan update will include sustainable goals, policies, and implementing actions to address climate action requirements. The Housing Element also includes programs to address energy conservation: <ul style="list-style-type: none"> - Program 1: Neighborhood Preservation - Program 2: City Rehabilitation Grant - Program 3: Green Building - Program 12: Energy Conservation

Appendix 11-A

Homeless Services and Facilities

11-B.1 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. 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. According to the 2020 Contra Costa County Consortium Consolidated Plan, there are 478 emergency shelter beds in the County.

11-B.2 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. According to the 2020 Contra Costa County Consortium Consolidated Plan, there are 202 transitional housing beds in the County.

11-B.3 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. According to the 2020 Contra Costa County Consortium Consolidated Plan, there are 1,854 permanent supportive housing beds in the County.

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. 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.
- **Psynergy Program:** The Psynergy 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.
- **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.
- **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.
- **HOPE Solutions:** Established in 1991, Hope Solutions (formerly known as the Contra Costa County Interfaith Transitional Housing) is coalition of 15 congregations in Contra Costa County to address the growing issues of homelessness. In 2000, the coalition added Mercy Housing as a development partner and co-sponsor. HOPE Solutions now operates several service sites that provide permanent supportive housing: Garden Park Apartments (Pleasant Hill); Lakeside Apartments (Concord); Bella Monte Apartments (Bay Point); and Los Medanos Village (Pittsburg). HOPE Solutions also operates scattered sites supportive housing programs throughout the County.

Appendix 11-A

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 2023-2031 Housing Element planning period.

<i>Program</i>	<i>General Plan 2030 Policy</i>	<i>Description</i>	<i>Quantified Objectives</i>	<i>2015-2023 Accomplishments</i>	<i>Continued Appropriateness in 2023-2031 Housing Element</i>
			<i>Timeframe</i>		
1. Countywide Rehabilitation Loan Program	11.2-I-3	Provide rehabilitation incentives in the form of low-interest loans to lower income homeowners.	5 households Planning Period	The City continues to promote housing rehabilitation loan services for single- and multi-family homeowners under the County CDBG program. As of 2020, no households have been assisted through this program during the planning period.	Program retained with increased outreach and promotion (See Policy 11.2-I-3)
2. City Rehabilitation Grant Program	11.2-I-3	Provide rehabilitation grants to lower and moderate income homeowners to perform needed health and safety home repairs.	20 housing rehabilitation grants Planning Period	The City continues to fund the Rehabilitation Grant Program which began in 2006. Between 2015 and 2020, seven housing rehabilitation grants have been awarded to income qualified households. San Ramon continues to promote the Rehabilitation Grant Program on the City website.	Program retained with increased outreach and promotion (See Policy 11.2-I-3)
3. Green Building	11.4-I-5	Continue to implement the California Green Building Standards code.	None Ongoing	The City continues to implement the California Green Building Standards code.	Program retained
4. Code		Continue to implement the	None	The City has an active Code Enforcement Division	Program retained with

<i>Program</i>	<i>General Plan 2030 Policy</i>	<i>Description</i>	<i>Quantified Objectives</i>	<i>2015-2023 Accomplishments</i>	<i>Continued Appropriateness in 2023-2031 Housing Element</i>
			<i>Timeframe</i>		
Enforcement and Abatement	11.2-I-2	Code Enforcement and Abatement Program by investigating violations of property maintenance standards and other complaints. Perform an annual review of City ordinances.	Ongoing/ Annual	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. The City continues to conduct an annual review of City ordinances to ensure they are adequate to maintain the quality and safety of local neighborhoods.	increased outreach (See Policy 11.2-I-2)
5. Preservation of Existing Affordable Housing Stock	11.2-I-6 11.2-I-8	Annually contact the property owners of at-risk projects for their plans of action to preserve the 687 at-risk units.	687 housing units Planning Period	The City continues to contact existing property owners of at-risk projects to explore options for preserving at-risk units. 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. The City retains the following affordable housing projects: <ul style="list-style-type: none"> • Canyon Oaks at Windemere: 250 units • Cornerstone at Gale Ranch: 266 units • Falcon Bridge at Gale Ranch: 256 units • Highlands Point: 293 units • Mill Creek at Windemere: 400 units • Muirlands at Windemere: 350 units • Seville at Gale Ranch: 165 units • Valencia at Gale Ranch: 186 units • Valley Vista Senior: 104 units • Villa San Ramon Senior: 32 units • Deer Creek Senior Apartments: 449 units • Faria Preserve: 213 units 	Program updated to reflect list of projects at risk of converting to market rate between 2023 and 2033 (See Policy 11.2-I-6 and I-8)
6. Housing Choice Voucher	11.3-I-2	Continue to assist extremely low and very low income households by	None Ongoing	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	Program expanded to include increased outreach and

<i>Program</i>	<i>General Plan 2030 Policy</i>	<i>Description</i>	<i>Quantified Objectives</i>	<i>2015-2023 Accomplishments</i>	<i>Continued Appropriateness in 2023-2031 Housing Element</i>
			<i>Timeframe</i>		
		providing referrals to interested households during the planning period.		<p>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. The City also maintains an affordable housing site list accessible on the City website.</p> <p>The Housing Authority of Contra Costa County confirmed there are currently 337 households in Housing Choice Voucher Program (HCVP) in San Ramon. These 337 households are served by 31 unique landlords in San Ramon.</p>	education on the State's new source of income protection (SB 329 and SB 222) (See Policy 11.3-1-2)
7. Condominium Conversion Ordinance	11.2-1-8	Strive to prevent the conversion of affordable housing units to market-rate housing by continuing to implement the Condominium Conversion ordinance.	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 11.2-1-8)
			Ongoing		
8. Unit Size	11.1-1-6	Continue to implement the	None	The 2012 Zoning Ordinance update incorporated a	Program retained.

<i>Program</i>	<i>General Plan 2030 Policy</i>	<i>Description</i>	<i>Quantified Objectives</i>	<i>2015-2023 Accomplishments</i>	<i>Continued Appropriateness in 2023-2031 Housing Element</i>
			<i>Timeframe</i>		
Diversity	11.3-I-4	Zoning Ordinance's housing size diversity standard to encourage the development of rental housing units for larger families.	Ongoing	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.	(See Policy 11.1-I-6 and 11.3-I-4).
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. Assist 10 households during the planning period.	10 households Planning Period/ Ongoing	The City continues to advertise first-time homebuyer downpayment assistance programs via the City website, public counter, and newsletter. As of 2020, no households have been assisted through this program.	Program retained with increased outreach (See Policy 11.1-I-10)
10. Affordable Housing Development	11.1-I-1 11.1-I-3 11.1-I-4	Assist with the construction of 200 affordable units during the planning period through the following actions: <ul style="list-style-type: none"> • Provide incentives to non-profit housing corporations, private developers, and public agencies to increase the supply of affordable housing. • Target a portion of local financial resources that meet the needs of lower 	200 affordable units Planning Period	Between 2015 and 2020, the City has permitted 288 affordable housing units.	Program retained (See Policy 11.1-I-1, 11.1-I-3, and 11.1-I-4)

<i>Program</i>	<i>General Plan 2030 Policy</i>	<i>Description</i>	<i>Quantified Objectives</i>	<i>2015-2023 Accomplishments</i>	<i>Continued Appropriateness in 2023-2031 Housing Element</i>
			<i>Timeframe</i>		
		<p>income households.</p> <ul style="list-style-type: none"> Identify a list of qualified housing developers 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 affordable housing. Provide priority project processing to affordable housing projects during Plan Review. 			
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.	<p>50 affordable units</p> <p>Planning Period</p>	<p>During the planning period, the City permitted 288 affordable housing units.</p> <p>Park Central: 2 Mod. units</p> <p>Deer Creek Senior Apartments: 20 Very Low units 82 Low units 162 Mod. units</p> <p>The Preserve Development: 11 Very Low units 11 Low units</p> <p>Total:288 BMR units</p> <p>The City anticipates additional affordable units will</p>	Program retained (See Policy 11.1.I-3)

Program	General Plan 2030 Policy	Description	Quantified Objectives	2015-2023 Accomplishments	Continued Appropriateness in 2023-2031 Housing Element
			Timeframe		
				be permitted during the remainder of the 2015-2023 Housing Element cycle.	
12. Inclusionary Housing	11.1-I-4	Initiate development of an inclusionary ordinance within one year of adoption of the Housing Element. Negotiate with developers to ensure a portion of future residential development is affordable to extremely low, very low, low and moderate income households and facilitate the construction of 250 units through the inclusionary housing ordinance and in-lieu fee program.	250 housing units Ordinance FY15/16; Planning Period	<p>In April 2019, the City Council adopted an Inclusionary Housing and Commercial Linkage Ordinance. As of 2020, the City has issued building permits for 288 affordable housing units during the planning period.</p> <p>Park Central: 2 Mod. units</p> <p>Deer Creek Senior Apartments: 20 Very Low units 82 Low units 162 Mod. units</p> <p>The Preserve Development: 11 Very Low units <u>11 Low units</u></p> <p>Total:288 BMR units</p> <p>The City anticipates additional affordable units will be permitted during the remainder of the 2015-2023 Housing Element cycle.</p> <p><u>BMR Count for 2021 includes:</u> The Preserve Development: 4 Very Low, 2 Low Units Deer Creek (South): 185 Mod. units</p>	The program is revised to reflect implementation of inclusionary and commercial linkage ordinance, including the uses of fees collected (See Policy 11.1-I-4)
13. In-Lieu Fee for Commercial Development	11.1-I-11	Ensure that non-residential development contributes to the supply of housing	None Ordinance	In April 2019, the City Council adopted an Inclusionary Housing and Commercial Linkage Ordinance. The ordinance exempts mixed-use	This program is incorporated with Program 12 above

<i>Program</i>	<i>General Plan 2030 Policy</i>	<i>Description</i>	<i>Quantified Objectives</i>	<i>2015-2023 Accomplishments</i>	<i>Continued Appropriateness in 2023-2031 Housing Element</i>
			<i>Timeframe</i>		
		affordable to lower-income households, including extremely low-income households. Initiate the development of a commercial linkage fee within one year of adoption of the Housing Element.	FY15/16	development from payment of in-lieu fees if the development meets the Inclusionary Housing Policy.	(See Policy 11.1-I-11)
14. Use of In-Lieu Fees	11.1-I-3	Facilitate the development of affordable housing throughout the community through establishment of a program and/or guidelines for in-lieu fees within one year of the adoption of the Housing Element.	None FY 15/16	The City established in-lieu fee guidelines as part of the Inclusionary Housing and Commercial Linkage Ordinance adopted in April 2019. Pursuant to the ordinance, the fees collected are deposited into an Affordable Housing Fund, together with any earnings on such monies less administrative changes, shall be used or committed to use by the City for the purpose of providing or supporting very low, low, and moderate income ownership or rental housing in the City.	This program is incorporated with Program 12 above (See Policy 11.1-I-3)
15. Affordable Housing Fair	11.1-I-15	Work with neighboring jurisdictions in the Tri-Valley area and coordinate eight affordable housing fairs throughout the planning period.	8 affordable housing fairs Planning Period	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. In November 2013 and May 2018, the City organized a public affordable housing development tour of the Tri-Valley in coordination with the Tri-Valley Affordable Housing Committee (TVAHC). The City postponed Summer 2020 outreach efforts to be held at the San Ramon Farmer’s Market due to the COVID-19 pandemic.	This program is combined with Program 11 above (See Policy 11.1-I-15)

<i>Program</i>	<i>General Plan 2030 Policy</i>	<i>Description</i>	<i>Quantified Objectives</i>	<i>2015-2023 Accomplishments</i>	<i>Continued Appropriateness in 2023-2031 Housing Element</i>
			<i>Timeframe</i>		
16. Energy Conservation	11.4-I-4	On an ongoing basis, implement residential energy conservation programs and standards.	None	The City continues to implement policies for residential energy conservation programs and standards. In 2018, the City joined Marin Clean Energy (MCE) as the default energy provider with the automatic enrollment in 50 percent renewable energy service. The City has also authorized six (6) Property Assessed Clean Energy (PACE) Program options within the City.	Program retained. (See Policy 11.4-I-4)
			Ongoing		
17. Housing Opportunity Sites	11.1-I-1	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 RHNA.	None	The City continues provide information to interested developers for housing opportunity sites in the former Redevelopment area. Housing opportunity Site No. 15, located at 9000 Alcosta Blvd., was approved in 2017 for a 123-unit senior housing apartment development, with all 122 units being affordable (13 units @ 30% AMI; 13 units @ 50% AMI; and 96 units @ 60% AMI), and a manager unit. Additionally, the City maintains an adequate inventory of residential and mixed-use sites to accommodate the City's remaining RHNA allocation. In 2020, the City approved the CityWalk Master Plan Project within the Bishop Ranch development (including a housing opportunity site) to develop, over a 25 year period, a mix of uses near an existing job-center and transportation networks for up to 4,500 multi-family units, a 169-key hotel, 166,000 sq. ft. commercial space, and several new parking structures. In 2020, three (3) Below Market Rate units in The Preserve development (formerly Faria) were occupied by eligible households selected through the Below Market Rate Homeownership Program and the	This program is updated to outline the City's strategy for the 6 th cycle RHNA and required zoning code revisions to implement that strategy (See Policy 11.1-I-11)
			Ongoing		

<i>Program</i>	<i>General Plan 2030 Policy</i>	<i>Description</i>	<i>Quantified Objectives</i>	<i>2015-2023 Accomplishments</i>	<i>Continued Appropriateness in 2023-2031 Housing Element</i>
			<i>Timeframe</i>		
				administrator (HouseKeys).	
18. Mixed Use Zone	11.1-I-7	Revise the Zoning Ordinance within one year of 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.	None FY 15/16	In December 2018, the City updated the Economic, Land Use, and Housing Elements in the General Plan in response to the Economic Development Strategic Plan. In 2020, the City adopted a Zoning Ordinance Update, including an amendment to the development standards in the Mixed Use (MU) zone and the density range to 14 to 30 dwelling units per acre.	This program is incorporated with Program 17 above to outline the City's overall strategy for RHNA (See Policy 11.1-I-7)
19. Provision of Adequate Housing Sites		Work with property owners and developers, encouraging land divisions and providing technical assistance and incentives, for the development of affordable housing.	None Ongoing	The City continues to monitor residential development proposals to ensure adequate housing sites exist to meet the City's remaining RHNA allocation.	This program is incorporated with Program 17 above to outline the City's overall strategy for RHNA
20. Affordable Housing Incentives and Concessions	11.3-I-2	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.	None Ongoing	The City continues to evaluate the incentives offered to ensure they are adequate to respond to market conditions and facilitate affordable housing. In December 2018, the City updated the Economic, Land Use, and Housing Elements in the General Plan in response to the Economic Development Strategic Plan. In 2020, the City adopted a Zoning Ordinance Update, including an amendment to the development standards in the Mixed Use (MU) zone and the density range to 14 to 30 dwelling units per acre. The City provides the following incentives: 1) density bonuses; 2) reduced parking for affordable multi-family projects; 3) the covered parking requirement may be waived for affordable multi-family	This program is combined with Program 11 above (See Policy 11.3-I-2)

<i>Program</i>	<i>General Plan 2030 Policy</i>	<i>Description</i>	<i>Quantified Objectives</i>	<i>2015-2023 Accomplishments</i>	<i>Continued Appropriateness in 2023-2031 Housing Element</i>
			<i>Timeframe</i>		
				developments; and 4) additional FAR for affordable and workforce housing in the Mixed Use zones.	
21. Senior Group-Care Housing	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. Facilitate the construction of 30 group-care housing units for seniors within the planning period.	30 units Planning Period	In 2015, the City approved The Watermark (formerly Summit Senior Care) located at 12720 Alcosta Blvd. The Watermark was completed in 2019 and includes 39 assisted living and 40 memory care apartments. In November 2021, the City approved the Belmont Village development project for 177 units (183 beds) State-licensed Residential Care Facility for the Elderly (RCFE) with a mix of independent living, assisting living, and secured memory care	This program is combined with Program 11 above with emphasis of special needs populations (See Policy 11.3-I-2)
22. Second Dwelling Units	11.1-I-8	Encourage construction of second dwelling units within single-family residential neighborhoods. 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.	50 units Planning Period	In early 2020, the City adopted a Zoning Ordinance Text Amendment to revise the Zoning Ordinance regulations for Accessory Dwelling Units (Second Dwelling Units) in compliance with recent State law and to facilitate ADU development. As of 2020, the City has issued 26 building permits for ADUs during the planning period. In 2018, the City prepared an ADU brochure and submittal guidelines to facilitate the development of ADUs. In 2020, the City was awarded SB 2 Planning Grant Program funds to develop pre-approved ADU building permit plans for use by residents. The City will finalize the pre-approved ADU building permit plans in 2021.	This program is expanded to include incentives to facilitate Accessory Dwelling Units (See Policy 11.1-I-8)
23. Priority Processing	11.2-I-5	Ensure that units produced for lower and moderate	549 affordable units	The City continues to facilitate the development of affordable housing by giving priority processing to	This program is combined with

<i>Program</i>	<i>General Plan 2030 Policy</i>	<i>Description</i>	<i>Quantified Objectives</i>	<i>2015-2023 Accomplishments</i>	<i>Continued Appropriateness in 2023-2031 Housing Element</i>
			<i>Timeframe</i>		
		income households are maintained at designated income levels for the term established in the entitlement. Facilitate the construction of 549 affordable low income units.	Ongoing	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. Recent examples of priority processing include 500 Deerwood Rd. (57 For-sale MF Units); 2701 Hooper Drive (47 For-sale MF Units, 16 ADUs); City Village (404 Units). 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.	Program 11 above to establish an overall program to facilitate affordable housing development (See Policy 11.2-I-5)
24. Development Fees		Annually evaluate the City's Fee Schedule to monitor and mitigate, as necessary, fees and exactions and their impact to development. Incorporate outreach to development stakeholders as part of the Fee Schedule update process.	None Annual	The City annually evaluates and updates the City Fee Schedule to monitor and mitigate fees and exactions and their impact to development. Additionally, a development fee study was completed in 2017 analyzing the existing and proposed development impact fees. In 2019, the City adopted a fee schedule with a new Affordable Housing Impact Fee to implement the Inclusionary Housing and Commercial Linkage Ordinance.	Program retained
25. Regional Partnership for Affordable Housing	11.1-I-15	Work with neighboring jurisdictions in the Tri-Valley area to develop affordable housing. Assist 150 lower and moderate income residents of the Tri-Valley through	150 residents Planning Period	The City continues to actively participate in the Tri-Valley Affordable Housing Committee (TVAHC) 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 also continues to support the Contra Costa County Urban County Program, which provides	Program retained but policy is changed to coordinate with neighboring jurisdictions in the Tri-Valley area to discuss below-market rate

Program	General Plan 2030 Policy	Description	Quantified Objectives	2015-2023 Accomplishments	Continued Appropriateness in 2023-2031 Housing Element
			Timeframe		
		continued coordination with the Tri-Valley Affordable Housing Committee.		CDBG funds to organizations that assist the homeless. Additionally, in December 2018, the City Council supported the Homeless Emergency Aid Program (HEAP) block grant to assist in addressing the homelessness crisis.	(BMR) housing topics, programs, and trends.
26. Transitional and Supportive Housing	11.3-I-3	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.	None	In early 2020, the City adopted a Zoning Ordinance Text Amendment to revise the Zoning Ordinance regulations including an amendment to allow transitional and supportive housing where residential uses are permitted.	This program is updated to address recent changes to State law, such as Low Barrier Navigation Center (AB 101), Supportive Housing (AB 2162), and Emergency Shelters (AB 139)
			FY 15/16		
			FY 09/10		
27. Person with Developmental Disabilities		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. Development of outreach program to be completed within one year of the adoption of the Housing Element.	None	The City continues to assist in the housing needs for persons with Developmental Disabilities by coordinating housing activities and outreach with the Regional Center of the East Bay (RCEB) and encourages housing providers to designate a portion of new affordable housing developments for persons with disabilities.	This program is combined with Program 11 above
			FY 15/16		
28. Fair Housing Program	11.3-I-1	Promote fair housing practices and provide educational information on fair housing to the public	None	The City continues to promote fair housing practices and provide educational information through the distribution of brochures and flyers. The City is currently updating the Housing webpage to provide	This program is expanded to set forth the City's actions to address affirmatively
			Ongoing		

<i>Program</i>	<i>General Plan 2030 Policy</i>	<i>Description</i>	<i>Quantified Objectives</i>	<i>2015-2023 Accomplishments</i>	<i>Continued Appropriateness in 2023-2031 Housing Element</i>
			<i>Timeframe</i>		
		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.		additional housing information to the community.	furthering fair housing requirements (See Policy 11.3-I-1)

Cumulative Impacts on Addressing Special Needs

The Housing Choice Voucher (HCV) program represents an important part of the City affordable housing resources for special needs households. The HCV program provides tenant-based rental assistance to households with severe cost burden or experiencing homelessness. Typically, a large proportion of the voucher recipients are seniors, female-headed households, and households with disabled members.

In addition, the City was able to preserve and maintain an inventory of affordable housing projects that include three projects for seniors:

- Valley Vista Senior: 104 units
- Villa San Ramon Senior: 32 units
- Deer Creek Senior Apartments: 449 units

The City also facilitates the development group housing for seniors, such as The Watermark, which offers assisted living and memory care units.

In the 6th cycle update of the Housing Element, the City will expand its efforts in providing a range of affordable housing options that can serve the diversifying San Ramon population.

Appendix 11-D

Sites Inventory

The following tables include the City's Sites Inventory. Table D-1 includes the 4th and 5th Housing Element Cycle Carryover sites and Table D-2 includes 6th Cycle Housing Element Rezone Sites.

Table D-1: 4th and 5th Cycle Housing Element Sites

Planning Subarea	Site Address	APN	Gross Acres	Current Use	GP	Zoning	Min Density (du/ac)	Max Density (du/ac)	Realistic Density (du/ac)	Existing Units	Realistic Zoned Capacity	Income Distribution			Ownership	Included in Previous Cycle HE	Infrastructure	Improvement to Land Ratio	Constraints	Property Owner Interest	Percent of Property	Notes
												Lower	Moderate	Above-Moderate								
Crow Canyon	2700 Hooper Dr	208250 058	1.8	Auto Repair	Use	SRVSP - Res. Overlay	22	35	26.25	0	47	32	4	11	Private	Yes, 4th and 5th	Yes	1.91	None	100%	Caliber Collision auto body shop; capacity based on buildable area and 75% of max density for SRV SP Residential Overlay. Developer interest in the SRVSP area. Adjacent property approved for residential redevelopment in 2021. The existing development for a single auto repair business on the subject parcel (APN: 208-250-058) has minimal lot coverage (13%), which is conducive for redevelopment, particularly once the adjacent pipeline project is developed.	
Crow Canyon	2092 Omega Rd	208250 083	0.7	Office	Mixed Use	SRVSP - Res. Overlay	22	35	26.25	0	17	11	1	5	Private	Yes, 4th and 5th	Yes	2.14	None	100%	Omega Office Complex; capacity based on buildable area and 75% of max density for SRV SP Residential Overlay; adjacent development trend, age of building. Developer interest in the SRVSP area. Adjacent property approved for residential redevelopment in 2021. Previous interest expressed by owner for redevelopment but limited by small parcel size. HE Update will facilitate redevelopment with the rezone of two adjacent parcels (APN: 208-250-071 and -072) to allow housing. Existing office development was constructed in 1982/1983 and due to age of the building, redevelopment is expected to occur in near term.	
Crow Canyon	1947 San Ramon Valley Blvd	208250 088	0.6	Office	Mixed Use	SRVSP - Res. Overlay	22	35	26.25	0	15	10	1	4	Private	Yes, 4th and 5th	Yes	1.50	None	100%	Small Office; Capacity based on buildable area and 75% of max density for SRV SP Residential Overlay. Developer interest in the SRVSP area. Adjacent property	

Planning Subarea	Site Address	APN	Gross Acres	Current Use	GP	Zoning	Min Density (du/ac)	Max Density (du/ac)	Realistic Density (du/ac)	Existing Units	Realistic Zoned Capacity	Income Distribution			Ownership	Included in Previous Cycle HE	Infrastructure	Improvement to Land Ratio	Constraints	Property Owner Interest	Percent of Property	Notes
												Lower	Moderate	Above-Moderate								
																						approved for residential redevelopment in 2021. Existing office use has low lot coverage (23%). Redevelopment of the existing commercial site will increase once the adjacent pipeline project is developed.
Crow Canyon	2001 Omega Rd	208660007	0.8	Office	Mixed Use	SRVSP - Res. Overlay	22	35	26.25	0	21	14	2	5	Private	Yes, 4th and 5th	Yes	0.00	None	100%	Omega Office Complex: Capacity based on buildable area and 75% of max density for SRV SP Residential Overlay. Developer interest in the SRVSP area. Adjacent property approved for residential redevelopment in 2021. Redevelopment of the existing office building (constructed in 1985) likely once the adjacent pipeline project is developed, due to the old age of the building and low lot coverage (34%). Some economic development specialists state small-scale commercial uses have a life span of 15-20 years.	
Crow Canyon	2233 San Ramon Valley Rd	208260036	0.7	Commercial Service—Landscape Materials	Mixed Use	SRVSP - Village Center MU	30	35	30	0	21	14	2	5	Private	Yes, 4th and 5th	Yes	0.00	None	100%	Morgan's Masonry materials yard; capacity based on full site redeveloped at min residential density per VCMU District; A developer submitted an updated concept plan (Application No. CDP 2022-0006) for a 162-unit rental apartment complex on this site with 160 units proposed as affordable units to low and very low income households which was reviewed by the Planning Commission in June 2022. The Commission was supportive of the concept plan and the proposed density in the Village Center Mixed Use District. In October 2022, to further assist with financial feasibility of all-affordable projects, the City adopted an Affordable Rental Housing Fee Waiver Policy that would offer City fee waivers for fees such as traffic, child care, and open space. The developer is continuing to work to refine their conceptual plan. The City also adopted Objective Design Standards as part of the San Ramon Village Specific Plan to facilitate	

Planning Subarea	Site Address	APN	Gross Acres	Current Use	GP	Zoning	Min Density (du/ac)	Max Density (du/ac)	Realistic Density (du/ac)	Existing Units	Realistic Zoned Capacity	Income Distribution			Ownership	Included in Previous Cycle HE	Infrastructure	Improvement to Land Ratio	Constraints	Property Owner Interest	Percent of Property	Notes
												Lower	Moderate	Above-Moderate								
																						<p><u>new development opportunities.</u></p> <p>Redevelopment of the existing landscape contractor's supply business (constructed in 1961) likely given the City has reviewed a Concept Plan <u>including 160 units of affordable housing.</u> The subject parcels also have a low improvement to land ratio.</p> <p><u>An adjacent property was approved for residential redevelopment in 2021.</u></p>
Crow Canyon	2233 San Ramon Valley Rd	208260052	2.2	Commercial Service—Landscape Materials	Mixed	SRVSP - Village Center MU	30	35	30	0	66	46	6	14	Private	Yes, 4th and 5th	Yes	0.15	None	Yes	100%	<p>Morgan's Masonry materials yard; capacity based on full site redeveloped at min residential density per VCMU District; <u>A developer submitted an updated concept plan (Application No. CDP 2022-0006) for a 162-unit rental apartment complex on this site with 160 units proposed as affordable units to low and very low income households which was reviewed by the Planning Commission in June 2022. The Commission was supportive of the concept plan and the proposed density in the Village Center Mixed Use District. In October 2022, to further assist with financial feasibility of all-affordable projects, the City adopted an Affordable Rental Housing Fee Waiver Policy that would offer City fee waivers for fees such as traffic, child care, and open space. The developer is continuing to work to refine their conceptual plan. The City also adopted Objective Design Standards as part of the San Ramon Village Specific Plan to facilitate new development opportunities.</u></p> <p><u>Redevelopment of the existing landscape contractor's supply business (constructed in 1961) likely given the City has reviewed a Concept Plan including 160 units of affordable housing.</u> The subject parcels also have a low improvement to land ratio.</p> <p><u>An adjacent property was approved for residential redevelopment in 2021.</u></p>

Planning Subarea	Site Address	APN	Gross Acres	Current Use	GP	Zoning	Min Density (du/ac)	Max Density (du/ac)	Realistic Density (du/ac)	Existing Units	Realistic Zoned Capacity	Income Distribution			Ownership	Included in Previous Cycle HE	Infrastructure	Improvement to Land Ratio	Constraints	Property Owner Interest	Percent of Property	Notes
												Lower	Moderate	Above-Moderate								
Crow Canyon	2241 San Ramon Valley Rd	208260053	0.3	Auto Repair	Mixed Use	SRVSP - Village Center MU	30	35	30	0	9	0	9	0	Private	Yes, 4th and 5th	Yes	0.51	None	100%	Billy Built auto shop; capacity based on full site redeveloped at min residential density per VCMU District. Developer and property owner interest in the SRVSP area. Adjacent property approved for residential redevelopment in 2021. The building at parcel 208-260-053 was built in 1960 and is used as an auto-repair shop. Through review of a Concept Plan for mixed use development with residential and commercial uses on the adjacent parcels at 2233 San Ramon Valley Blvd., the City intends to integrate redevelopment of the subject property with the development pattern of the adjacent parcels. The subject parcel also has a low improvement to land ratio, FAR, and lot coverage (27%). This parcel also constitutes a portion of the core area of the San Ramon Village Specific Plan and is underutilized.	
Crow Canyon	2255 San Ramon Valley Rd	208271003	1.0	Retail—Produce Stand	Mixed Use	SRVSP - Village Center MU	30	35	30	0	19	14	1	4	Private	Yes, 4th and 5th	Yes	0.10	Creek along rear of property	100%	Windmill Farm Stand: capacity based on buildable area redeveloped at min residential density per VCMU district. Developer interest in the SRVSP area. Adjacent properties approved for an integrated mixed use redevelopment with residential and commercial uses, incorporating the subject parcel (APN: 208-271-003). This parcel has a low improvement to land ratio, a small temporary structure, and constitutes a portion of the core area of the San Ramon Village Specific Plan and is underutilized.	
Crow Canyon	2400 Old Crow Canyon Rd	208271022	1.0	Office and Religious Assembly	Mixed Use	SRVSP - Village Center MU	30	35	30	0	30	22	3	5	Private	Yes, 4th and 5th	Yes	1.52	None	100%	Gilead Bible Church; capacity based on full site redeveloped at min residential density per VCMU district. This parcel constitutes a portion of the core area of the San Ramon Village Specific Plan and is underutilized. The building at parcel 208-271-022 was built in 1980 with	

Planning Subarea	Site Address	APN	Gross Acres	Current Use	GP	Zoning	Min Density (du/ac)	Max Density (du/ac)	Realistic Density (du/ac)	Existing Units	Realistic Zoned Capacity	Income Distribution			Ownership	Included in Previous Cycle HE	Infrastructure	Improvement to Land Ratio	Constraints	Property Owner Interest	Percent of Property	Notes
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																						<p>low lot coverage (29%) and is owned by a religious assembly group. The building is used for office and religious assembly purposes. The property owners have previously expressed their willingness to redevelop the site so long as their meeting facility could be accommodated.</p> <p>As part of the San Ramon Village Specific Plan Update in 2020 and the 6th Housing Element Update, the City has continued to outreach and establish continued interest for redevelopment within the Village Center Core Area including 2400 Old Crow Canyon Road as a Mixed Use high density HOS. Redevelopment interest has been strong in the Core, with a 169-unit mixed use high-density project approved on the adjacent parcel, one concept plan reviewed in 2022 for a 162-unit all-affordable residential development, an approved hotel, and an approved 57-unit townhome development. Since 2020, the COVID-19 pandemic has reduced demand for in-person meeting facilities and office space with expectations that will continue in the foreseeable future. The City adopted Objective Design Standards as part of the San Ramon Village Specific Plan to facilitate new development opportunities. As part of the City's rezone program, Zoning Amendments such as parking reductions, flexibility for residential development on Mixed Use zones, and development standard modifications adjacent to urbanized creeks allows for increased development opportunities for this site.</p>
Crow Canyon	2411 Old Crow Canyon Rd	208260056	5.3	Warehouse	Mixed Use	SRVSP - Village Center MU	30	35	30	0	147	22	14	111	Private	Yes, 4th and 5th	Yes	0.57	None		100%	Underutilized warehouse at Deerwood and Old Crow Canyon; capacity based on buildable area redeveloped at min residential density per VCMU district. Developer and property owner interest in the SRVSP area. Adjacent property

Planning Subarea	Site Address	APN	Gross Acres	Current Use	GP	Zoning	Min Density (du/ac)	Max Density (du/ac)	Realistic Density (du/ac)	Existing Units	Realistic Zoned Capacity	Income Distribution			Ownership	Included in Previous Cycle HE	Infrastructure	Improvement to Land Ratio	Constraints	Property Owner Interest	Percent of Property	Notes
												Lower	Moderate	Above-Moderate								
																						approved for residential redevelopment in 2021. Redevelopment of the existing warehouse and light industry businesses (constructed in the early 1960's) likely given developers and the property owner have discussed residential redevelopment plans. The subject parcel has a low improvement to land ratio. The corner portion of this parcel fronts the core area of the San Ramon Village Specific Plan and is underutilized.
Southern San Ramon	130 Market Pl.	213701002	3.6	Retail	Mixed Use	MU: Mixed Use	14	30	20	0	44	0	0	44	Private	Yes, 4th and 5th	Yes	3.31	None	Yes	41%	Residences at San Ramon Marketplace Concept development proposed 40 single family homes and 4 ADUs. Residences at San Ramon Marketplace Concept development proposed 40 single family homes and 4 ADUs on a portion of this site.
Crow Canyon	12943 Alcosta Blvd	213020046	4.6	Office and Religious Assembly	Mixed Use	NCRSP – Office Mixed Use	20	30	30	0	82	8	8	66	Private	Yes, 5th	Yes	1.51	None	Yes	100%	Nearon Sunset office complex; Owner reached out to City for redevelopment; Capacity estimate based on redeveloping entire site 40/60 commercial/ residential at max residential density. Iron Horse Village Concept plan includes 85 SF, 32 MF, and 48 ADUs. Developer and property owner interest in the NCRSP area, including the redevelopment of the existing office and commercial tenant buildings (constructed in 1979/1980) likely given the City has reviewed in 2022 a Preliminary Housing Development application for the Iron Horse Village mixed use development (including residential uses).
Crow Canyon	3401 Crow Canyon Rd.	213020037	4.7	Light Industrial/ Office	Mixed Use	NCRSP – Office Mixed Use	20	30	30	0	83	8	8	67	Private	Yes, 5th	Yes	2.77	None	Yes	100%	Nearon Sunset office complex: Owner reached out to City for redevelopment; Capacity estimate based on redeveloping entire site 40/60 commercial/ residential at max residential density. Iron Horse Village Concept plan includes 85 SF, 32 MF, and 48 ADUs

Planning Subarea	Site Address	APN	Gross Acres	Current Use	GP	Zoning	Min Density (du/ac)	Max Density (du/ac)	Realistic Density (du/ac)	Existing Units	Realistic Zoned Capacity	Income Distribution			Ownership	Included in Previous Cycle HE	Infrastructure	Improvement to Land Ratio	Constraints	Property Owner Interest	Percent of Property	Notes
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																						Developer and property owner interest in the NCRSP area, including the redevelopment of the existing office and commercial tenant buildings (constructed in 1979/1980) likely given the City has reviewed in 2022 a Preliminary Housing Development application for the Iron Horse Village mixed use development (including residential uses).
Westside	Westside Dr.	211040033	20.4	Open Space	Hillside Residential/Single-Family Low Medium Density/Open Space	WSP – Open Space	0	4.4	5.6	0	15	0	0	15	Private	Yes, 4th and 5th	No, within UGB	0.00	Hillside	Yes	13%	Vacant hillside parcels; Owner Interest. Developer and previous property owner interest. In 2020, a Minor Subdivision was approved to create the existing parcel (APN: 211-040-033) for a future residential development application.
Westside	Westside Dr.	211040033	20.4	Open Space	Hillside Residential/Single-Family Low Medium Density/Open Space	WSP – Open Space	0	3	0.8	0	6	0	0	6	Private	Yes, 4th and 5th	No, within UGB	0.00	Hillside	Yes	37%	Vacant hillside parcels; Owner Interest. Developer and previous property owner interest. In 2020, a Minor Subdivision was approved to create the existing parcel (APN: 211-040-033) for a future residential development application.

Table D-2: Rezone Sites

Planning Subarea	Site Address	APN	Gross Acres	Current Use	GP	Zoning	Proposed GP	Proposed Zoning	Min Density (du/ac)	Max Density (du/ac)	Realistic Density (du/ac)	Existing Units	Realistic Zoned Capacity	Income Distribution			Ownership	Included in Previous Cycle HE	Infrastructure	Improvement to Land Ratio	Constraints	Property Owner Interest	Percent of Property	Notes
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Crow Canyon	3130 Crow Canyon Pl	213010052	3.3	Office	MU	NCRSP – Destination Retail Mixed Use	MU	NCRSP - MU	20	40	40	0	60	45	6	9	Private	Yes, 5th	Yes	1.93	Adj. to freeway	45%	Canyon Commons Corporate offices; Capacity based on development of parking lot to max density and maintaining the existing office building . Developer interest in the NCRSP area, including adjacent parcels to the subject property. The subject parcel is located in the North Camino Ramon Specific Plan (NCRSP) area, which is	

Planning Subarea	Site Address	APN	Gross Acres	Current Use	GP	Zoning	Proposed GP	Proposed Zoning	Min Density (du/ac)	Max Density (du/ac)	Realistic Density (du/ac)	Existing Units	Realistic Zoned Capacity	Income Distribution			Ownership	Included in Previous Cycle HE	Infrastructure	Improvement to Land Ratio	Constraints	Property Owner Interest	Percent of Property	Notes
														Lower	Moderate	Above-Moderate								
																							designated a Priority Development Area (PDA) by the Association of Bay Area Governments (ABAG). HE Update will facilitate redevelopment with an increased density range between 20 to 40 du/ac and anticipates the use of shared structured parking with a mixed use development pattern. Residential development is anticipated on the existing surface parking lot area.	
Crow Canyon	3160 Crow Canyon PI	213010 046	1.9	Office	MU	NCRSP – Destination Retail Mixed Use	MU	NCRSP - MU	20	40	40	0	45	33	4	8	Private	Yes, 5th	Yes	2.95	Adj. to freeway	Yes	100%	Crow Canyon Place; Capacity estimate based on redeveloping entire site 40/60 commercial/residential at max residential density; adjacent development trend, Previous interest from property owner to redevelop during SRVSP update (2020). Developer and previous property owner interest in the NCRSP area, including the subject property and adjacent parcels. The subject parcel is located in the North Camino Ramon Specific Plan (NCRSP) area, which is designated a Priority Development Area (PDA) by the Association of Bay Area Governments (ABAG). HE Update will facilitate redevelopment with an increased density range between 20 to 40 du/ac and anticipates a mixed use development pattern that would allow existing uses to remain if desired. 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 developer inquiries related to the redevelopment of the sites.
Crow Canyon	3170 Crow Canyon PI	213010 047	1.9	Office	MU	NCRSP – Destination Retail Mixed Use	MU	NCRSP - MU	20	40	40	0	45	33	4	8	Private	Yes, 5th	Yes	2.97	None	Yes	100%	Crow Canyon Place: Capacity estimate based on redeveloping entire site 40/60 commercial/residential at max residential density; adjacent development trend, Previous interest from property owner to redevelop

Planning Subarea	Site Address	APN	Gross Acres	Current Use	GP	Zoning	Proposed GP	Proposed Zoning	Min Density (du/ac)	Max Density (du/ac)	Realistic Density (du/ac)	Existing Units	Realistic Zoned Capacity	Income Distribution			Ownership	Included in Previous Cycle HE	Infrastructure	Improvement to Land Ratio	Constraints	Property Owner Interest	Percent of Property	Notes
														Lower	Moderate	Above-Moderate								
																							<p>during SRVSP update (2020). Developer and previous property owner interest in the NCRSP area, including the subject property and adjacent parcels. The subject parcel is located in the North Camino Ramon Specific Plan (NCRSP) area, which is designated a Priority Development Area (PDA) by the Association of Bay Area Governments (ABAG). HE Update will facilitate redevelopment with an increased density range between 20 to 40 du/ac and anticipates a mixed use development pattern that would allow existing uses to remain if desired. 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.</p>	
Crow Canyon	3150 Crow Canyon PI	213010059	1.4	Office	MU	NCRSP - Destination Retail Mixed Use	MU	NCRSP - MU	20	40	40	0	33	24	3	6	Private	Yes, 5th	Yes	3.07	None	Yes	100%	<p>Crow Canyon Place: Capacity estimate based on redeveloping entire site 40/60 commercial/residential at max residential density; adjacent development trend, Previous interest from property owner to redevelop during SRVSP update (2020). Developer and previous property owner interest in the NCRSP area, including the subject property and adjacent parcels. The subject parcel is located in the North Camino Ramon Specific Plan (NCRSP) area, which is designated a Priority Development Area (PDA) by the Association of Bay Area Governments (ABAG). HE Update will facilitate redevelopment with an increased density range between 20 to 40 du/ac and anticipates a mixed use development pattern that would allow existing uses to remain if desired. The office buildings on parcels 213-010-</p>

Planning Subarea	Site Address	APN	Gross Acres	Current Use	GP	Zoning	Proposed GP	Proposed Zoning	Min Density (du/ac)	Max Density (du/ac)	Realistic Density (du/ac)	Existing Units	Realistic Zoned Capacity	Income Distribution			Ownership	Included in Previous Cycle HE	Infrastructure	Improvement to Land Ratio	Constraints	Property Owner Interest	Percent of Property	Notes
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																							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.	
Crow Canyon	3180 Crow Canyon Pl	213010060	1.9	Office	MU	NCRSP - Destination Retail Mixed Use	MU	NCRSP - MU	20	40	40	0	45	33	4	8	Private	Yes, 5th	Yes	3.04	None	Yes	100%	Crow Canyon Place: Capacity estimate based on redeveloping entire site 40/60 commercial/residential at max residential density; adjacent development trend, Previous interest from property owner to redevelop during SRVSP update (2020). Developer and previous property owner interest in the NCRSP area, including the subject property and adjacent parcels. The subject parcel is located in the North Camino Ramon Specific Plan (NCRSP) area, which is designated a Priority Development Area (PDA) by the Association of Bay Area Governments (ABAG). HE Update will facilitate redevelopment with an increased density range between 20 to 40 du/ac and anticipates a mixed use development pattern that would allow existing uses to remain if desired. 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 developer inquiries related to the redevelopment of the sites.
Crow Canyon	Crow Canyon Rd	213011002	1.7	Parking Lot	MU	NCRSP - Office Mixed Use	MU	NCRSP - MU	20	40	40	0	40	30	4	6	Private	Yes, 5th	Yes	0.00	Adjacent to arterial road		100%	SRV Conference Center: Capacity estimate based on redeveloping entire site 40/60 commercial/residential at max residential density. The subject parcel constitutes part of the PG&E San Ramon Conference Center (APNs: 213-011-002; 213-011-003; 213-020-053; and 213-020-054) and serves as a training center for PG&E employees and includes

Planning Subarea	Site Address	APN	Gross Acres	Current Use	GP	Zoning	Proposed GP	Proposed Zoning	Min Density (du/ac)	Max Density (du/ac)	Realistic Density (du/ac)	Existing Units	Realistic Zoned Capacity	Income Distribution			Ownership	Included in Previous Cycle HE	Infrastructure	Improvement to Land Ratio	Constraints	Property Owner Interest	Percent of Property	Notes
														Lower	Moderate	Above-Moderate								
																							accommodations for overnight stays and on-site meal service. In 2022, PG&E closed their office location on the property adjacent to the Conference Center HOS, consolidating their operations which allowed the Iron Horse Village application for 117 residential units. The trend in San Ramon continues to see less demand for offices, meeting centers, and conference spaces and interest in PG&E to reduce their operating footprint. As part of the City's rezoning program, Zoning Amendments such as parking reductions, flexibility for residential development on Mixed Use zones, and FAR increases allows for increased development opportunities for this site and incentivize owners like PG&E to redevelop. The City will also be adopted Objective Design Standards as part of the Zoning Ordinance update to facilitate new development opportunities. The subject parcel is located in the North Camino Ramon Specific Plan (NCRSP) area, which is designated a Priority Development Area (PDA) by the Association of Bay Area Governments (ABAG). HE Update will facilitate redevelopment with an increased density range between 20 to 40 du/ac. City anticipates a mixed use development pattern that would allow existing uses to remain if desired.	
Crow Canyon	3301 Crow Canyon Rd	213011003	10.7	Office and Learning Center	MU	NCRSP – Office Mixed Use	MU	NCRSP - MU	20	40	40	0	256	38	25	193	Private	Yes, 5th	Yes	0.00	None	100%	SRV Conference Center: Capacity estimate based on redeveloping entire site 40/60 commercial/residential at max residential density. The subject parcel constitutes part of the PG&E San Ramon Conference Center (APNs: 213-011-002; 213-011-003; 213-020-053; and 213-020-054) and serves as a training center for PG&E employees and includes	

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Crow Canyon	Crow Canyon Rd	213020054	2.7	Parking Lot	MU	NCRSP - Office Mixed Use	MU	NCRSP - MU	20	40	40	0	64	48	6	10	Private	Yes, 5th	Yes	0.00	None		100%	SRV Conference Center: Capacity estimate based on redeveloping entire site 40/60 commercial/residential at max residential density. The subject parcel constitutes part of

Planning Subarea	Site Address	APN	Gross Acres	Current Use	GP	Zoning	Proposed GP	Proposed Zoning	Min Density (du/ac)	Max Density (du/ac)	Realistic Density (du/ac)	Existing Units	Realistic Zoned Capacity	Income Distribution			Ownership	Included in Previous Cycle HE	Infrastructure	Improvement to Land Ratio	Constraints	Property Owner Interest	Percent of Property	Notes
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																							<p>the PG&E San Ramon Conference Center (APNs: 213-011-002; 213-011-003; 213-020-053; and 213-020-054) and serves as a training center for PG&E employees and includes accommodations for overnight stays and on-site meal service. In 2022, PG&E closed their office location on the property adjacent to the Conference Center HOS, consolidating their operations which allowed the Iron Horse Village application for 117 residential units. The trend in San Ramon continues to see less demand for offices, meeting centers, and conference spaces and interest in PG&E to reduce their operating footprint. As part of the City's rezone program, Zoning Amendments such as parking reductions, flexibility for residential development on Mixed Use zones, and FAR increases allows for increased development opportunities for this site and incentivize owners like PG&E to redevelop. The City will also be adopted Objective Design Standards as part of the Zoning Ordinance update to facilitate new development opportunities. The subject parcel is located in the North Camino Ramon Specific Plan (NCRSP) area, which is designated a Priority Development Area (PDA) by the Association of Bay Area Governments (ABAG). HE Update will facilitate redevelopment with an increased density range between 20 to 40 du/ac. Due to PG&E's recent reorganization/facility restructuring and their consolidation of office use in San Ramon as well as the underutilized nature of the facility, the site is ideally situated in the near term for mixed use development that would allow existing uses to remain if desired.</p>	

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Crow Canyon	Crow Canyon Rd	213020053	1.3	Parking Lot	MU	NCRSP - Office Mixed Use	MU	NCRSP - MU	20	40	40	0	31	23	3	5	Private	Yes, 5th	Yes	0.00	Adj. to arterial roadway	100%	<p>SRV Conference Center: Capacity estimate based on redeveloping entire site 40/60 commercial/residential at max residential density.</p> <p>The subject parcel constitutes part of the PG&E San Ramon Conference Center (APNs: 213-011-002; 213-011-003; 213-020-053; and 213-020-054) and serves as a training center for PG&E employees and includes accommodations for overnight stays and on-site meal service. In 2022, PG&E closed their office location on the property adjacent to the Conference Center HOS, consolidating their operations which allowed the Iron Horse Village application for 117 residential units. The trend in San Ramon continues to see less demand for offices, meeting centers, and conference spaces and interest in PG&E to reduce their operating footprint. As part of the City's rezoning program, Zoning Amendments such as parking reductions, flexibility for residential development on Mixed Use zones, and FAR increases allows for increased development opportunities for this site and incentivize owners like PG&E to redevelop. The City will also be adopted Objective Design Standards as part of the Zoning Ordinance update to facilitate new development opportunities. The subject parcel is located in the North Camino Ramon Specific Plan (NCRSP) area, which is designated a Priority Development Area (PDA) by the Association of Bay Area Governments (ABAG). HE Update will facilitate redevelopment with an increased density range between 20 to 40 du/ac. Due to PG&E's recent reorganization/facility restructuring and their consolidation of office use in San Ramon as well as the underutilized</p>	

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														Lower	Moderate	Above-Moderate								
																							nature of the facility, the site is ideally situated in the near term for mixed use development that would allow existing uses to remain if desired.	
Crow Canyon	Crow Canyon Rd	213011006	1.6	Parking Lot	MU	NCRSP - Office Mixed Use	MU	NCRSP - MU	20	40	40	0	38	28	3	7	Private	Yes, 5th	Yes	0.06	Adj. to arterial road	100%	SRV Conference Center: Capacity estimate based on redeveloping entire site 40/60 commercial/residential at max residential density. The subject parcel constitutes part of the PG&E San Ramon Conference Center (APNs: 213-011-002; 213-011-003; 213-020-053; and 213-020-054) and serves as a training center for PG&E employees and includes accommodations for overnight stays and on-site meal service. In 2022, PG&E closed their office location on the property adjacent to the Conference Center HOS, consolidating their operations which allowed the Iron Horse Village application for 117 residential units. The trend in San Ramon continues to see less demand for offices, meeting centers, and conference spaces and interest in PG&E to reduce their operating footprint. As part of the City's rezoning program, Zoning Amendments such as parking reductions, flexibility for residential development on Mixed Use zones, and FAR increases allows for increased development opportunities for this site and incentivize owners like PG&E to redevelop. The City will also be adopted Objective Design Standards as part of the Zoning Ordinance update to facilitate new development opportunities. The subject parcel is located in the North Camino Ramon Specific Plan (NCRSP) area, which is designated a Priority Development Area (PDA) by the Association of Bay Area Governments (ABAG). HE Update will facilitate redevelopment with an	

Planning Subarea	Site Address	APN	Gross Acres	Current Use	GP	Zoning	Proposed GP	Proposed Zoning	Min Density (du/ac)	Max Density (du/ac)	Realistic Density (du/ac)	Existing Units	Realistic Zoned Capacity	Income Distribution			Ownership	Included in Previous Cycle HE	Infrastructure	Improvement to Land Ratio	Constraints	Property Owner Interest	Percent of Property	Notes
														Lower	Moderate	Above-Moderate								
																							increased density range between 20 to 40 du/ac. Due to PG&E's recent reorganization/facility restructuring and their consolidation of office use in San Ramon as well as the underutilized nature of the facility, the site is ideally situated in the near term for mixed use development that would allow existing uses to remain if desired.	
Crow Canyon	12855 Alcosta Blvd	213020 015	0.8	Commercial Service— Building Materials	MU	NCRSP – Multifamily Mixed Use	MU	NCRSP - MU	20	40	40	0	19	14	1	4	Private	Yes, 4th and 5th	Yes	0.57	None	100%	Alcosta at Norris Canyon: Underutilized warehouse/industrial; Capacity estimate based on redeveloping entire site 40/60 commercial/residential at max residential density. Developer interest in the NCRSP area, including residential development constructed on the adjacent parcel in 2015 and the Iron Horse Village Preliminary Housing Development application submitted in 2022. The subject parcel is located in the North Camino Ramon Specific Plan (NCRSP) area, which is designated a Priority Development Area (PDA) by the Association of Bay Area Governments (ABAG). The existing development (constructed in 1982) includes a single engineering contractor with an underutilized site (25% lot coverage) and low Improvement to Land Ratio. HE Update will facilitate redevelopment with an increased density range between 20 to 40 du/ac and anticipate a mixed use development pattern that would allow existing uses to remain if desired. Opportunity to combine with adjacent parcels for redevelopment.	
Crow Canyon	4750 Norris Canyon Rd	213020 016	0.7	Commercial Service— Auto Repair, Office, and Building Materials	MU	NCRSP – Multifamily Mixed Use	MU	NCRSP	20	40	40	0	16	12	1	3	Private	Yes, 4th and 5th	Yes	2.73	None	100%	Alcosta at Norris Canyon: Underutilized warehouse/industrial; Capacity estimate based on redeveloping entire site 40/60 commercial/residential at max residential density. Developer interest in the NCRSP area, including residential development	

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														Lower	Moderate	Above-Moderate								
																							constructed on the adjacent parcel in 2015 and the Iron Horse Village Preliminary Housing Development application submitted in 2022. The subject parcel is located in the North Camino Ramon Specific Plan (NCRSP) area, which is designated a Priority Development Area (PDA) by the Association of Bay Area Governments (ABAG). The existing development (constructed in 1977), including light industrial tenants, is an older and underutilized site (APN: 213-020-016). HE Update will facilitate redevelopment with an increased density range between 20 to 40 du/ac and anticipate a mixed use development pattern that would allow existing uses to remain if desired. Opportunity to combine with adjacent parcels for redevelopment.	
Crow Canyon	12821 Alcosta Blvd	213020 017	0.7	Commercial Service— Office and Building Materials	MU	NCRSP – Multifamily Mixed Use	MU	NCRSP	20	40	40	0	16	12	1	3	Private	Yes, 4th and 5th	Yes	2.81		100%	Alcosta at Norris Canyon: Underutilized warehouse/industrial; Capacity estimate based on redeveloping entire site 40/60 commercial/residential at max residential density. Developer interest in the NCRSP area, including residential development constructed on the adjacent parcel in 2015 and the Iron Horse Village Preliminary Housing Development application submitted in 2022. The subject parcel is located in the North Camino Ramon Specific Plan (NCRSP) area, which is designated a Priority Development Area (PDA) by the Association of Bay Area Governments (ABAG). The existing development (constructed in 1979), including light industrial tenants, is an older and underutilized site (APN: 213-020-017). HE Update will facilitate redevelopment with an increased density range between 20 to 40 du/ac and anticipate a mixed use development pattern that	

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														Lower	Moderate	Above-Moderate								
																							would allow existing uses to remain if desired. Opportunity to combine with adjacent parcels for redevelopment.	
Crow Canyon	2481 Deerwood Dr.	208640003	4.4	Office	Office	OA	Multifamily Medium Density	Medium-High Density Residential	6	14	10.5	0	61	5	4	52	Private	No	Yes - Current	0.24	Yes	100%	2481 Deerwood Dr; Capacity based on buildable area developed at 75% of max density and previous concept. Property currently for sale; developer has filed a current development application for housing which is in entitlement review.	
Crow Canyon	2110 Omega Rd	208250071	0.9	Office	Mixed Use	SRVSP: C/SC	Mixed Use	SRVSP - Res. Overlay	22	35	26.25	0	23	17	2	4	Private	Yes, 4th and 5th	Yes - Current	1.66	Yes	100%	Small office building; Owner/Developer interest; Capacity based on entire site developed at 75% of max density. Developer interest in the SRVSP area. Previous interest expressed by owner for redevelopment, but zoning needed to be amended. Property owner owns 4th cycle HOS (APN: 208-250-083) but did not have ability to aggregate site without this parcel due to non-residential zoning. HE Update will facilitate rezone to allow housing. Adjacent property approved for residential redevelopment in 2021. Existing office development was constructed in 1982/1983 and due to age of the building, redevelopment is expected to occur in near term.	
Crow Canyon	2120 Omega Rd	208250072	0.3	Childcare	Mixed Use	SRVSP: C/SC	Mixed Use	SRVSP - Res. Overlay	22	35	26.25	0	7		7		Private	Yes, 4th and 5th	Yes - Current	0.85		100%	Owner/Developer interest; Capacity based on entire site developed at 75% of max density. HE Update will facilitate rezone to allow housing. Recent redevelopment trend in this neighborhood. Adjacent property approved for residential redevelopment in 2021. Existing commercial building was constructed in 1960 and due to age of the building low improvement to land value ratio, and low lot coverage (18%) , redevelopment is expected to occur in near term.	
Crow Canyon	18 Crow Canyon Ct	208490010	2.91	Office	MU	SRVSP - BMU	MF High Density	Multi-Family	20	30	22.5	0	65	48	6	11	Private	No	Yes - Current	1.40		100%	Centerpointe: Capacity based on entire site developed at 75% of max density.	

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														Lower	Moderate	Above-Moderate								
																							Developer interest in the SRVSP area and recent redevelopment within the neighborhood converting office to residential homes. Building constructed in 1985 with low lot coverage (29%); with vacancy rates higher due to reduced office demand as a result of the pandemic. Across the street from City-owned future park site to serve residents.	
Dougherty Hills	680 Bollinger Canyon Way	213610 033	0.8	Event Center	Retail Shopping	CC	MF High Density	Multi-Family	20	30	22.5	0	18	13	1	4	Private	No	Yes - Current	0.74	Yes	100%	Canyon View Dining Hall; Property owner initiated contact with City on redevelopment of site; Capacity based on buildable area developed at 75% of max density. Previous interest expressed by owner/developer for redevelopment, but zoning needed to be amended. HE Update will facilitate rezone to allow housing.	
Dougherty Hills	680 Bollinger Canyon Way	213610 032	1.5	Surface Parking	Retail Shopping	CC	MF High Density	Multi-Family	20	30	22.5	0	32	24	3	5	Private	No	Yes - Current	0.00	Yes	100%	Canyon View Dining Hall; Property owner initiated contact with City on redevelopment of site; Capacity based on buildable area developed at 75% of max density. Previous interest expressed by owner/developer for redevelopment, but zoning needed to be amended. HE Update will facilitate rezone to allow housing.	
Dougherty Hills	500 Bollinger Canyon Ln	2136210 13	7.1	Tennis Court	CR	CR	MF High Density	Multi-Family	20	30	22.5	0	67	10	6	51	Private	No	Yes - Current	0.00	Yes	100%	Tennis Courts: Capacity based on buildable area developed at 75% of max density. Property owner has expressed interest in redevelopment and requested to be a HOS for 6th cycle as part of the stakeholder interviews of the HE update. HE Update will rezone to facilitate redevelopment by allow housing. Property has low improvement to value ratio and adjacent to existing residential development.	
Dougherty	500	2136210	2.4	Vacant	CR	CR	MF High	Multi-	20	30	22.5	0	22	3	2	17	Private	No	No	0.00	Yes	100%	Tennis Courts: Capacity based on	

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Hills	Bollinger Canyon Ln	09					Density	Family															buildable area developed at 75% of max density. See site notes above (500 Bollinger Canyon Lane).	
Bishop Ranch	4600 Norris Canyon	2131310 09	5.8	Light Industrial/Warehouse	MU	NCRSP - TCMU	MU	MU	20	40	30	0	75	56	7	12	Private	Yes, 5th	Yes	0.72		Yes		Norris Tech Center: Ad Hoc and Property Owner express interest in residential redevelopment. Acreage assumes building on parking; Additional capacity with office demolition. Previous interest expressed by owner/developer for redevelopment. HE Update will facilitate rezone to allow housing with greater density range. The subject parcel is located in the North Camino Ramon Specific Plan (NCRSP) area, which is designated a Priority Development Area (PDA) by the Association of Bay Area Governments (ABAG). The site is across the street from the City Village project which under construction with the demolition of office buildings and replaced with residential uses and redevelopment in the neighborhood is expected in the near term.
Bishop Ranch	2301 Camino Ramon	2131310 03	11.1	Medical Office	MU	NCRSP - Multifamily Mixed Use	Downtown MU	Downtown MU	20	60	45	0	499	74	49	376	Private	Yes, 4th and 5th	Yes - Current	0.59		Yes	100%	Bishop Ranch No. 11: Medical Center: Capacity estimate based on redevelopment of entire site to residential at 75% max density with a 15% low income allotment per inclusionary housing ordinance. Since the CityWalk project was presented in 2019 and approved in 2020, the COVID-19 pandemic has significantly impacted the office market and reduced the demand for office space. As an example, Bishop Ranch 6 which is not located in the CityWalk Master Plan, was sold to a housing developer, and approved in November 2021 for 404 units, replacing 564,000 SF of leased office space. Bishop Ranch 7, 8, and 11 were added as 6th cycle HOS specifically at the request of

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														Lower	Moderate	Above-Moderate								
																							the property owner after considering the demand for housing, the City-initiated rezoning which will increase density allowance, and their expectation of office turnover, consolidation, and/or infill on these parcels. The subject parcel is located in the North Camino Ramon Specific Plan (NCRSP) area, which is designated a Priority Development Area (PDA) by the Association of Bay Area Governments (ABAG). Redevelopment in the neighborhood is expected in the near term.	
Bishop Ranch	2527 Camino Ramon	213133078	12.6	Office	Office	OA	Downtown MU	Downtown MU	20	60	45	0	568	85	56	427	Private	No	Yes - Current	11.33	Yes	100%	Bishop Ranch No. 7; Property owner-identified HOS for future redevelopment; Capacity based on redevelopment of entire site to 75% of max density with a 15% low income allotment per inclusionary housing ordinance. Since the CityWalk project was presented in 2019 and approved in 2020, the COVID-19 pandemic has significantly impacted the office market and reduced the demand for office space. As an example, Bishop Ranch 6 which is not located in the CityWalk Master Plan, was sold to a housing developer, and approved in November 2021 for 404 units, replacing 564,000 SF of leased office space. Bishop Ranch 7, 8, and 11 were added as 6th cycle HOS specifically at the request of the property owner after considering the demand for housing, the City-initiated rezoning which will increase density allowance, and their expectation of office turnover, consolidation, and/or infill on these parcels. Redevelopment in the neighborhood is expected in the near term.	
Bishop Ranch	3000 Executive	213133069	9.9	Office	Office	OA-H	Downtown MU	Downtown MU	20	60	45	0	445	333	44	68	Private	No	Yes - Current	16.65	Yes	100%	Bishop Ranch No. 8; Capacity based on entire site developed to 75% max	

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														Lower	Moderate	Above-Moderate								
	Parkway																						density. Since the CityWalk project was presented in 2019 and approved in 2020, the COVID-19 pandemic has significantly impacted the office market and reduced the demand for office space. As an example, Bishop Ranch 6 which is not located in the CityWalk Master Plan, was sold to a housing developer, and approved in November 2021 for 404 units, replacing 564,000 SF of leased office space. Bishop Ranch 7, 8, and 11 were added as 6th cycle HOS specifically at the request of the property owner after considering the demand for housing, the City-initiated rezoning which will increase density allowance, and their expectation of office turnover, consolidation, and/or infill on these parcels. Redevelopment in this neighborhood is expected in the near term.	
Bishop Ranch	4000 Executive Parkway	213133068	8.1	Office	Office	OA-H	Downtown MU	Downtown MU	20	60	45	0	363	272	36	55	Private	No	Yes - Current	16.70	Yes	100%	Bishop Ranch No. 8; Capacity based on entire site developed to 75% max density. Since the CityWalk project was presented in 2019 and approved in 2020, the COVID-19 pandemic has significantly impacted the office market and reduced the demand for office space. As an example, Bishop Ranch 6 which is not located in the CityWalk Master Plan, was sold to a housing developer, and approved in November 2021 for 404 units, replacing 564,000 SF of leased office space. Bishop Ranch 7, 8, and 11 were added as 6th cycle HOS specifically at the request of the property owner after considering the demand for housing, the City-initiated rezoning which will increase density allowance, and their expectation of office turnover, consolidation, and/or infill on these parcels. Redevelopment	

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														Lower	Moderate	Above-Moderate								
																							in this neighborhood is expected in the near term.	
Bishop Ranch	5000 Executive Parkway	213133067	9.3	Office	Office	OA-H	Downtown MU	Downtown MU	20	60	45	0	209	156	20	33	Private	No	Yes - Current	16.33	Yes	100%	Bishop Ranch No. 8; Capacity based on entire site developed to 75% max density. Since the CityWalk project was presented in 2019 and approved in 2020, the COVID-19 pandemic has significantly impacted the office market and reduced the demand for office space. As an example, Bishop Ranch 6 which is not located in the CityWalk Master Plan, was sold to a housing developer, and approved in November 2021 for 404 units, replacing 564,000 SF of leased office space. Bishop Ranch 7, 8, and 11 were added as 6th cycle HOS specifically at the request of the property owner after considering the demand for housing, the City-initiated rezoning which will increase density allowance, and their expectation of office turnover, consolidation, and/or infill on these parcels. Redevelopment in this neighborhood is expected in the near term.	
Twin Creeks	19001 San Ramon Valley Blvd.	211051014	5.4	Religious Assembly	PS	PS	PS/Res. Overlay	PS/Res. Overlay	6	14	10.5	0	28	0	0	28	Private	No	Yes - Current	3.80	Yes	50%	Church of the Valley; Previously unsuccessful Senior Care Facility; may be open to residential opportunity; capacity based preserving existing primary building and landscaped portions of site and developing remaining area to 75% of max density. Property owner/developer has been seeking development opportunities on the property, with most recent plan in 2019 for a senior assisted living facility. HE update will facilitate rezone to allow housing land use and provide more flexibility that will not require a use permit for residential homes.	
Bishop Ranch	2451 Bishop Dr.	213133051	29.6	Warehouse and Undeveloped	MU	NCRSP - TCMU & DRMU	Downtown MU	Downtown MU	20	60	60	0	1066	159	106	801	Private	Yes, 4th and 5th	Yes - Current	2.07	Yes	100%	Toyota site; Capacity estimate based on redeveloping entire site 40/60 commercial/residential at max	

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																							<p>residential density. Mixed income site meeting requirements of inclusionary housing ordinance;</p> <p>Recent trends within this neighborhood show viable opportunities for redevelopment and replacement of office/warehouse space that has a high improvement to land ratio. The realistic capacity considers that the existing Toyota operation could remain while the remainder vacant portion of the property. Toyota will be installing a sidewalk on their property in the next two years to connect to the new residential development next door (City Village project) which will create additional opportunities for site planning and a walkable mixed use project. As part of the City's rezone program, Zoning Amendments such as parking reductions, flexibility for residential development on Mixed Use zones, and FAR increases allows for increased development opportunities for this site. The City will also be adopted Objective Design Standards as part of the Zoning Ordinance update to facilitate new development opportunities.</p> <p>Recent discussions with property owner on long term opportunities on the property as part of the stakeholder interviews of the HE update, and redevelopment in this neighborhood is expected in the near term. The subject parcel is located in the North Camino Ramon Specific Plan (NCRSP) area, which is designated a Priority Development Area (PDA) by the Association of Bay Area Governments (ABAG).</p>	
Crow Canyon	2190 Camino Ramon	2181120 01	0.9	Bank	MU-C	NCRSP - CMU	MU	MU	20	40	40	0	21	15	2	4	Private	Yes, 5th	Yes - Current	0.70		Yes	100%	<p>US Bank: Owner/Developer interest; Capacity estimate based on redeveloping entire site 40/60 commercial/residential at max</p>

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														Lower	Moderate	Above-Moderate								
																							residential density. Property owner has expressed interest in redevelopment as part of the stakeholder interviews of the HE update and requested to be a HOS for 6th cycle. Property ownership of this parcel and adjacent parcels has recently been consolidated into one ownership group. The subject parcel is located in the North Camino Ramon Specific Plan (NCRSP) area, which is designated a Priority Development Area (PDA) by the Association of Bay Area Governments (ABAG).	
Crow Canyon	3130 Crow Canyon Rd.	218112004	0.4	Office	MU-C	NCRSP - CMU	MU	MU	20	40	40	0	9	0	9	0	Private	Yes, 5th	Yes - Current	0.23	Yes	100%	North of Crow Canyon office/warehouse: Developer Interest; Capacity estimate based on redeveloping entire site 40/60 commercial/residential at max residential density. Property owner has expressed interest in redevelopment and requested to be a HOS for 6th cycle. Property ownership of this parcel and adjacent parcels has recently been consolidated into one ownership group. The subject parcel is located in the North Camino Ramon Specific Plan (NCRSP) area, which is designated a Priority Development Area (PDA) by the Association of Bay Area Governments (ABAG).	
Crow Canyon	3120 Crow Canyon Rd.	218112005	1.0	Warehouse	MU-C	NCRSP - CMU	MU	MU	20	40	40	0	24	18	2	4	Private	Yes, 5th	Yes - Current	0.05	Yes	100%	North of Crow Canyon office/warehouse: Developer Interest; Capacity estimate based on redeveloping entire site 40/60 commercial/residential at max residential density. Property owner has expressed interest in redevelopment and requested to be a HOS for 6th cycle. Property ownership of this parcel and adjacent parcels has recently been consolidated into one ownership group. The subject parcel is located in the North Camino Ramon	

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														Lower	Moderate	Above-Moderate								
																							Specific Plan (NCRSP) area, which is designated a Priority Development Area (PDA) by the Association of Bay Area Governments (ABAG).	
Crow Canyon	2001 Crow Canyon Pl.	218102012	1.4	Parking Lot	MU-C	NCRSP - CMU	MU	MU	20	40	40	0	33	24	3	6	Private	Yes, 5th	Yes - Current	0.04	Yes	100%	North of Crow Canyon Magnolia Square Parking: Developer Interest; Capacity estimate based on redeveloping entire site 40/60 commercial/residential at max residential density. Property owner has expressed interest in redevelopment and requested to be a HOS for 6th cycle as part of the stakeholder interviews of the HE update. Property has low improvement to value ratio and is located within walking distance to services and neighborhood amenities. The subject parcel is located in the North Camino Ramon Specific Plan (NCRSP) area, which is designated a Priority Development Area (PDA) by the Association of Bay Area Governments (ABAG).	
Crow Canyon	2551 San Ramon Valley Blvd.	209030096	3.8	Shopping Center	MU	MU	MU	MU	20	40	40	0	72	54	7	11	Private	No	Yes - Current	1.28		47%	SRV Office/Retail Plaza (Erik's Deli): Capacity based on preserving existing buildings and developing parking area (over 60% of parcel area) at max density. Tenancy has shifted in the last several years to high percentage of non-retail uses with lesser parking demand needed and thus allows for easier redevelopment of parking area. Adjacent property owner has expressed interest in redeveloping as a HOS in the 6th cycle and has high development potential where shared parking facilities could be utilized. Parcel is adjacent to an established neighborhood pattern of higher density apartment uses. HE Update will facilitate redevelopment with an increased density range between 20 to 40 du/ac and anticipates a mixed use development pattern that would	

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														Lower	Moderate	Above-Moderate								
																							allow existing uses to remain if desired. Opportunity to combine with adjacent parcels for redevelopment.	
Crow Canyon	2525 San Ramon Valley Blvd.	209030093	2.5	Movie Theater	MU	MU	MU	MU	20	40	40	0	59	44	5	10	Private	No	Yes - Current	0.94	Yes	100%	SRV Theater: Capacity estimate based on redeveloping entire site 40/60 commercial/residential at max residential density. Property owner has expressed interest in redevelopment as part of the stakeholder interviews of the HE update and requested to be a HOS for 6th cycle. Parcel is adjacent to an established neighborhood pattern of higher density apartment uses. HE Update will facilitate redevelopment with an increased density range between 20 to 40 du/ac and anticipates a mixed use development pattern that would allow existing uses to remain if desired. Opportunity to combine with adjacent parcels for redevelopment.	
Crow Canyon	2710 Crow Canyon Rd.	208280033	1.3	Shopping Center	MU	PD	MU	PD/Res. Overlay	20	30	22.5	0	22	16	2	4	Private	No	Yes - Current	2.43		100%	Staples: Capacity estimate based on redeveloping buildable area to 75% of maximum density. Recent consolidation of office supply uses anticipates a shift of near term redevelopment potential on this parcel. Parcel is across the street from existing residential neighborhood and adjacent to a vacant lot that could be consolidated for increased development area. HE Update will facilitate rezone to allow housing.	
Crow Canyon	2730 Crow Canyon Rd.	208280034	0.9	Parking Lot	MU	PD	MU	PD/Res. Overlay	20	30	22.5	0	11	0	11	0	Private	No	Yes - Current	0.00		100%	Auxiliary Parking Lot Adjacent to Staples: Capacity estimate based on redeveloping buildable area to 75% of maximum density. Vacant parcel that has garnered interest from developers for development in the past. HE Update will rezone parcel to facilitate the redevelopment to allow housing.	
Crow	2610 Crow	208280	1.9	Office	Office	OA	MF Very	Multi-	30	50	37.5	0	70	10	7	53	Private	No	Yes -	1.66		Yes	100%	Property owners have expressed recent

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														Lower	Moderate	Above-Moderate								
Canyon	Canyon Rd.	027					High Density	Family										Current						interest in residential redevelopment; Capacity based on entire site redevelopment to 75% of max density. Property owner has expressed interest in redevelopment as part of the stakeholder interviews of the HE update and requested to be a HOS for 6th cycle. Property owner has been working on conceptual development designs; HE Update will rezone parcel to facilitate the redevelopment to allow housing.
Crow Canyon	2701 Old Crow Canyon Rd	208280 009	1.1	Meeting Facility, Business Support, Office and Commercial Services	MU	SRVSP - Multiple Family Res.	MF High Density	Multi-Family	20	30	22.5	0	24	18	2	4	Private	Yes, 4th and 5th	Yes - Current	0.54	None	Yes	100%	Ryan Industrial: Capacity based on entire site redeveloped to 75% of max density. Property owner interest in redevelopment of site and participated in Specific Plan update in 2019 to include site for residential use. Building constructed in 1971; low improvement to land ratio; low lot coverage (19%); recent redevelopment of townhomes at the end of cul-de-sac. Across the street from City-owned future park site to serve residents.
Crow Canyon	110 Ryan Industrial Ct	208280 014	1.0	Office	MU	SRVSP - Multiple Family Res.	MF High Density	Multi-Family	20	30	22.5	0	22	16	2	4	Private	Yes, 4th and 5th	Yes - Current	0.91	None		100%	Ryan Industrial: Capacity based on entire site redeveloped to 75% of max density. Building constructed in 1975; low improvement to land ratio; low lot coverage (17%); recent redevelopment of townhomes at the end of cul-de-sac. Recent update of Specific Plan with higher density range to incentivize redevelopment. Near City-owned future park site to serve residents.
Crow Canyon	101 Ryan Industrial Ct	208280 015	0.9	Office and Studio Use	MU	SRVSP - Multiple Family Res.	MF High Density	Multi-Family	20	30	22.5	0	20	15	2	3	Private	Yes, 4th and 5th	Yes - Current	0.53	None		100%	Ryan Industrial: Capacity based on entire site redeveloped to 75% of max density. Building constructed in 1978; low improvement to land ratio; low lot coverage (19%); recent redevelopment of townhomes at the end of cul-de-sac. Recent update of Specific Plan with

Planning Subarea	Site Address	APN	Gross Acres	Current Use	GP	Zoning	Proposed GP	Proposed Zoning	Min Density (du/ac)	Max Density (du/ac)	Realistic Density (du/ac)	Existing Units	Realistic Zoned Capacity	Income Distribution			Ownership	Included in Previous Cycle HE	Infrastructure	Improvement to Land Ratio	Constraints	Property Owner Interest	Percent of Property	Notes
														Lower	Moderate	Above-Moderate								
																							higher density range to incentivize redevelopment. Across the street from City-owned future park site to serve residents.	
Crow Canyon	115 Ryan Industrial Ct	208280 016	1.3	Office	MU	SRVSP - Multiple Family Res.	MF High Density	Multi-Family	20	30	22.5	0	29	21	2	6	Private	Yes, 4 th and 5 th	Yes - Current	1.75	None	100%	Ryan Industrial: Capacity based on entire site redeveloped to 75% of max density. Building constructed in 1979; low improvement to land ratio; low lot coverage (19%) ; recent redevelopment of townhomes at the end of cul-de-sac. Recent update of Specific Plan with higher density range to incentivize redevelopment. Near City-owned future park site to serve residents.	
Southern San Ramon	200 Montgomery St	213701 004	3.6	Retail— Shopping Center	MU	MU	MU	MU	20	40	40	0	24	18	2	4	Private	Yes, 4 th and 5 th	Yes	0.73	Adjacent to arterial road	Yes	100%	Marketplace (North): Residential redevelopment on parking at max density; maintain retail. Developer and property owner interest. The subject parcel (APN: 213-701-004) is part of an existing retail center (Marketplace, constructed in 1988) with an underutilized site and a low Improvement to Land Ratio. The Center has approximately 50% vacancy, including the loss of an anchor grocery store and various restaurant/retail tenants. Redevelopment of the subject parcel likely given the City has reviewed in 2021 a Preliminary Housing Development application for mixed use development (including residential uses) on the adjacent parcel (APN: 213-701-002). The site is adjacent to the Iron Horse Regional Trail, a major arterial roadway (Bollinger Canyon Road), and the approved CityWalk Master Plan development. The subject parcel is located in a designated Priority Development Area (PDA) by the Association of Bay Area Governments (ABAG). HE Update will facilitate redevelopment with an increased density range between 20 to 40 du/ac

Planning Subarea	Site Address	APN	Gross Acres	Current Use	GP	Zoning	Proposed GP	Proposed Zoning	Min Density (du/ac)	Max Density (du/ac)	Realistic Density (du/ac)	Existing Units	Realistic Zoned Capacity	Income Distribution			Ownership	Included in Previous Cycle HE	Infrastructure	Improvement to Land Ratio	Constraints	Property Owner Interest	Percent of Property	Notes
														Lower	Moderate	Above-Moderate								
																							and anticipates the use of shared structured parking with a mixed use development pattern. Residential development is anticipated on the existing surface parking lot area, while preserving retail opportunities on-site.	
Southern San Ramon	1071 Market Place	213702 002	2.79	Hotel	MU	MU	MU	MU	20	40	40	0	66	49	6	11	Private	Yes, 4th and 5th	Yes - Current	3.16	None	100%	Marketplace (West) Residence Inn: Capacity estimate based on redeveloping entire site 40/60 commercial/residential at max residential density. Parcel to the east recently submitted preliminary applications for housing development. Prime location for residential due to access to parking, shopping, walking distance to services, adjacent to regional trail. Parcel to the west is the CityWalk project where residential care facility was recently approved, and future multi-family housing. Existing hotel is built for extended stay and can be easily converted to units.	
Southern San Ramon	1021 Market Place	213702 006	0.21	Shopping Center	MU	MU	MU	MU	20	40	40	0	8	0	8	0	Private	Yes, 4th and 5th	Yes - Current	1.46	Yes	100%	Marketplace (West) Retail Strip: Capacity estimate based on redeveloping entire site 40/60 commercial/residential at max residential density. "Developer and property owner interest. The subject parcel (APN: 213-702-006) constitutes a part of the larger Marketplace Business Center development as a Housing Opportunity Site (Parcels 213-703-002, -004, -006, -007, & -008), all built in the late 1980s/early 1990s. As a whole, the Development is underutilized and is made up of a retail sporting goods store, an extended stay hotel, professional offices, and restaurants. The site is adjacent to the Iron Horse Regional Trail, a major arterial roadway (Bollinger Canyon Road), and the approved CityWalk Master Plan	

Planning Subarea	Site Address	APN	Gross Acres	Current Use	GP	Zoning	Proposed GP	Proposed Zoning	Min Density (du/ac)	Max Density (du/ac)	Realistic Density (du/ac)	Existing Units	Realistic Zoned Capacity	Income Distribution			Ownership	Included in Previous Cycle HE	Infrastructure	Improvement to Land Ratio	Constraints	Property Owner Interest	Percent of Property	Notes
														Lower	Moderate	Above-Moderate								
																							development. Redevelopment of the subject parcel likely given the City has reviewed in 2021 a Preliminary Housing Development application for mixed use development (including residential uses) on the adjacent parcel (APN: 213-701-002) at the Marketplace Center. The subject parcel is located in a designated Priority Development Area (PDA) by the Association of Bay Area Governments (ABAG). HE Update will facilitate redevelopment with an increased density range between 20 to 40 du/ac and anticipates a mixed use development pattern that would allow existing uses to remain if desired. Opportunity to combine with adjacent parcels for redevelopment."	
Southern San Ramon	1081 Market PI	213702004	1.1	Office	MU	MU	MU	MU	20	40	40	0	26	19	2	5	Private	Yes, 4th and 5th	Yes	1.14	Adj. to arterial road	Yes	100%	Premier Physicians: Capacity estimate based on redeveloping entire site 40/60 commercial/residential at max residential density. "Developer and property owner interest. The subject parcel (APN: 213-702-004) constitutes a part of the larger Marketplace Business Center development as a Housing Opportunity Site (Parcels 213-703-002, -004, -007, & -008), all built in the late 1980s/early 1990s. As a whole, the Development is underutilized and is made up of a retail sporting goods store, an extended stay hotel, professional offices, and restaurants. The site is adjacent to the Iron Horse Regional Trail, a major arterial roadway (Bollinger Canyon Road), and the approved CityWalk Master Plan development. Redevelopment of the subject parcel likely given the City has reviewed in 2021 a Preliminary Housing Development application for mixed use development (including residential uses) on the adjacent parcel (APN:

Planning Subarea	Site Address	APN	Gross Acres	Current Use	GP	Zoning	Proposed GP	Proposed Zoning	Min Density (du/ac)	Max Density (du/ac)	Realistic Density (du/ac)	Existing Units	Realistic Zoned Capacity	Income Distribution			Ownership	Included in Previous Cycle HE	Infrastructure	Improvement to Land Ratio	Constraints	Property Owner Interest	Percent of Property	Notes
														Lower	Moderate	Above-Moderate								
																							213-701-002) at the Marketplace Center. The subject parcel is located in a designated Priority Development Area (PDA) by the Association of Bay Area Governments (ABAG). HE Update will facilitate redevelopment with an increased density range between 20 to 40 du/ac and anticipates a mixed use development pattern that would allow existing uses to remain if desired. Opportunity to combine with adjacent parcels for redevelopment."	
Southern San Ramon	1041 Market Pl	213702007	4.0	Retail— Shopping Center	MU	MU	MU	MU	20	40	40	0	96	72	9	15	Private	Yes, 4th and 5th	Yes	1.25	Adj. to arterial road	Yes	100%	Sports Basement Center: Capacity estimate based on redeveloping entire site 40/60 commercial/residential at max residential density. "Developer and property owner interest. The subject parcel (APN: 213-702-007) constitutes a part of the larger Marketplace Business Center development as a Housing Opportunity Site (Parcels 213-703-002, -004, -007, & -008), all built in the late 1980s/early 1990s. As a whole, the Development is underutilized and is made up of a retail sporting goods store, an extended stay hotel, professional offices, and restaurants. The site is adjacent to the Iron Horse Regional Trail, a major arterial roadway (Bollinger Canyon Road), and the approved CityWalk Master Plan development. Redevelopment of the subject parcel likely given the City has reviewed in 2021 a Preliminary Housing Development application for mixed use development (including residential uses) on the adjacent parcel (APN: 213-701-002) at the Marketplace Center. The subject parcel is located in a designated Priority Development Area (PDA) by the Association of Bay Area Governments (ABAG). HE Update will facilitate redevelopment with an

Planning Subarea	Site Address	APN	Gross Acres	Current Use	GP	Zoning	Proposed GP	Proposed Zoning	Min Density (du/ac)	Max Density (du/ac)	Realistic Density (du/ac)	Existing Units	Realistic Zoned Capacity	Income Distribution			Ownership	Included in Previous Cycle HE	Infrastructure	Improvement to Land Ratio	Constraints	Property Owner Interest	Percent of Property	Notes
														Lower	Moderate	Above-Moderate								
																							increased density range between 20 to 40 du/ac and anticipates a mixed use development pattern that would allow existing uses to remain if desired. Opportunity to combine with adjacent parcels for redevelopment."	
Southern San Ramon	9130 Alcosta Blvd.	210520 055	0.68	Shopping Center	MU	MU	MU	MU	20	40	40	0	16	12	1	3	Private	Yes, 4th and 5th	Yes - Current	2.90	None	Yes	100%	Country Club Village: Capacity estimate based on redeveloping entire site 40/60 commercial/residential at max residential density. Developer and property owner interest in the past. The Housing Opportunity Site is comprised of three parcels (out of five existing parcels with four office buildings and parking lot areas). The existing buildings/parking was constructed in the 1960s/1970s and currently include a mix of professional offices and learning studios. Redevelopment anticipated due to the old age of the development and the low Improvement to Land Ratio. The site is located along a major arterial roadway (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 the senior center. HE Update will facilitate redevelopment with an increased density range between 20 to 40 du/ac and anticipates a mixed use development pattern that would allow existing uses to remain if desired, incorporating shared parking with the adjacent existing uses. Opportunity to combine with adjacent parcels for redevelopment.
Southern San Ramon	9150 Alcosta Blvd.	210520 056	0.81	Shopping Center	MU	MU	MU	MU	20	40	40	0	19	14	1	4	Private	Yes, 4th and 5th	Yes - Current	2.92	None	Yes	100%	Country Club Village: Capacity estimate based on redeveloping entire site 40/60 commercial/residential at max residential density. Developer and property owner interest in the past. The Housing Opportunity Site is comprised of three parcels (out

Planning Subarea	Site Address	APN	Gross Acres	Current Use	GP	Zoning	Proposed GP	Proposed Zoning	Min Density (du/ac)	Max Density (du/ac)	Realistic Density (du/ac)	Existing Units	Realistic Zoned Capacity	Income Distribution			Ownership	Included in Previous Cycle HE	Infrastructure	Improvement to Land Ratio	Constraints	Property Owner Interest	Percent of Property	Notes
														Lower	Moderate	Above-Moderate								
																								of five existing parcels with four office buildings and parking lot areas). The existing buildings/parking was constructed in the 1960s/1970s and currently include a mix of professional offices and learning studios. Redevelopment anticipated due to the old age of the development and the low Improvement to Land Ratio. The site is located along a major arterial roadway (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 the senior center. HE Update will facilitate redevelopment with an increased density range between 20 to 40 du/ac and anticipates a mixed use development pattern that would allow existing uses to remain if desired, incorporating shared parking with the adjacent existing uses. Opportunity to combine with adjacent parcels for redevelopment.
Southern San Ramon	9120 Alcosta Blvd	210520 051	2.5	Retail— Shopping Center	MU	MU	MU	MU	20	40	40	0	56	42	5	9	Private	Yes, 4th and 5th	Yes	1.58	None	Yes	56%	Country Club Village (West Side): Capacity based on residential development on parking lot at max density; Maintain retail. Developer and previous property owner interest. The subject parcel (APN: 210-520-051) is part of an existing retail center (Country Club Village, constructed in 1995) with underutilized surface parking lot areas. This site is located along a major arterial roadway (Alcosta Boulevard) and the Iron Horse Regional Trail. In recent years, approximately 10,000 sq. ft. of tenant space remains vacant, signaling a potential for redevelopment opportunities. HE Update will facilitate redevelopment with an increased density range between 20 to 40 du/ac and anticipates the use of shared

Planning Subarea	Site Address	APN	Gross Acres	Current Use	GP	Zoning	Proposed GP	Proposed Zoning	Min Density (du/ac)	Max Density (du/ac)	Realistic Density (du/ac)	Existing Units	Realistic Zoned Capacity	Income Distribution			Ownership	Included in Previous Cycle HE	Infrastructure	Improvement to Land Ratio	Constraints	Property Owner Interest	Percent of Property	Notes
														Lower	Moderate	Above-Moderate								
																							parking with a mixed use development pattern. Residential development is anticipated on the existing surface parking lot area, while preserving retail opportunities on-site.	
Southern San Ramon	9260 Alcosta Dr	210260 054	0.8	Office	MU	MU-SH	MU	Mixed Use/ Senior Housing	20	40	40	0	19	14	1	4	Private	Yes, 4th and 5th	Yes	1.00	Limited to senior housing	Yes	100%	South San Ramon Offices: Capacity estimate based on redeveloping entire site 40/60 commercial/residential at max residential density. Developer and property owner interest in the past. The Housing Opportunity Site is comprised of three parcels (out of five existing parcels with four office buildings and parking lot areas). The existing buildings/parking was constructed in the 1960s/1970s and currently include a mix of professional offices and learning studios. Redevelopment anticipated due to the old age of the development and the low Improvement to Land Ratio. The site is located along a major arterial roadway (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 the senior center. HE Update will facilitate redevelopment with an increased density range between 20 to 40 du/ac and anticipates a mixed use development pattern that would allow existing uses to remain if desired, incorporating shared parking with the adjacent existing uses. Opportunity to combine with adjacent parcels for redevelopment.
Southern San Ramon	9260 Alcosta Dr	210260 057	1.0	Office	MU	MU-SH	MU	Mixed Use/ Senior Housing	20	40	40	0	24	18	2	4	Private	Yes, 4th and 5th	Yes	0.58	Limited to senior housing	Yes	100%	South San Ramon Offices: Capacity estimate based on redeveloping entire site 40/60 commercial/residential at max residential density. Developer and property owner interest in the past. The Housing Opportunity Site is comprised of three parcels (out of five existing parcels with four office

Planning Subarea	Site Address	APN	Gross Acres	Current Use	GP	Zoning	Proposed GP	Proposed Zoning	Min Density (du/ac)	Max Density (du/ac)	Realistic Density (du/ac)	Existing Units	Realistic Zoned Capacity	Income Distribution			Ownership	Included in Previous Cycle HE	Infrastructure	Improvement to Land Ratio	Constraints	Property Owner Interest	Percent of Property	Notes
														Lower	Moderate	Above-Moderate								
																							buildings and parking lot areas). The existing buildings/parking was constructed in the 1960s/1970s and currently include a mix of commercial uses. Redevelopment in near term due to the age of the development and the low Improvement to Land Ratio. The site is located along a major arterial roadway (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 the senior center. HE Update will facilitate redevelopment with an increased density range between 20 to 40 du/ac and anticipates a mixed use development pattern that would allow existing uses to remain if desired, incorporating shared parking with the adjacent existing uses. Opportunity to combine with adjacent parcels for redevelopment.	
Southern San Ramon	9260 Alcosta Dr	210260 058	0.9	Parking Lot	MU	MU-SH	MU	Mixed Use/Senior Housing	20	30	40	0	21	15	2	4	Private	Yes, 4th and 5th	Yes	0.04	Limited to senior housing	Yes	100%	South San Ramon Offices: Capacity estimate based on redeveloping entire site 40/60 commercial/residential at max residential density. Developer and previous property owner interest. The Housing Opportunity Site is comprised of three parcels (out of five existing parcels with four office buildings and parking lot areas). The existing buildings/parking was constructed in the 1960s/1970s and currently include a mix of professional offices and learning studios. Redevelopment anticipated due to the old age of the development and the low Improvement to Land Ratio. The site is located along a major arterial roadway (Alcosta Boulevard) and is adjacent to the Sunny Glen Senior Community area. Redevelopment in near term due to the age of the development and the

Planning Subarea	Site Address	APN	Gross Acres	Current Use	GP	Zoning	Proposed GP	Proposed Zoning	Min Density (du/ac)	Max Density (du/ac)	Realistic Density (du/ac)	Existing Units	Realistic Zoned Capacity	Income Distribution			Ownership	Included in Previous Cycle HE	Infrastructure	Improvement to Land Ratio	Constraints	Property Owner Interest	Percent of Property	Notes
														Lower	Moderate	Above-Moderate								
																							low Improvement to Land Ratio. The site is located along a major arterial roadway (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 the senior center. HE Update will facilitate redevelopment with an increased density range between 20 to 40 du/ac and anticipates a mixed use development pattern that would allow existing uses to remain if desired, incorporating shared parking with the adjacent existing uses. Opportunity to combine with adjacent parcels for redevelopment.	
Dougherty Valley	Bollinger Canyon Rd.	222270 059	6.6	Vacant	MU	MU / DVSP - MU	MU	DVSP	20	40	40	0	120	18	42	60	Private	Yes, 4th and 5th	Yes - Current	0.00	Yes	100%	Requires DV SP plan amendment to add more units after Deer creek south is completed. Property owner has expressed interest and requested to be a HOS in 6th cycle. Owner is currently exploring site design to incorporate a mix of residential and commercial uses. Vacant parcel.	
Dougherty Valley	Bollinger Canyon Rd.	222270 060	6.8	Vacant	MU	MU DVSP - MU	MU	DVSP	20	40	40	0	120	18	42	60	Private	Yes, 4th and 5th	Yes - Current	0.00	Yes	100%	Requires DV SP plan amendment to add more units after Deer creek south is completed. Property owner has expressed interest and requested to be a HOS in 6th cycle. Owner is currently exploring site design to incorporate a mix of residential and commercial uses. Vacant parcel.	

BMU = Business Mixed Use

CC = Community Commercial

CMU – Commercial Mixed Use

CR = Commercial Recreation

C/SC = Commercial/Service Commercial

DRMU = Destination Retail Mixed Use

DVSP = Dougherty Valley Specific Plan

MU = Mixed Use

MU-C = Mixed Use – Commercial

MU-SH = Mixed Use – Senior Housing Overlay

NCRSP = North Camino Ramon Specific Plan

OA = Administrative Office

OA-H = Administrative Office - Height Limit Overlay

PD = Planned Development

PS = Public and Semipublic

SRVSP = San Ramon Village Specific Plan

TCMU = The Commons Mixed Use

WSP = Westside Specific Plan

Appendix 11-E

Affirmatively Furthering Fair Housing (AFFH)

11-E.1 INTRODUCTION AND OVERVIEW OF AB 686

Assembly Bill 686 passed in 2017 requires the inclusion in the Housing Element an analysis of barriers that restrict access to opportunity¹ and a commitment to specific meaningful actions to affirmatively further fair housing.² AB 686 mandates that local governments identify meaningful goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or employment opportunities to the extent these issues create and/or perpetuate discrimination against protected classes.³ In addition, AB 686:

Requires the state, cities, counties, and public housing authorities to administer their programs and activities related to housing and community development in a way that affirmatively furthers fair housing;

- Prohibits the state, cities, counties, and public housing authorities from taking actions materially inconsistent with their AFFH obligation;
- Requires that the AFFH obligation be interpreted consistent with HUD's 2015 regulation, regardless of federal action regarding the regulation;
- Adds an AFFH analysis to the Housing Element (an existing planning process that California cities and counties must complete) for plans that are due beginning in 2021; and
- Includes in the Housing Element's AFFH analysis a required examination of issues such as segregation and resident displacement, as well as the required identification of fair housing goals.

The Bill added an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access

¹ While Californian's Department of Housing and Community Development (HCD) do not provide a definition of opportunity, opportunity usually related to the access to resources and improve quality of life. HCD and the California Tax Credit Allocation Committee (TCAC) have created Opportunity Maps to visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, and economic mobility.

² "Affirmatively furthering fair housing" is defined to mean taking meaningful actions that "overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for communities of color, persons with disabilities, and others protected by California law.

³ A protected class is a group of people sharing a common trait who are legally protected from being discriminated against on the basis of that trait.

to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

1.1 ANALYSIS REQUIREMENTS

An assessment of fair housing must consider the elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs.⁴ The analysis must address patterns at a regional and local level and trends in patterns over time. This analysis should compare the locality at a county level or even broader regional level such as a Council of Government, where appropriate, for the purposes of promoting more inclusive communities.

For the purposes of this AFFH, “Regional Trends” describe trends the Bay Area (the members of ABAG) and Contra Costa County. “Local Trends” describe trends specific to the City of San Ramon.

1.2 SOURCES OF INFORMATION

The City uses a variety of data sources for the assessment of fair housing at the regional and local level. Sources include:

- California Department of Housing and Community Development (HCD) AFFH Data Viewer.
- Housing Needs Data Packets prepared by the Association of Bay Area Governments (ABAG), which relies on 2015-2019 American Community Survey (ACS) data by the U.S. Census Bureau for most characteristics.
- Note: The ABAG Data Packets also referenced the U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) reports (based on the 2013-2017 ACS).
- AFFH Data Report prepared by ABAG, which relies on the 2000, 2010, and 2020 Decennial Census and 2011-2015 ACS.
- U.S. Census Bureau’s Decennial Census (referred to as “Census”) and American Community Survey (ACS).
- U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordable Strategy (CHAS) reports (based on the 2014-2018 ACS).
- Contra Costa County Collaborative (C4) Regional AFFH Context prepared by MIG.
- Contra Costa County 2020 Analysis of Impediments to Fair Housing Choice (2020 County AI).
- City of San Ramon General Plan Update Existing Conditions and Trends Workbook, March 2022.

Some of these sources provide data on the same topic, but because of different methodologies, the resulting data differ. For example, the decennial census and ACS report slightly different estimates for the total population, number of households, number of housing units, and household size. This is in part because ACS provides estimates based on a small survey of the population

⁴ Gov. Code, §§ 65583, subds. (c)(10)(A), (c)(10)(B), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42274, 42282-42283, 42322, 42323, 42336, 42339, 42353-42360, esp. 42355-42356 (July 16, 2015). See also 24 C.F.R. §§ 5.150, 5.154(b)(2) (2016).

taken over the course of the whole year.⁵ Because of the survey size and seasonal population shifts, some information provided by the ACS is less reliable. For this reason, the readers should keep in mind the potential for data errors when drawing conclusions based on the ACS data used in this chapter. The information is included as it provides an indication of possible trends.

The City also used findings and data from the 2020 Contra Costa County Analysis of Impediments to Fair Housing Choice (2020 County AI) for some of its local knowledge as it includes a variety of locally gathered and available information, such as a surveys, local history and events that have affected or are affecting fair housing choice. The City also used the County AI for its regional findings and data.

In addition, HCD has developed a statewide AFFH Data Viewer. The AFFH Data Viewer consists of map data layers from various data sources and provides options for addressing each of the components within the full scope of the assessment of fair housing. The data source and time frame used in the AFFH mapping tools may differ from the ACS data in the ABAG package. The City attempted, to the best of their ability, to ensure comparisons between the same time frames. However, in some instances, various time frames are compared (often differing by one year). As explained earlier, the assessment is most useful in providing an indication of possible trends.

11-E.2 ASSESSMENT OF FAIR HOUSING ISSUES

2.1 FAIR HOUSING ENFORCEMENT AND OUTREACH

Fair housing enforcement and outreach capacity refers to the ability of a locality and fair housing entities to disseminate information related to fair housing laws and rights, and provide outreach and education to community members. Enforcement and outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing. The Fair Employment and Housing Act and the Unruh Civil Rights Act are the primary California fair housing laws. California state law extends anti-discrimination protections in housing to several classes that are not covered by the federal Fair Housing Act (FHA) of 1968, including prohibiting discrimination on the basis of sexual orientation.

In Contra Costa County, local housing, social services, and legal service organizations include the Fair Housing Advocates of Northern California (FHANC), Eden Council for Hope and Opportunity (ECHO) Fair Housing, Bay Area Legal Aid, and Pacific Community Services.

The City of San Ramon is committed to complying with State and federal laws and regulations related to fair housing, including but not limited to, the federal Fair Housing Act (FHA), California Fair Employment and Housing Act, and the California Unruh Civil Rights Act. Specifically, the City participates in the Urban County program to provide fair housing outreach and enforcement services to its residents and housing professionals, and refers fair housing inquiries to the various agencies for assistance. The City also routinely reviews and revises its land use policies and zoning provisions to ensure they comply with fair housing and Housing Element laws to facilitate the development of a diverse housing stock to meet the varied needs of its residents. As part of this

⁵ The American Community Survey is sent to approximately 250,000 addresses in the United States monthly (or 3 million per year). It regularly gathers information previously contained only in the long form of the decennial census. This information is then averaged to create an estimate reflecting a 1- or 5-year reporting period (referred to as a “5-year estimate”). 5-year estimates have a smaller margin of error due to the longer reporting period and are used throughout this AFFH analysis.

6th cycle Housing Element update, the City has identified additional revisions to the land use plans and zoning code necessary to further fair housing.

Table E-1: Fair Housing Organizations Serving San Ramon

<i>Organization</i>	<i>Focus Areas</i>
Fair Housing Advocates of Northern California (FHANC)	Non-profit agency that provides fair housing information and literature in a number of different languages, primarily serves Marin, Sonoma, and Solano County but also has resources to residents outside of the above geographic areas.
Eden Council for Hope and Opportunity (ECHO) Fair Housing	Housing counseling agency that provides education and charitable assistance to the general public in matters related to obtaining and maintaining housing.
Bay Area Legal Aid	Largest civil legal aid provider serving seven Bay Area counties. Has a focus area in housing preservation and homelessness task force to provide legal services and advocacy for those in need.
Pacific Community Services	Private non-profit housing agency that serves East Contra Costa County (Bay Point, Antioch, and Pittsburg) and provides fair housing counseling as well as education and outreach

Source: Assessment of Fair Housing: Contra Costa County Regional Analysis. Prepared by MIG, March 2022

As part of the Contra Costa Urban County, San Ramon participated in the 2020-2025 Contra Costa County Analysis of Impediments to Fair Housing Choice (2020 AI). As outlined in the 2020 AI, the U.S. Department of Housing and Urban Development (HUD) has described the responsibility to affirmatively further fair housing as:

“Taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.” (2015 AFFH Regulation Preamble.)

As discussed in the 2020 AI, the County, including all jurisdictions within Contra Costa County, complies with the State and local fair housing laws. California Law: Government Code Section 12955 et seq – Fair Employment and Housing Act (FEHA): Prohibits housing discrimination or harassment in housing practices, including advertising, the application and selection process, unlawful evictions, terms and conditions of tenancy, privileges of occupancy, and mortgage loans and insurance. Government Code Section 12955(l) prohibits discrimination through public or private land use practices, decisions, and authorizations.

The following categories are protected by FEHA: race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status (households with children under 18 years of age), source of income, disability, or genetic information.

In addition, FEHA contains similar reasonable accommodations, reasonable modifications, and accessibility provisions to the Federal Fair Housing Amendments Act. FEHA explicitly provides that violations can be proven through evidence of the unjustified disparate impact of challenged actions and inactions and establishes the burden shifting framework that courts and the Department of Fair Employment and Housing must use in evaluating disparate impact claims.

The FEHA also incorporates the Unruh Act (Civil Code section 51), the Ralph Act (Civil Code section 51.7) and the Bane Act (Civil Code section 52.1). The Unruh Civil Rights Act provides protection from discrimination by all business establishments in California (including housing and accommodations) because of age, ancestry, color, disability, national origin, race, religion, sex, or sexual orientation. While the Unruh Civil Rights Act specifically lists “sex, race, color, religion, ancestry, national origin, disability, and medical condition” as protected classes, the California Supreme Court has held that protections under the Unruh Act are not necessarily restricted to these characteristics. In practice, this has meant that the law protects against arbitrary discrimination, including discrimination on the basis of personal appearance.

Furthermore, the Ralph Civil Rights Act (California Civil Code Section 51.7) forbids acts of violence or threats of violence because of a person’s race, color, religion, ancestry, national origin, age, disability, sex, sexual orientation, political affiliation, or position in a labor dispute. Hate violence can include: verbal or written threats; physical assault or attempted assault; and graffiti, vandalism, or property damage. Ralph Act provides that all persons have the right to be free from violence committed against themselves or their property because of their race, color, religion, ancestry, national origin, political affiliation, sex, sexual orientation, age, disability, position in a labor dispute, or because another person perceives them to have one or more of these characteristics.

The Bane Civil Rights Act (California Civil Code Section 52.1) provides another layer of protection for fair housing choice by protecting all people in California from interference by force or threat of force with an individual’s constitutional or statutory rights, including a right to equal access to housing. The Bane Act also includes criminal penalties for hate crimes; however, convictions under the Act may not be imposed for speech alone unless that speech itself threatened violence.

California Civil Code Section 1940.3 prohibits landlords from questioning potential residents about their immigration or citizenship status. In addition, this law forbids local jurisdictions from passing laws that direct landlords to make inquiries about a person’s citizenship or immigration status.

In addition to these acts, Government Code Sections 11135, 65008, and 65580-65589.8 prohibit discrimination in programs funded by the State and in any land use decisions. Specifically, recent changes to Sections 65580-65589.8 require local jurisdictions to address the provision of housing options for special needs groups, including: Housing for persons with disabilities (SB 520), Housing for homeless persons, including emergency shelters, transitional housing, and supportive housing (SB 2), Housing for extremely low income households, including single-room occupancy units (AB 2634), and Housing for persons with developmental disabilities (SB 812).

The 2020 AI also includes the following unresolved complaints, findings, etc. filed in Contra Costa County:

Housing Authority of the County of Contra Costa (HACCC) Conciliation/ Voluntary Compliance Agreement: On November 7, 2017, a disabled woman filed a complaint with HUD against HACCC and the Vallejo Housing Authority (VHA). The complaint alleged that both housing authorities violated the Fair Housing Act, as well as the Americans with Disabilities Act, by denying her reasonable accommodation request for a time extension to search for suitable housing to accept her Housing Choice Voucher. The woman lost her voucher because of her request's denial.

On February 13, 2018, HUD announced that it reached a Conciliation/ Voluntary Compliance Agreement with HACCC and VHA. As part of the agreement, HACCC and VHA will pay the woman a total of \$10,000 (\$9,000 from HACCC and \$1,000 from VHA) and reinstate her Housing Choice Voucher. The authorities will also give the woman more time to find housing.

Richmond Housing Authority (RHA) Conciliation Agreement: On March 28, 2017, a disabled resident filed a complaint with HUD against RHA for refusing to grant his reasonable accommodations request and terminating his Section 8 Housing Choice Voucher. As a result, the resident had to place his belongings in storage and reside in homeless shelters and with relatives.

On December 14, 2017, HUD reached a Conciliation Agreement with the resident and RHA. As part of the agreement, RHA must pay the resident \$5,833.00 to reimburse him for the storage costs. RHA must also reinstate the resident's Section 8 Housing Choice Voucher. Additionally, RHA employees responsible for making decisions regarding the Housing Choice Voucher Program must attend HUD fair housing training.

2.1.1 Fair Housing Enforcement

A. Regional Trends

California's Department of Fair Employment and Housing (DFEH) has statutory mandates to protect the people of California from discrimination pursuant to the California Fair Employment and Housing Act (FEHA), Ralph Civil Rights Act, and Unruh Civil Rights Act (with regards to housing).

The FEHA prohibits discrimination and harassment on the basis of race, color, religion, sex (including pregnancy, childbirth, or related medical conditions), gender, gender identity, gender expression, sexual orientation, marital status, military or veteran status, national origin, ancestry, familial status, source of income, disability, and genetic information, or because another person perceives the tenant or applicant to have one or more of these characteristics.

The Unruh Civil Rights Act (Civ. Code, § 51) prohibits business establishments in California from discriminating in the provision of services, accommodations, advantages, facilities and privileges to clients, patrons and customers because of their sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, or immigration status.

The Ralph Civil Rights Act (Civ. Code, § 51.7) guarantees the right of all persons within California to be free from any violence, or intimidation by threat of violence, committed against their persons or property because of political affiliation, or on account of sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, immigration status, or position in a labor dispute, or because another person perceives them to have one or more of these characteristics.

Based on DFEH Annual Reports, Table E-2 shows the number of housing complaints filed by Contra Costa County to DFEH between 2015–2020. A slight increase in the number of complaints precedes the downward trend from 2016–2020. Note that fair housing cases alleging a violation of FEHA can also involve an alleged Unruh violation as the same unlawful activity can violate both laws. DFEH creates companion cases that are investigated separately from the housing investigation.

Table E-2: Number of DFEH Housing Complaints in Contra Costa County (2020)

<i>Year</i>	<i>Housing</i>	<i>Unruh Civil Rights Act</i>
2015	30	5
2016	32	2
2017	26	26
2018	22	2
2019	22	2
2020	20	1

Source: Assessment of Fair Housing: Contra Costa County Regional Analysis. Prepared by MIG, March 2022; <https://www.dfeh.ca.gov/LegalRecords/?content=reports#reportsBody>

The Department of Housing and Urban Development’s Office of Fair Housing and Equal Opportunity (HUD FHEO) enforces fair housing by investigating complaints of housing discrimination. Table E-3 shows the number of FHEO Filed Cases by Protected Class in Contra Costa County between 2015 and 2020. A total of 148 cases were filed within this time period, with disability being the top allegation of basis of discrimination followed by familial status, race, national origin, and sex. These findings are consistent with national trends stated in FHEO’s FY 2020 State of Fair Housing Annual Report to Congress where disability was also the top allegation of basis of discrimination. Table E-3 indicates that the highest number of fair housing complaints are due to discrimination against those with disabilities, followed by income source, race, and national origin.

Table E-3: Number of FHEO Filed Cases by Protected Class in Contra Costa County (2015-2020)

<i>Year</i>	<i>Number of Filed Cases</i>	<i>Disability</i>	<i>Race</i>	<i>National Origin</i>	<i>Sex</i>	<i>Familial Status</i>
2015	28	17	4	2	2	4
2016	30	14	8	7	5	6
2017	20	12	3	5	1	5
2018	31	20	6	3	4	9
2019	32	27	4	4	4	1
2020	7	4	1	0	2	1
Total	148	94	26	21	18	26

Percentage of Total Filed Cases

*Note that cases may be filed on more than one basis. 63.5% 17.5% 14.2% 12.2% 17.6%

Source: Assessment of Fair Housing: Contra Costa County Regional Analysis. Prepared by MIG, March 2022; Gov - Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity (FHEO) Filed Cases, <https://catalog.data.gov/dataset/fheo-filed-cases>

A summary of ECHO's Fair Housing Complaint Log on fair housing issues, actions taken, services provided, and outcomes can be found in Table E-4 and Table E-5 below. A total of 143 actions were provided. Counseling to clients was the most common service (41 percent), followed by testers sent for investigation (39 percent). In regards to outcomes, insufficient evidence was the largest result (45 percent), followed by counseling provided to the tenant (27 percent). Only about 12 percent of all cases resulted in successful mediation.

Table E-4: Action(s) Taken/Services Provided by ECHO Fair Housing (2020-2021) – Contra Costa County

<i>Protected Class</i>	<i>1</i>	<i>3</i>	<i>5</i>	<i>6</i>	<i>7</i>	<i>Grand Total</i>
Race	21	0	0	2	0	23
Marital Status	0	0	0	1	0	1
Sex	0	0	0	0	0	0
Religion	0	0	0	0	0	0
Familial Status	0	0	0	3	0	3
Sexual Orientation	0	0	0	0	0	0
Sexual Harassment	0	0	0	1	0	1
Income Source	15	0	1	7	1	24
Disability	7	1	14	33	5	60
National Origin	13	0	0	1	0	14
Other	0	0	1	11	5	17
Total	56	1	16	59	11	143

Source: Assessment of Fair Housing: Contra Costa County Regional Analysis. Prepared by MIG, March 2022

Note: 1. Testers sent for investigation; 3. Referred to attorney; 5. Conciliation with landlord; 6. Client provided with counseling; 7. Client provided with brief service; Source: ECHO Fair Housing (2020 – 2021)

Table E-5: Outcomes of Services Provided by ECHO Fair Housing (2020-2021) – Contra Costa County

<i>Protected Class</i>	<i>Counseling provided to landlord</i>	<i>Counseling provided to tenant</i>	<i>Education to Landlord</i>	<i>Insufficient evidence</i>	<i>Preparing Site Visit</i>	<i>Referred to DFEH/HUD</i>	<i>Successful mediation</i>	<i>Grand Total</i>
Race	0	0	2	20	0	1	0	23
National Origin	0	0	1	13	0	0	0	14
Marital Status	0	0	0	1	0	0	0	1
Sex	0	0	0	0	0	0	0	0
Disability	2	25	2	12	0	4	15	60
Religion	0	0	0	0	0	0	0	0
Sexual Orientation	0	0	0	0	0	0	0	0
Familial Status	0	3	0	0	0	0	0	3
Income Source	3	3	0	16	1	0	1	24
Sexual Harassment	0	8	2	2	1	4	0	17
Other	0	0	0	0	0	1	0	1
Total	5	39	7	64	2	10	16	143

Source: Assessment of Fair Housing: Contra Costa County Regional Analysis. Prepared by MIG, March 2022

private discrimination is a problem in Contra Costa County that continues to perpetuate segregation. Based on fair housing testing conducted in the City of Richmond, it was found that there was significant differential treatment in favor of White testers over Black testers in 55% of phone calls towards 20 housing providers with advertisements on Craigslist. Because Whites receive better services, they tend to live in neighborhoods apart from minority groups.

B. Local Trends

As described above, ECHO conducts fair housing investigations in Contra Costa County. However, the County AI did not include any findings on fair housing testing in the City of San Ramon. However, the County AI did state that private discrimination is a problem in the County. It can be assumed that private discrimination is likely present in San Ramon. However, this lack of data at the local level is an issue for individual communities in assessing the nature and extent of fair housing concerns.

2.1.3 Fair Housing Education and Outreach

A. Regional Trends

Fair housing outreach and education is imperative to ensure that those experiencing discrimination know when and how to seek help. Find below a more detailed description of fair housing services provided by local housing, social services, and legal service organizations.

Fair Housing Advocates of Northern California (FHANC)

FHANC is a non-profit agency with a mission to actively support and promote fair housing through education and advocacy. Fair housing services provided to residents outside of Marin, Sonoma, or Solano County include foreclosure prevention services & information, information on fair housing law for the housing industry, and other fair housing literature. Majority of the fair housing literature is provided in Spanish and English, with some provided in Vietnamese and Tagalog.

Eden Council for Hope and Opportunity (ECHO) Fair Housing

ECHO Fair Housing is a HUD-approved housing counseling agency that aims to promote equal access in housing, provide support services to aid in the prevention of homelessness, and promote permanent housing conditions. The organization provides education and charitable assistance to the general public in matters related to obtaining and maintaining housing in addition to rental assistance, housing assistance, tenant/landlord counseling, homeseeking, homesharing, and mortgage and home purchase counseling. In Contra Costa County, ECHO Fair Housing provides fair housing services, first-time home buyer counseling and education, and tenant/landlord services (rent review and eviction harassment programs are available only in Concord).

- Fair housing services encompasses counseling, investigation, mediation, enforcement, and education.
- First-time home buyer counseling provides one-on-one counseling with a Housing Counselor on the homebuying process. The Housing Counselor will review all documentation, examine and identify barriers to homeownership, create an action plan, and prepare potential homebuyers for the responsibility of being homeowners. The Housing Counselor will also review the credit reports, determine what steps need to be taken to

clean up adverse credit, provide counseling on money-saving methods, and assist in developing a budget.

- First-time home buyer education provides classroom training regarding credit information, home ownership incentives, home buying opportunities, predatory lending, home ownership responsibilities, government-assisted programs, as well as conventional financing. The class also provides education on how to apply for HUD-insured mortgages; purchase procedures, and alternatives for financing the purchase. Education also includes information on fair housing and fair lending and how to recognize discrimination and predatory lending procedures, and locating accessible housing if needed.
- ECHO's Tenant/Landlord Services provides information to tenants and landlords on rental housing issues such as evictions, rent increases, repairs and habitability, harassment, illegal entry, and other rights and responsibilities regarding the tenant/landlord relationship. Trained mediators assist in resolving housing disputes through conciliation and mediation
- In cities that adopt ordinances to allow Rent Reviews (City of Concord only in Contra Costa County), tenants can request a rent review from ECHO Housing by phone or email. This allows tenants who experience rent increases exceeding 10 percent in a 12-month period to seek non-binding conciliation and mediation services.

Though the Contra Costa County Consortium Analysis of Impediments (AI) to Fair Housing states that the organization provides information in Spanish, the ECHO website is predominantly in English with options to translate the homepage into various languages. Navigating the entire site may be difficult for the limited-English proficient (LEP) population.

Bay Area Legal Aid (BayLegal)

BayLegal is the largest civil legal aid provider serving seven Bay Area counties (Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara). With respect to affordable housing, BayLegal has a focus area in housing preservation (landlord-tenant matters, subsidized and public housing issues, unlawful evictions, foreclosures, habitability, and enforcement of fair housing laws) as well as a homelessness task force that provides legal services and advocacy for systems change to maintain housing, help people exit homelessness, and protect unhoused persons' civil rights. The organization provides translations for their online resources to over 50 languages and uses volunteer interpreters/translators to help provide language access. Its legal advice line provides counsel and advice in different languages. Specific to Contra Costa County, tenant housing resources are provided in English and Spanish.

The Housing Preservation practice is designed to protect families from illegal evictions, substandard housing conditions, and wrongful denials and terminations of housing subsidies. The practice also works to preserve and expand affordable housing and protect families from foreclosure rescue scams. BayLegal helps low-income tenants obtain or remain in safe affordable housing by providing legal assistance in housing-law related areas such as public, subsidized (including Section 8 and other HUD subsidized projects) and private housing, fair housing and housing discrimination, housing conditions, rent control, eviction defense, lock-outs and utility shut-offs, residential hotels, and training advocates and community organizations.

BayLegal also provides free civil legal services to low-income individuals and families to prevent homelessness and increase housing stability as well as assist unhoused youth/adults address

legal barriers that prevent them from exiting homelessness. This is done through a mix of direct legal services, coalition building and partnerships, policy advocacy, and litigation to advocate for systems change that will help people maintain housing, exit homelessness, and protect unhoused persons' civil rights. The Homelessness Task Force (HTF) was developed in response to complex barriers and inequities contributing to homelessness, and strives to build capacity and develop best practices across the seven aforementioned counties to enhance BayLegal's coordinated, multi-systems response to homelessness.

Pacific Community Services, Inc. (PCSI)

- PCSI is a private non-profit housing agency that serves East Contra Costa County (Bay Point, Antioch, and Pittsburg) and provides fair housing counseling in English and Spanish. Housing Counseling Services provided include:
- Foreclosure Prevention: Consists of a personal interview and the development of a case management plan for families to keep their homes and protect any equity that may have built up. Relief measures sought include: loan modification or reduced payments, reinstatement and assistance under 'Keep Your Home' program, forbearance agreements, deed-in-lieu of foreclosure, refinancing or recasting the mortgage, or sale of the property
- Homeownership Counseling: Prepares first-time buyers for a successful home purchase by helping them in budgeting, understanding the home purchase process, and understanding the fees that lenders may charge to better prepare new buyers when acquiring their first home.
- Rental Counseling; Tenant and Landlord Rights: PCSI provides information and assistance in dealing with eviction and unlawful detainer actions, deposit returns, habitability issues, getting repairs done, mediation of tenant/landlord disputes, assisting tenant organizations, legal referrals to Bay Area Legal Aid & Bar Association resources, pre-rental counseling and budgeting
- Fair Housing Services: Include counseling regarding fair housing rights, referral services and education and outreach. PCSI offers training for landlords and owners involving issues of compliance with federal and state fair housing regulations.
- Fair Housing Education and Outreach: Offers informative workshops for social service organizations and persons of protected categories. These workshops are designed to inform individuals how to recognize and report housing discrimination.

Overall, in terms of capacity, the capacity and funding of the above organizations is generally insufficient. Greater resources would enable stronger outreach efforts, including populations that may be less aware of their fair housing rights, such as limited-English proficiency and LGBTQ residents. Although ECHO serves most of Contra Costa County, it suffers from a severe lack of resources and capacity, with only one fair housing counselor serving the County. A lack of funding also constrains BayLegal's ability to provide fair housing services for people facing discrimination, which further burdens groups like ECHO that provide such services.

B. Local Trends

The City's website has a list of contacts for fair housing and legal services. These include"

- ECHO for Contra Costa County (described in the Regional section above);
- Center of Human Development for Contra Costa County
- Project Sentinel – Tenant/Landlord Services
- Bay Area Legal Aid (described in the Regional section above)

As described in the Regional section above, while there are resources in Contra Costa County for fair housing services, the capacity and funding of these groups is generally insufficient. Additionally, if the translation of outreach and education services is not available, it may be difficult for the limited-English proficient (LEP) population. The County AI found that San Ramon residents with limited proficiency in speaking English include Chinese and Korean speakers. The eastern side of San Ramon has both sizable and predominant Asian populations.

2.2 INTEGRATION AND SEGREGATION

2.2.1 Race/Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. For example, prior studies have identified socioeconomic status, generational care needs, and cultural preferences as factors associated with “doubling up”- households with extended family members and non-kin.⁶ These factors have also been associated with ethnicity and race. Other studies have also found minorities tend to congregate in metropolitan areas though their mobility trend predictions are complicated by economic status (minorities moving to the suburbs when they achieve middle class) or immigration status (recent immigrants tends to stay in metro areas/ports of entry).⁷

To measure segregation in a given jurisdiction, ABAG provided AFFH Segregation Reports that include isolation indices, dissimilarity indices, and Thiel’s H indices for ABAG jurisdictions such as City of San Ramon.

Isolation Index. Isolation indices compare a neighborhood’s composition to the jurisdiction’s demographics as a whole. The index returns values of 0 to 1, where higher values indicate a particular racial or ethnic group is more isolated from other groups. An isolation index of 0.65 for Latinx residents, for example, indicates the average Latinx resident in the City lives in a neighborhood that is 65 percent Latinx.

Dissimilarity Index. Dissimilarity indices are used to measure the evenness with which two groups (frequently defined on racial or ethnic characteristics) are distributed across the geographic units, such as tracts within a community. The index ranges from 0 to 1, with 0 denoting no segregation and 1 indicating complete segregation between the two groups. The index score can be understood as the percentage of one of the two groups that would need to move to produce an even distribution of racial/ethnic groups within the specified area. For example, an index score above 0.60 indicates

⁶ Harvey, H., Dunifon, R., & Pilkauskas, N. (2021). Under Whose Roof? Understanding the living arrangements of children in doubled-up households. *Duke University Press*, 58 (3): 821–846. <https://doi.org/10.1215/00703370-9101102>.

⁷ Sandefur, G.D., Martin, M., Eggerling-Boeck, J., Mannon, S.E., & Meier, A.M. (2001). An overview of racial and ethnic demographic trends. In N. J. Smelser, W.J. Wilson, & F. Mitchell (Eds.) *America becoming: Racial trends and their consequences*. (Vol I, pp. 40-102). National Academy Press Washington, D.C.

60 percent of people in the specified area would need to move to eliminate segregation. The following shows how HUD views various levels of the index:

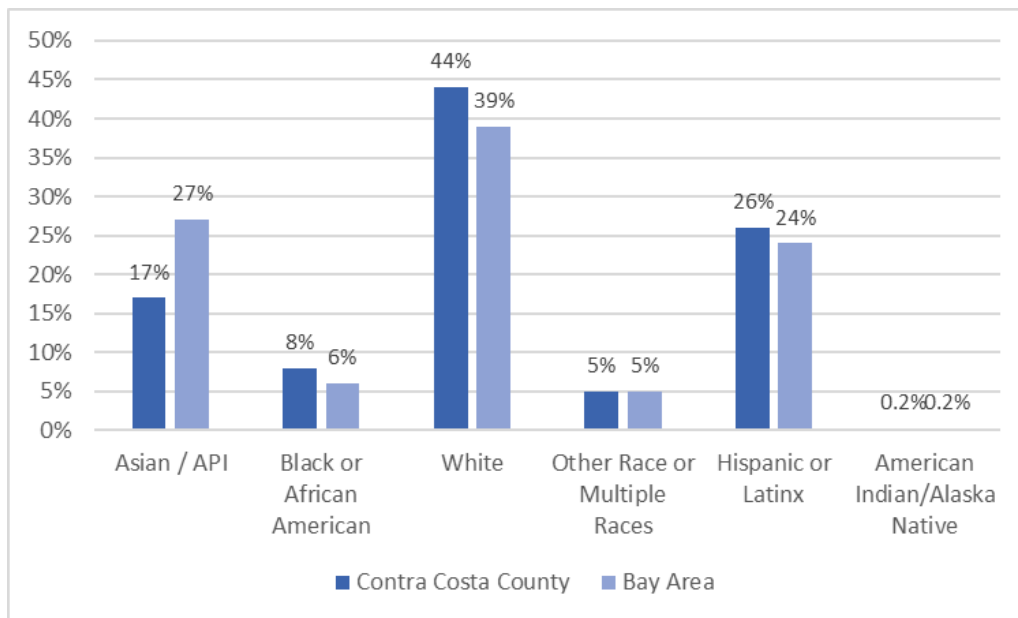
- <0.40: Low Segregation
- 0.40-0.54: Moderate Segregation
- >0.55: High Segregation

Thiel’s H Index. The Thiel’s H Index is used to measure segregation between all racial/ethnic groups within a jurisdiction by comparing neighborhood diversity to citywide diversity. Neighborhoods are weighted by size so larger neighborhoods are more influential in determining the total measure of segregation. The Thiel’s H Index also ranges from 0 to 1, where 0 indicates all neighborhoods have the same demographics as the whole City, and 1 indicates each group lives exclusively in their own, separate neighborhood.

A. Regional Trends

Figure E-2 shows racial/ethnic populations in Contra Costa County and the Bay Area. Both geographic areas are diverse, in which people of color comprise a majority of the population. In 2019, Whites comprise 44 percent of residents in the County versus 39 percent in the Bay area. In the County, 17 percent of residents are Asian or Pacific Islander versus 27 percent in the Bay Area. The percentage of Hispanic and Black/African American residents are similar in the County and the Bay Area: 26 percent and 24 percent respectively for Hispanic residents; eight percent and six percent respectively for Black/African American residents. American Indian and Alaska Native residents make up less one percent of the population in both the County and the Bay Area.

Figure E-2: Racial Composition – Contra Costa County and the Bay Area (2019)



Source: ABAG Housing Element Data Package, 2015-2019 ACS (5-Year Estimates)

Isolation, dissimilarity, and Thiel’s H indices for the Bay Area are presented in Table E-6. Isolation indices show that Asian/Pacific Islander and Latinx communities have become increasingly isolated since 2000. Conversely, Black and White communities have seen a decrease in isolation

during the same period. White populations maintain the highest value of isolation of 0.491, while Black populations are the least isolated (0.053). These values indicate that in the average Bay Area jurisdiction, a White resident lives in a neighborhood that is 49.1 percent White, while a Black resident lives in a neighborhood where only 0.05 percent of the population is Black.

Dissimilarity indices for the Bay Area show that Black and White communities are the most segregated compared to segregation between other non-White and White communities. Asian/Pacific Islander residents are the least segregated from White residents compared to Latinx and Black residents. Segregation between all non-White groups and Whites has decreased in the Bay Area since 2000. Based on HUD’s definitions for dissimilarity values, segregation between all non-White and White communities is low.

The Thiel’s H index in the Bay Area has declined, indicating there is now less neighborhood-level racial segregation. This pattern is consistent with isolation and dissimilarity index trends described previously.

Table E-6: Racial/Ethnic Segregation Indices – Bay Area (2000-2020)

	<i>2000</i>	<i>2010</i>	<i>2020</i>
<i>Isolation Index</i>			
Asian/Pacific Islander	0.161	0.204	0.245
Black	0.071	0.062	0.053
Latinx	0.199	0.237	0.251
White	0.652	0.572	0.491
<i>Dissimilarity Index</i>			
Asian or Pacific Islander/White	0.194	0.192	0.185
Black/White	0.265	0.249	0.244
Latinx/White	0.232	0.219	0.207
Non-White/White	0.194	0.185	0.168
<i>Thiel’s H</i>	0.052	0.048	0.042

Source: Association of Bay Area Governments AFFH Data Report, March 6, 2022.

According to the 2020 County AI, the areas of segregation found throughout Contra Costa County include:

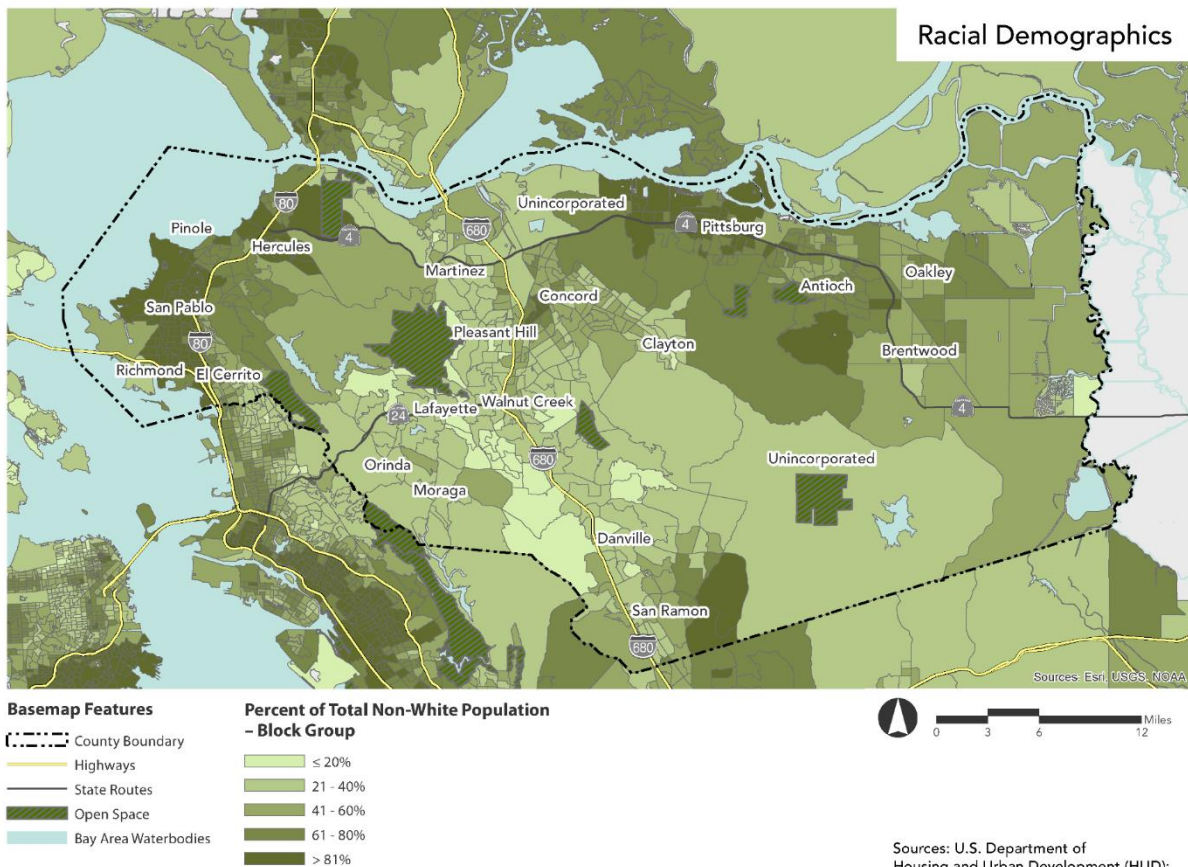
- Black residents concentrated in the cities of Antioch, Hercules, Pittsburg, and Richmond and the unincorporated community of North Richmond.
- Hispanic residents concentrated in the cities of Pittsburg, Richmond, and San Pablo; in specific neighborhoods within the cities of Antioch, Concord, and Oakley; and in the

unincorporated communities of Bay Point, Montalvin Manor, North Richmond, and Rollingwood.

- Asians and Pacific Islanders concentrated in the Cities of Hercules and San Ramon, unincorporated communities of Camino Tassajara and Norris Canyon, and within neighborhoods in the cities of El Cerrito and Pinole.
- Non-Hispanic White residents concentrated in the cities of Clayton, Lafayette, Orinda, and Walnut Creek; in the Town of Danville; and in the unincorporated communities of Alamo, Alhambra Valley, Bethel Island, Castle Hill, Diablo, Discovery Bay, Kensington, Knightsen, Port Costa, Reliez Valley, San Miguel, and Saranap.
- There are also concentrations of non-Hispanic Whites within specific neighborhoods in the cities of Concord, Martinez, and Pleasant Hill. In general, the areas with the greatest concentrations of non-Hispanic Whites are located in the southern portions of central Contra Costa County.

Additionally, the AFFH Data viewer provides information on the proportion on non-white residents at the block group level (Figure E-3) and further supports the trends highlighted in the 2020 AI.

Figure E-3: Minority Concentrated Areas – Contra Costa County and the Bay Area



Source: Contra Costa County Collaborative (C4) Regional AFFH Context prepared by MIG.

B. Local Trends

Table E-7 shows the racial and ethnic makeup of San Ramon’s population. Almost 47 percent of residents identify as Asian or Asian Pacific Islander. This percentage is much higher than in the County (17 percent) and the Bay Area (27 percent). White residents comprise 39 percent of San Ramon’s population, which is the same as the Bay Area but lower than the County (44 percent). The Hispanic population in San Ramon is approximately seven percent of the City’s total. This is much lower than the County and Bay Area where Hispanics comprise approximately one-quarter of the population. Black or African American residents comprise about two percent of the population, which is lower than the region (8 percent in the County and 6 percent in the Bay Area). The percentage of American Indian/Alaska Native residents (0.3 percent) and those who identify as another race or multiple races (5 percent) are similar to the region.

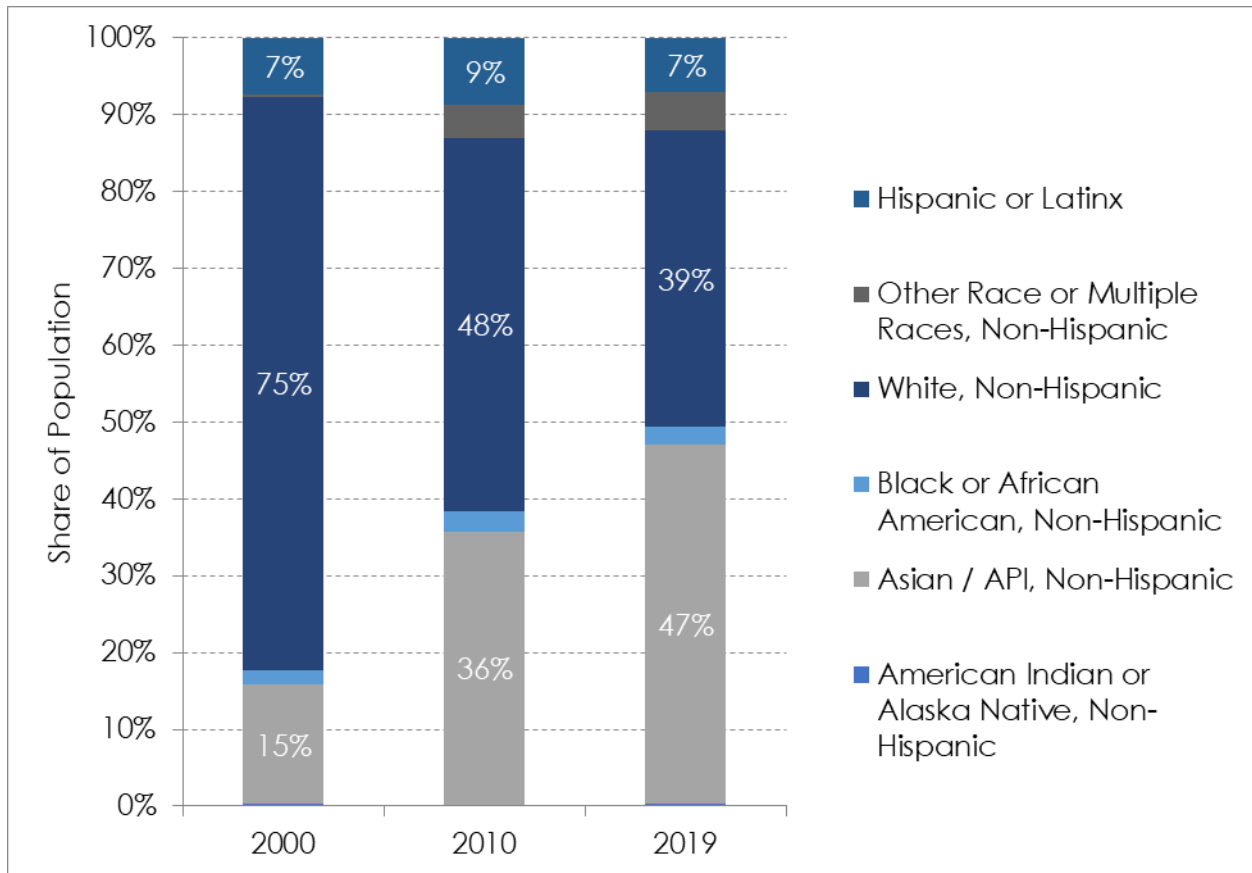
Table E-7: Racial Composition – San Ramon (2019)

	<i>Number</i>	<i>Percentage</i>
Asian/API	35,407	46.8%
Black or African American	1,705	2.3%
White	29,217	38.6%
Other Race or Multiple Races	3,777	5.0%
Hispanic or Lantinx	5,352	7.1%
American Indian or Alaska Native	190	0.3%
Total	75,648	100.0%

Source: ABAG Housing Element Data Package, 2015-2019 ACS (5-Year Estimates)

Figure E-4 shows the racial and ethnic composition trends for San Ramon from 2000 to 2019. The White population comprised three-quarters of the City’s population in 2000 but decreased to 39 percent by 2019. In contrast, the Asian/Pacific Islander population increased from 15 percent in 2000 to almost one-half of San Ramon’s residents (47 percent). The Hispanic population increased slightly between 2000 and 2010 but then decreased back to seven percent by 2019. The Black/African American population saw a small increase from 1.9 percent in 2000 to 2.3 percent in 2019 while the percentage of American Indian or Alaska Native residents stayed about the same at 0.3 percent. Residents who identified as “other” race or multiple races increased from 0.3 percent to five percent over the two decades.

Figure E-4: Racial/Ethnic Composition Trends (2000-2019) – San Ramon



Source: ABAG Housing Element Data Package (based on Decennial Census 2000, 2010; 2015-2019 ACS (5-Year Estimates)), 2021.

Isolation, dissimilarity, and Thiel's H indices are presented in Table E-8. Isolation indices for all racial/ethnic groups, except Asian/Pacific Islanders, are lower in San Ramon than in the Bay Area as a whole. Since 2000, the Asian/Pacific Islander community became increasingly isolated; in 2000, Asian/Pacific Islanders lived in a neighborhood where 15.9 percent of the residents were Asian/Pacific Islander. In 2020, that percentage increased to 58 percent. During that same time period, Whites became much less isolated; in 2000 a White resident lived in a neighborhood where 73.3 percent of the residents were White. In 2020, that percentage decreased to 39.6 percent. Hispanic residents in San Ramon are less isolated than in the Bay Area. On average, a Hispanic resident in San Ramon lives in a neighborhood where 9.6 percent of the population is Hispanic, compared to 25.1 percent in the Bay Area. Similar to the Bay Area, Black residents are the least isolated in San Ramon. A Black resident, on average, lives in a neighborhood where only 3.4 percent of the population is Black.

Dissimilarity indices indicate that segregation in San Ramon amongst Latino and White communities is lower than in the Bay Area, while it is higher amongst all other non-White and White communities. Like the region, segregation between Black and White communities is the highest, although segregation between Asian/Pacific Islander and White communities in San Ramon is only slightly lower. According to HUD's definitions for dissimilarity, segregation is

considered low between White and all non-White communities. Over the past two decades, segregation between all non-White and White communities has increased, particularly for the Asian and Black communities. This is due primarily to the limited Black population in San Ramon.

Table E-8: Racial/Ethnic Segregation Indices – San Ramon (2000-2020)

	<i>2000</i>	<i>2010</i>	<i>2020</i>
<i>Isolation Index</i>			
Asian/Pacific Islander	0.159	0.44	0.58
Black	0.019	0.04	0.034
Latinx	0.074	0.095	0.096
White	0.733	0.549	0.396
<i>Dissimilarity Index</i>			
Asian or Pacific Islander/White	0.141	0.345	0.368
Black/White	0.081	0.25	0.387
Latinx/White	0.097	0.099	0.114
Non-White/White	0.085	0.271	0.312
<i>Thiel's H</i>	0.012	0.071	0.076

Source: Association of Bay Area Governments AFFH Data Report, March 6, 2022.

Figure E-5 and Figure E-6 compare racial/ethnic minority concentrations geographically in 2010 and 2018. The non-White population increased from 51.5 percent in 2010 to 61.4 percent in 2019. This pattern is shown below, where the racial/ethnic minority population increased in most San Ramon block groups between 2010 and 2018. Racial/ethnic minorities are most concentrated in block groups in the eastern section of the City (east of Dougherty Road), a small central area near the Bollinger Canyon and Alcosta Boulevard intersection). There is only one block group, in the northwestern corner of the city, where less than 20 percent of the population belongs to a racial or ethnic minority group.

Predominant White and Asian populations by tract are included in Figure E-7 and Figure E-8. Most tracts in the City west of Dougherty Road have sizable White populations. Only one tract in the central area of the City and two portions of tracts in the northwestern area of the City have predominant White populations. As shown in Figure E-8 the eastern side of San Ramon has both sizable and predominant Asian populations.

Figure E-5: Racial/Ethnic Minority Population By Block Group (2010) – San Ramon

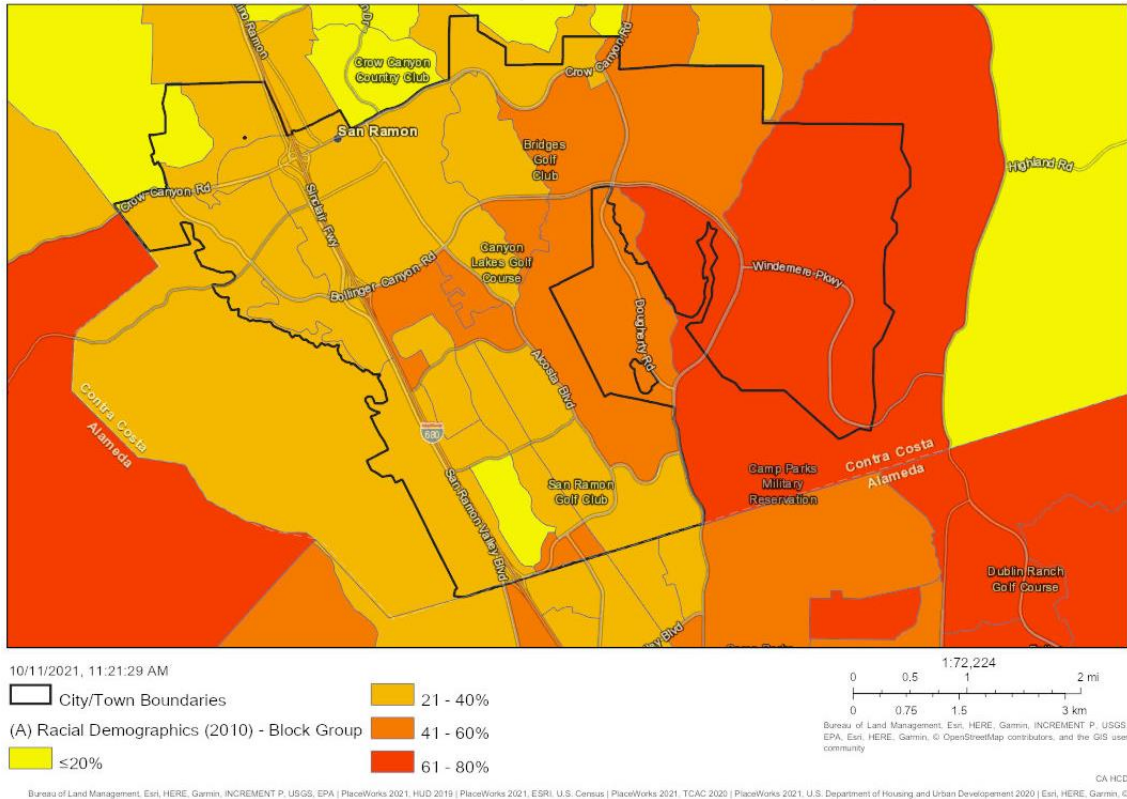


Figure E-6: Racial/Ethnic Minority Population By Block Group (2018) – San Ramon

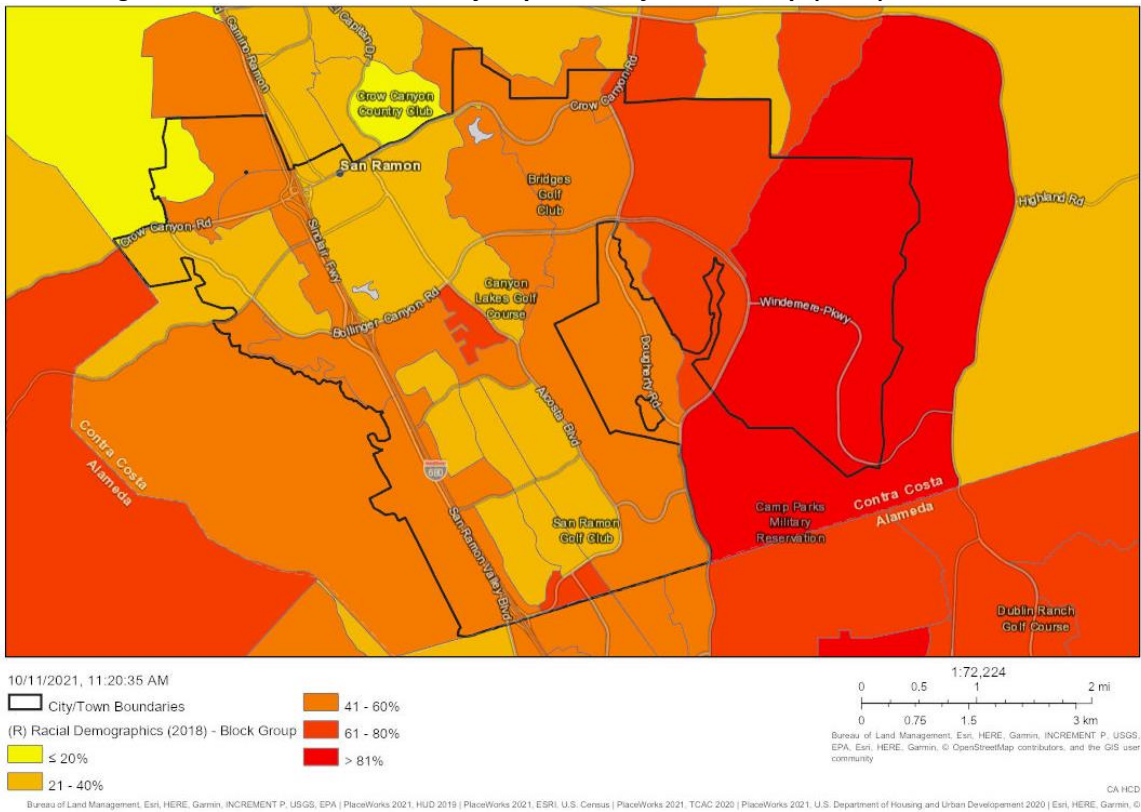
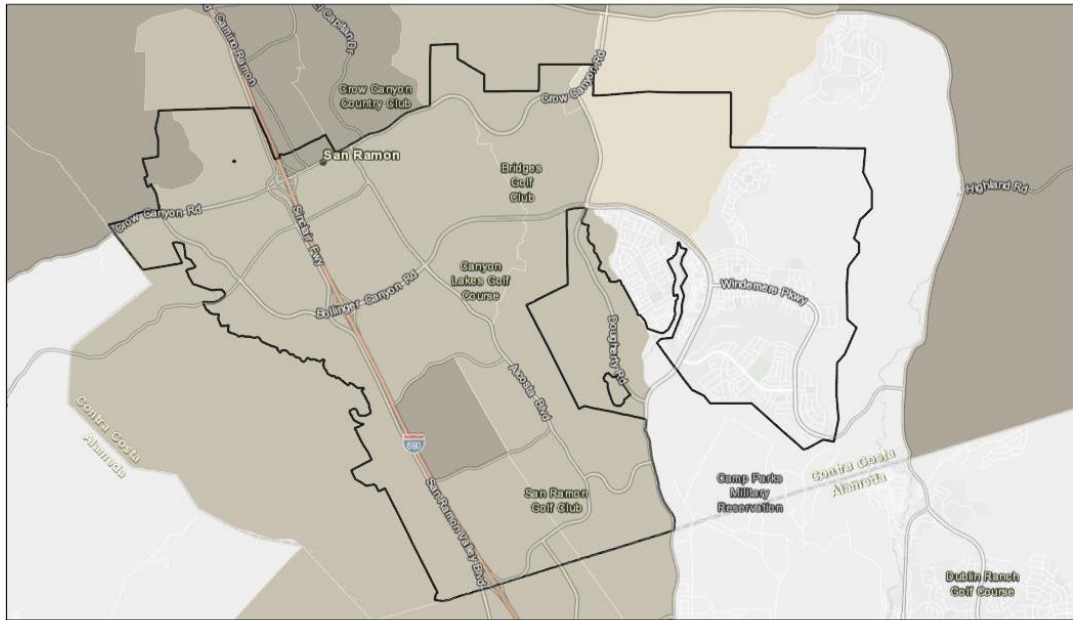


Figure E-7: Predominant Population – White Majority Tracts (2010) – San Ramon



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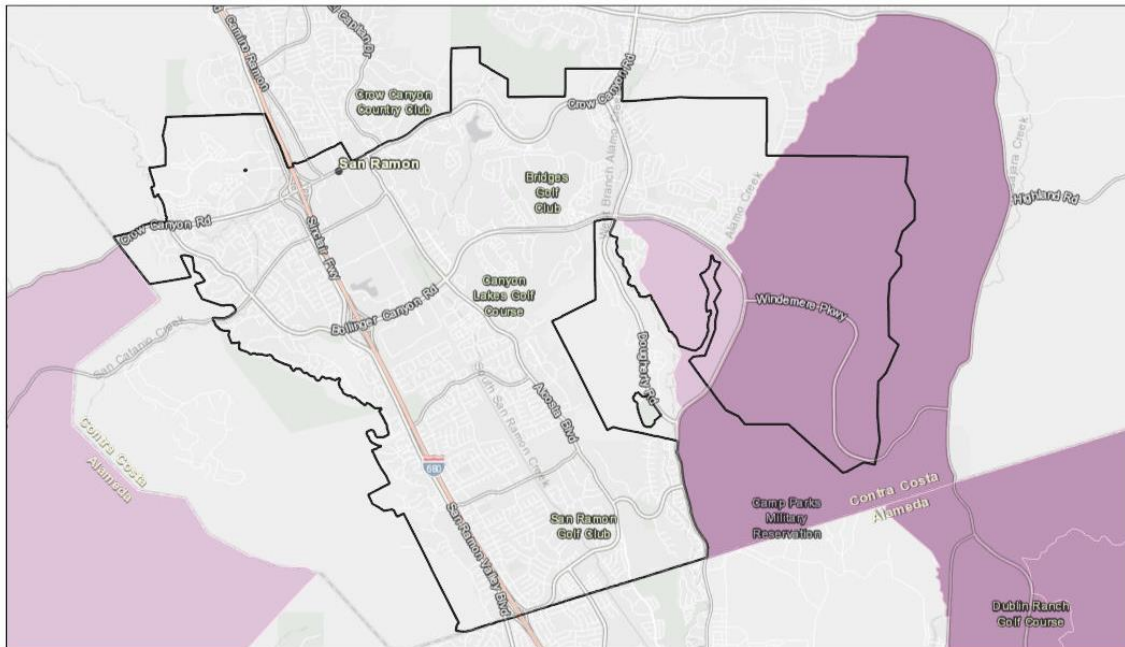
- City/Town Boundaries
- Predominant (gap > 50%)
- Sizeable (gap 10% - 50%)
- Slim (gap < 10%)



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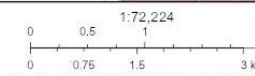
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Figure E-8: Predominant Population – Asian Majority Tracts (2010) – San Ramon



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- City/Town Boundaries
- Predominant (gap > 50%)
- Sizeable (gap 10% - 50%)
- Slim (gap < 10%)



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2.2.2 Persons with Disabilities

Persons with disabilities have special housing needs because of the lack of accessible and affordable housing, and the higher health costs associated with their disability. In addition, many may be on fixed incomes that further limits their housing options. Persons with disabilities also tend to be more susceptible to housing discrimination due to their disability status and required accommodations associated with their disability.

A. Regional Trends

According to the 2015-2019 American Community Survey (ACS) 5-year estimates, 118,603 residents (10.9 percent of Contra Costa County’s population) reported having one of six disability types listed in the ACS (hearing, vision, cognitive, ambulatory, self-care, and independent living). The percentage of residents detailed by disability are listed in Table E-9 below. Though Contra Costa County has a higher percentage of population with disabilities, the county’s overall disability statistics are fairly consistent with the greater Bay Area, with ambulatory disabilities making up the greatest percentage of disabilities, followed by independent living, cognitive, hearing, self-care, and vision disabilities. Across the Bay Area and Contra Costa County, the percentage of individuals with disabilities also increases with age, with the highest percentage of individuals being those 75 years and older. Refer to Table E-10 for the distribution of percentages by age.

Table E-9: Percentage of Populations by Disability Type – Contra Costa County and the Bay Area (2019)

<i>Disability Type</i>	<i>Contra Costa County</i>	<i>Bay Area*</i>
Hearing	2.9%	2.6%
Vision	1.8%	1.7%
Cognitive	4.4%	3.9%
Ambulatory	5.9%	5.4%
Self-Care Difficulty	2.4%	2.4%
Independent Living Difficulty	5.2%	5.1%
Percentage of Total Population with Disability	10.9%	9.8%

Source: Contra Costa County Collaborative (C4) Regional AFFH Context prepared by MIG. (2019 ACS 5-year Estimates).

Note: *Bay Area refers to San Francisco-Oakland-Berkeley, CA Metro Area

Table E-10: Population with Disabilities by Age - Contra Costa County and the Bay Area (2019)

<i>Age</i>	<i>Contra Costa County</i>	<i>Bay Area*</i>
Under 5 years	0.8%	0.6%
5 - 17 years	4.9%	3.7%
18 - 34 years	6.2%	4.3%
35 - 64 years	9.7%	8.7%
65 - 74 years	21.5%	20.5%
75 years and over	51.2%	50.0%

Source: Contra Costa County Collaborative (C4) Regional AFFH Context prepared by MIG. (2019 ACS 5-year Estimates).

Note: *Bay Area refers to San Francisco-Oakland-Berkeley, CA Metro Area

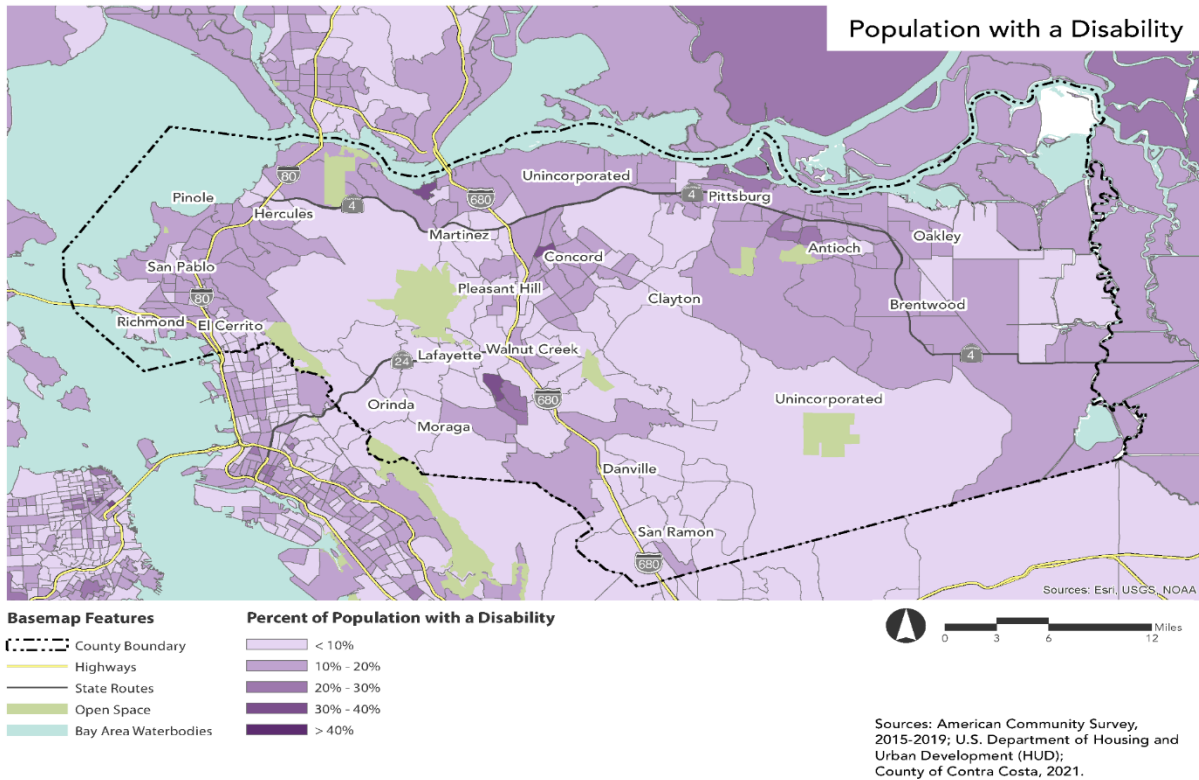
Table E-11: Population with Disabilities by Race/Ethnicity – Contra Costa County (2019)

<i>Race/Ethnicity</i>	<i>Percent with Disability</i>
Black or African American Alone	16.0%
American Indian and Alaska Native alone	21.2%
Asian alone	8.0%
Native Hawaiian and Other Pacific Islander alone	9.6%
Some other race alone	7.4%
Two or more races	9.9%
White alone, not Hispanic or Latino	12.6%
Hispanic or Latino (of any race)	9.4%

Source: 2019 ACS 5-year Estimates.

In terms of geographic dispersal, there is a relatively homogenous dispersal of persons with disability, especially in Central Contra Costa County, where most census tracts have less than 10 percent of individuals with disabilities. Towards Eastern Contra Costa County, the Western boundary, and parts of Southern Contra Costa County, however, the percentage of population with disabilities increases to 10–20 percent. Pockets where over 40 percent of the population has disabilities can be observed around Martinez, Concord, and the outskirts of Lafayette. Comparing areas with a high percentage of populations with disabilities correspond with areas with high housing choice voucher concentration (24 percent of people who utilize HCVs in Contra Costa County have a disability). Though use of HCVs does not represent a proxy for actual accessible units, participating landlords remain subject to the FHA to provide reasonable accommodations and allow tenants to make reasonable modifications at their own expense. Areas with a high percentage of populations with disabilities also correspond to areas with high percentages of low-moderate income communities. The above demographic information indicates socioeconomic trends of populations of persons with disabilities.

Figure E-9: Distribution of the Population with a Disability: Contra Costa County and the Bay Area (2021)



Source: Contra Costa County Collaborative (C4) Regional AFFH Context prepared by MIG.

B. Local Trends

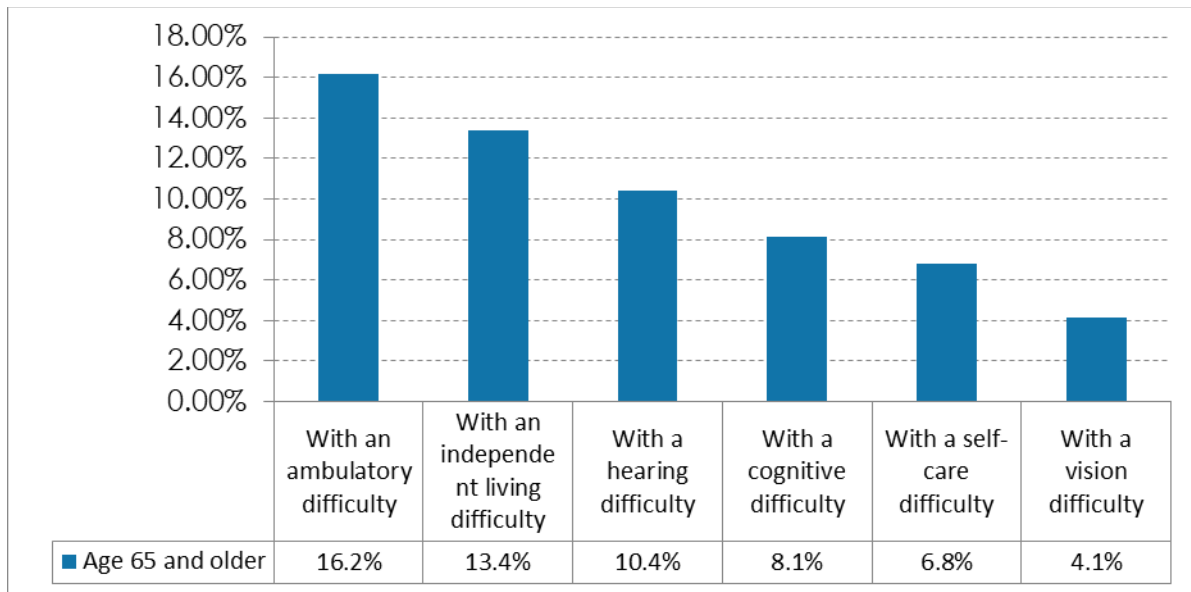
According to the 2015-2019 ACS, 5.5 percent of San Ramon residents had a disability. This is a smaller portion of the population than the County and the Bay Area as described above. The following tables show the disability status by type, age and race/ethnicity. Table E-12 shows that 1.6 percent of the population experienced a hearing difficulty, one percent experienced a vision difficulty, 2.2 percent experienced a cognitive difficulty, 2.6 percent experienced an ambulatory difficulty, 1.3 percent experienced a self-care difficulty, and 2.2 percent experienced an independent living difficulty. Disabilities of all types are far more common amongst elderly residents compared to children under the age of 18 and adults aged 18 to 64. Figure E-10 shows disabilities by type for seniors (65 years and over). As shown in Table E-13, all race/ethnicity groups in San Ramon have a lower percentage of disabled residents than the County overall, with the exception of those who identify as some other race. This group had a slightly higher percentage of disabled residents than in the County (7.4 percent versus 8.1 percent). In San Ramon, the race/ethnic group that experienced the highest percentage of disabilities is American Indian/Alaska Native (12.8 percent), followed by Whites and Native Hawaiian or other Pacific Islander (8.2 percent for both groups), and Other race (8.1 percent).

Table E-12: Disabilities Age and Type: San Ramon (2019)

<i>Type of Disability</i>	<i>% with Disability</i>			
	<i>Under 18</i>	<i>18 to 64</i>	<i>65+</i>	<i>Total</i>
Hearing disability	0.2%	0.7%	10.4%	1.6%
Vision disability	0.6%	0.7%	4.1%	1.0%
Cognitive disability	1.2%	1.6%	8.1%	2.2%
Ambulatory disability	0.2%	1.4%	16.2%	2.6%
Self-care disability	0.1%	0.9%	6.8%	1.3%
Independent Living disability	—	1.3%	13.4%	2.2%
Total Population	21,385	46,261	7,943	75,589

Source: 2015-2019 ACS (5-Year Estimates).

Figure E-10: Disability by Type – San Ramon Seniors (2019)



Source: ABAG Housing Element Data Package (2015-2019 ACS (5-Year Estimates)).

Table E-13: Population with Disabilities by Race/Ethnicity – San Ramon (2019)

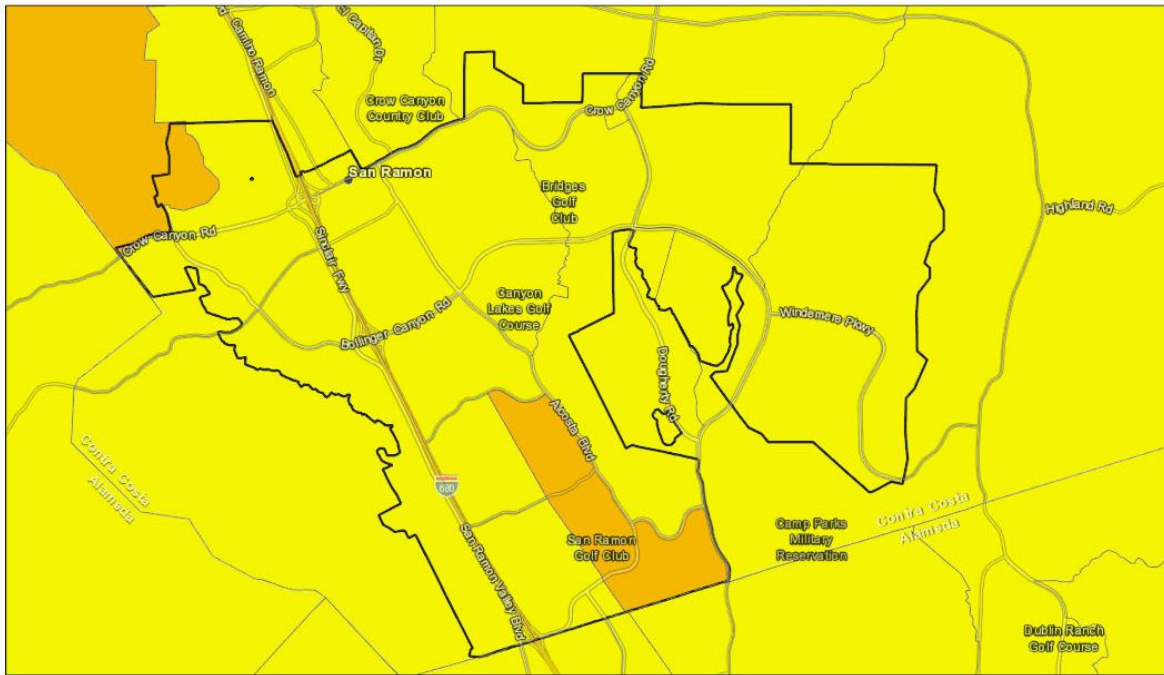
<i>Race/Ethnicity</i>	<i>Percent with Disability</i>
Black or African American Alone	7.1%
American Indian and Alaska Native alone	12.8%
Asian alone	3.5%
Native Hawaiian and Other Pacific Islander alone	8.2%
Some other race alone	8.1%
Two or more races	2.4%
White alone, not Hispanic or Latino	8.2%
Hispanic or Latino (of any race)	4.7%

Source: 2019 ACS 5-year Estimates.

Figure E-11 shows the population of persons with disabilities by tract in the City. Most of the tracts in the City have less than 10 percent of the population with disabilities. Two areas have between 10 and 20 percent of the population experiencing a disability: the northwest corner north of Crow Canyon Road and an area between Montevideo Drive and San Ramon’s southern boundary, west of Old Ranch Road. The northwest corner (north of CC Rd.) is mostly outside the City limits within unincorporated Contra Costa County, and the portion within the City is primarily part of The Preserve development which was not constructed in 2019. The southern area may include a population with a higher percentage experiencing a disability because a portion of it includes an established senior community.

Specifically, northern census tract is where Brookdale Senior Assisted Living Facility is located 18888 Bollinger Canyon Rd. (110 bed facility). Southern census tract is where Ivy Park at San Ramon Senior Assisted Living Facility is located 9199 Fircrest Ln. (140 bed facility). Also has a 55 yr. and older senior community (Sunny Glen HOA area has 173 SFR, 20 Detached Condominiums and 44 Club Townhouses).

Figure E-11: Distribution of San Ramon's Population with a Disability by Tract (2019) – San Ramon



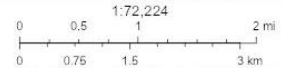
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City/Town Boundaries

10% - 20%

(R) Population with a Disability (ACS, 2015 - 2019) - Tract

< 10%



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2.2.3 *Familial Status*

Under the FHA, housing providers (e.g. landlords, property managers, real estate agents, or property owners) may not discriminate because of familial status. Familial status refers to the presence of at least one child under 18 years old, pregnant persons, or any person in the process of securing legal custody of a minor child (including adoptive or foster parents). Examples of familial status discrimination include refusing to rent to families with children, evicting families once a child joins the family (through birth, adoption, or custody), enforcing overly restrictive rules regarding children's use of common areas, requiring families with children to live on specific floors, buildings, or areas, charging additional rent, security deposit, or fees because a household has children, advertising a preference for households without children, and lying about unit availability.

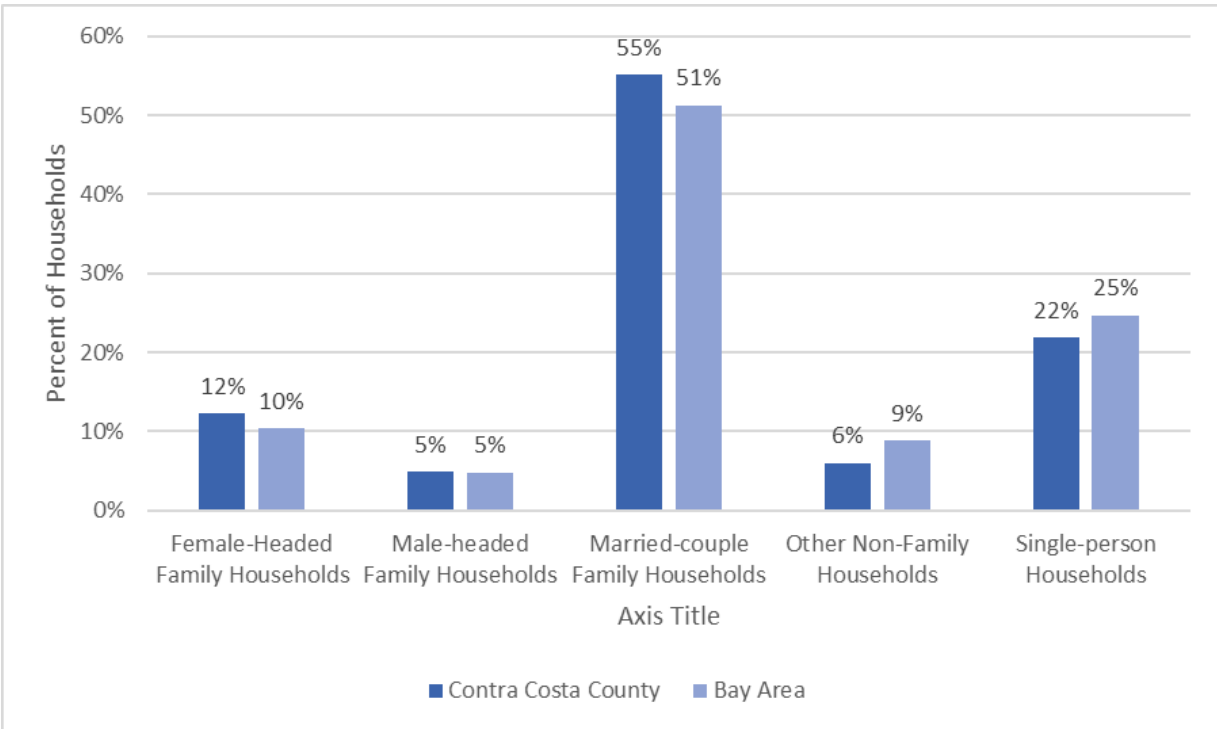
Families with children often have special housing needs due to lower per capita income, the need for affordable childcare, the need for affordable housing, or the need for larger units with three or more bedrooms. Single parent households are also protected by fair housing law. Of particular consideration are female-headed households, who may experience greater housing affordability challenges due to typically lower household incomes compared to two-parent households. Often, sex and familial status intersect to compound the discrimination faced by single mothers.

A. Regional Trends

The composition of household types in Contra Costa County is similar to the Bay Area (Figure E-12). More than half of households in both jurisdictions are married couple families. Alameda County is comparable to the Bay Area. Single-person households make up a quarter of households in the Bay Area, while the percentage is slightly less (22 percent) in the County. Non-family households comprise a higher percentage of households in the Bay Area (9 percent) versus the County (6 percent).⁸ As shown in Table E-14, the County has a higher percentage of households with children compared to the Bay Area (35.8 percent compared to 32 percent).

⁸ A nonfamily household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.

Figure E-12: Household Type Composition – Contra Costa County and Bay Area (2019)



Source: ABAG Housing Element Data Package (based on 2015-2019 ACS (5-Year Estimates)), 2021

Table E-14: Households By Presence of Children – Contra Costa County and Bay Area (2019)

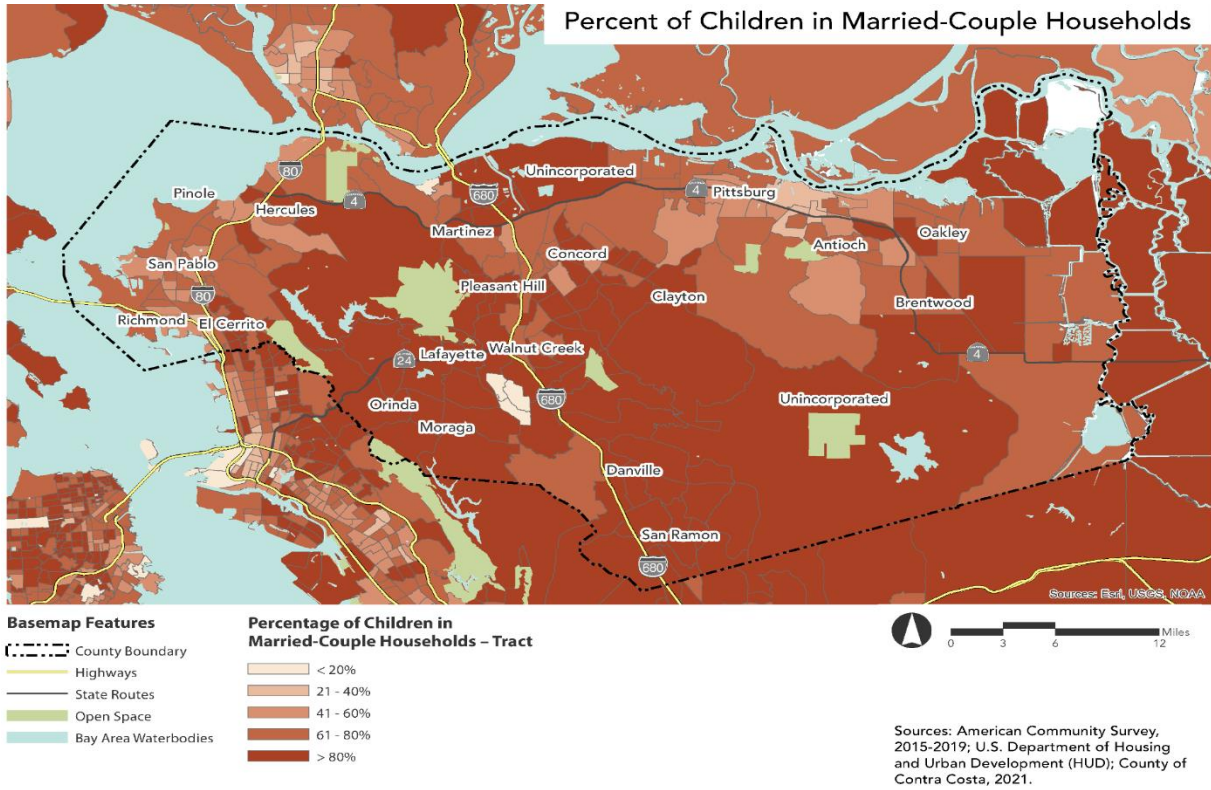
<i>Household Type</i>	<i>Contra Costa County</i>	<i>Bay Area</i>
With one or more children under 18	35.8%	32.0%
With no children	64.2%	68.0%
Total Households	394,769	2,731,434

Source: ABAG Housing Element Data Package, 2015-2019 ACS (5-Year Estimates)

Figure E-13 shows that households with children in married-couple households are located in central parts of the county. Census tracts with the lowest percentage of children in married-couple households (less than 20 percent) are located between Pittsburg and Antioch.

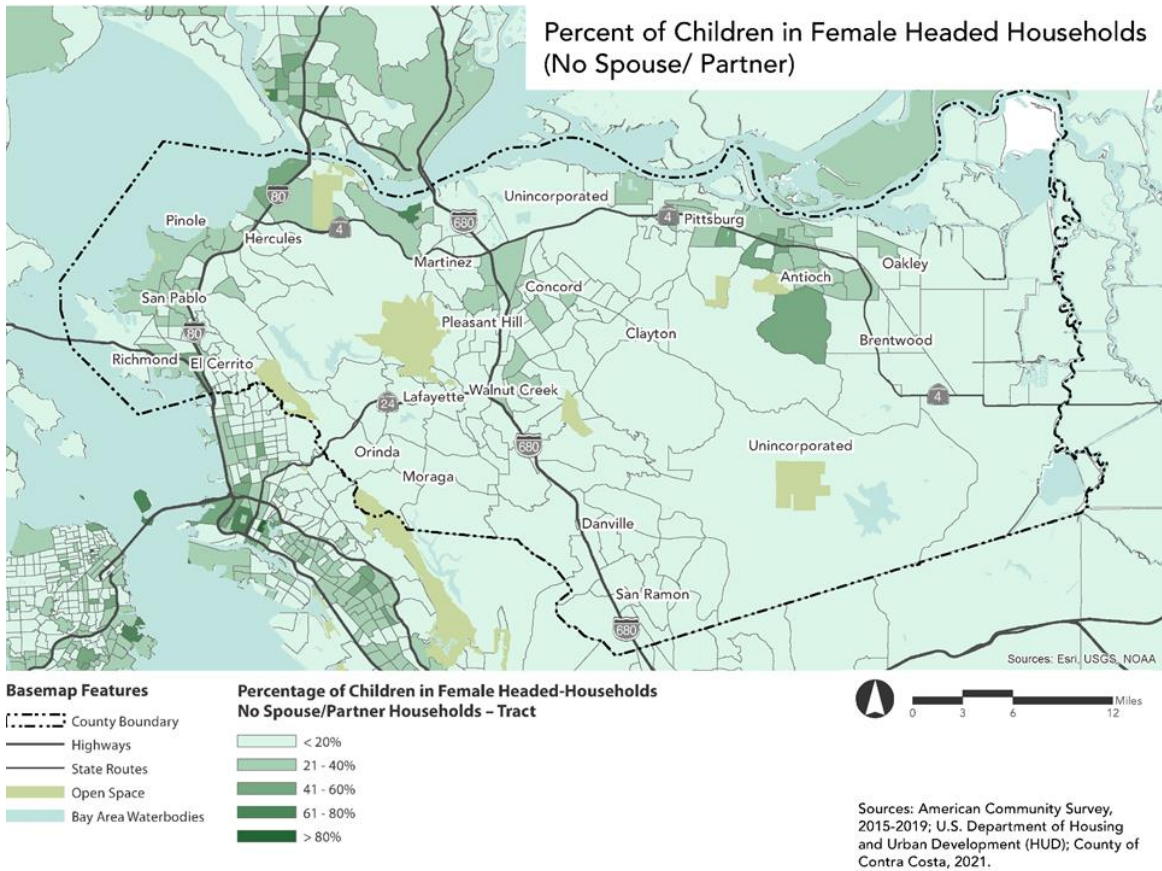
Figure E-14 depicts the concentration of households headed by single mothers in the County by Census Tract. Areas of concentration include Richmond, San Pablo, Rodeo, Bay Point, Pittsburg, Antioch, and to the west of Concord. Those communities are also areas of high minority populations. By contrast, central County, in general, and the portions of central County to the south of the City of Concord have relatively low concentrations of children living in female-headed households (less than 20 percent). These tend to be more heavily White or White and Asian and Pacific Islander communities.

Figure E-13: Children in Married-Couple Households – Contra Costa County and Bay Area (2019)



Source: Contra Costa County Collaborative (C4) Regional AFFH Context prepared by MIG

Figure E-14: Children in Female-Headed Households – Contra Costa County and Bay Area (2019)



Source: Source: Contra Costa County Collaborative (C4) Regional AFFH Context prepared by MIG

B. Local Trends

A majority of San Ramon’s households are married-couple family households. As shown in [Table E-15](#), these households comprise 70 percent of the City’s total households and is a higher percentage than the County and the Bay Area where married-couple family households made up 55 percent and 51 percent of households, respectively. Table E-16 shows that 51 percent of households in San Ramon have at least one child under the age of 18. This percentage is also higher than the County and the Bay Area (36 percent and 32 percent, respectively). Single-parent headed households make up nine percent of San Ramon’s households, with female-headed households accounting for 6.7 percent of this total. This percentage is lower than the County and Bay Area where single-parent households makeup 17 percent and 15 percent of households, respectively.

Table E-15: Household Type Composition – San Ramon (2019)

<i>Household Type</i>	<i>Number</i>	<i>Percent of Households</i>
Female-Headed Family Households	1,703	6.7%
Male-Headed Family Households	599	2.3%
Married-Couple Family Households	17,882	70.0%
Other Non-Family Households	846	3.3%
Single-Parent Households	4,505	17.6%
Total Households	25,535	100.0%

Source: ABAG Housing Element Data Package, 2015-2019 ACS (5-Year Estimates)

Table E-16: Households By Presence of Children – San Ramon (2019)

<i>Household Type</i>	<i>Number</i>	<i>Percent of Households</i>
With one or more children under 18	13,029	51.0%
With no children	12,506	49.0%
Total Households	25,535	100%

Source: ABAG Housing Element Data Package, 2015-2019 ACS (5-Year Estimates)

Figure E-15 illustrate the distribution of households in San Ramon that have children living in married-couple family households and households living with a spouse. The city overall has a very high percentage of children living in married-couple households. The only area with less than 80 percent is in the northwest corner in a census tract that also expands into Danville and the unincorporated County. Persons living with a spouse is also relatively high in the City. The areas with lower percentages (40 percent to 60 percent) are tracts in the northern and southern portions of San Ramon that are adjacent to the 680 Freeway. No tracts within San Ramon have more than 20 percent of female-headed family households.

Figure E-15: Percent of Children in Married-Couple Households –San Ramon (2019)

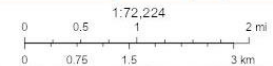


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City/Town Boundaries

(R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract

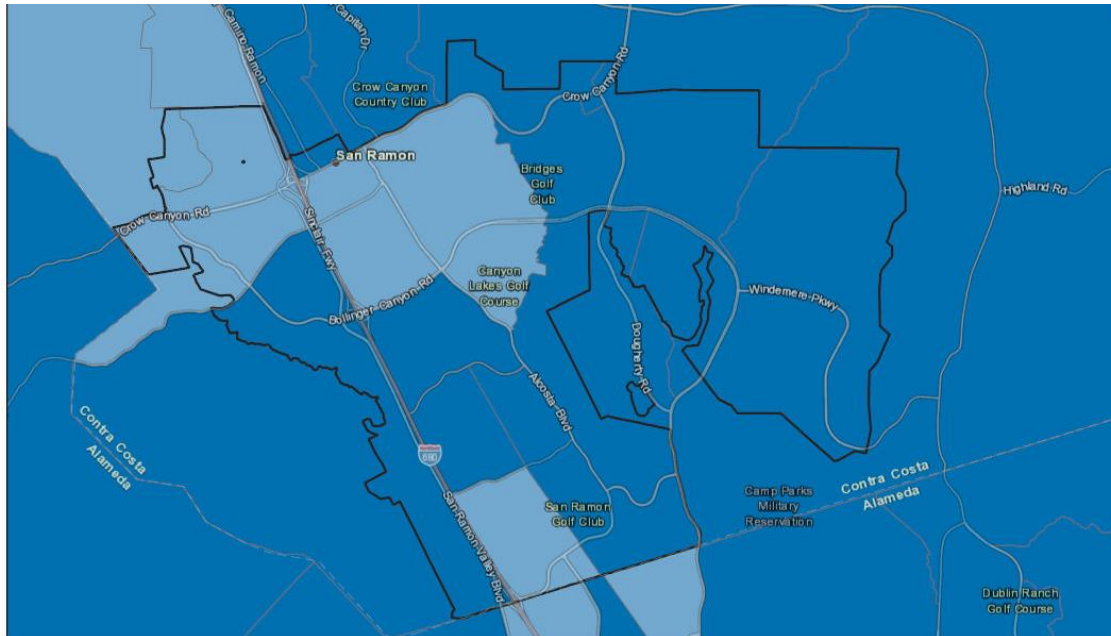
- 60% - 80%
- > 80%



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Figure E-16: Percent of Population Living With A Spouse –San Ramon (2019)

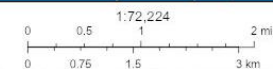


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City/Town Boundaries

(R) Percent of Population 18 Years and Over in Households Living with Spouse (ACS, 2015-2019) - Tract

- 40% - 60%
- 60% - 80%



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2.2.4 Income Level

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a Census tract or block group where over 51 percent of the households are LMI (based on HUD income definition of up to 80 percent of the Area Median Income (AMI)).

A. Regional Trends

Each year, the HUD receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. Known as the "CHAS" data (Comprehensive Housing Affordability Strategy), it demonstrates the number of households in need of housing assistance by estimating the number of households that have certain housing problems and have income low enough to qualify for HUD's programs (primarily 30, 50, and 80 percent of the area median income, or AMI).

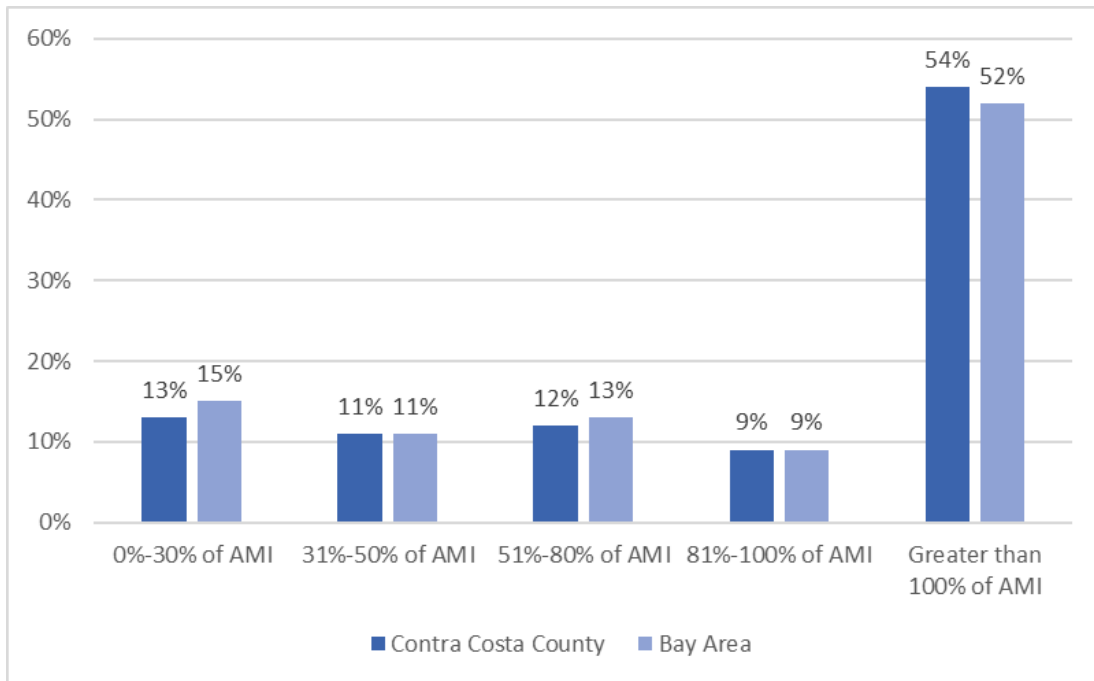
Lower income households are considered households earning 80 percent or less than the AMI. Renter-occupied households tend to have lower incomes compared to owner-occupied households. In Contra Costa County, 36.8 percent of households are considered lower income, including 26.7 percent of owner-occupied households and 55.8 percent of renter-occupied households (Table E-17). Approximately 65 percent of owners earn more than 100 percent of the AMI compared to only 34 percent of renters. Household income levels in the County are very similar to the Bay Area overall (Figure E-17). In the Bay Area, 39 percent of households are lower income while 52 percent earn more than 100 percent of the AMI.

Table E-17: Household Income Level By Tenure – Contra Costa County (2017)

<i>Income Category</i>	<i>Owner Occupied</i>		<i>Renter Occupied</i>		<i>Total</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
0%-30% of AMI	19,025	7.5%	33,400	24.9%	52,425	13.5%
31%-50% of AMI	22,030	8.6%	21,885	16.3%	43,915	11.3%
51%-80% of AMI	27,200	10.7%	19,745	14.7%	46,945	12.0%
81%-100% of AMI	22,455	8.8%	14,095	10.5%	36,550	9.4%
Greater than 100% of AMI	164,485	64.5%	45,270	33.7%	209,755	53.8%
Totals	255,200	100.0%	134,395	100.0%	389,595	100.0%

Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

Figure E-17: Households By Income Level – Contra Costa County and Bay Area (2017)

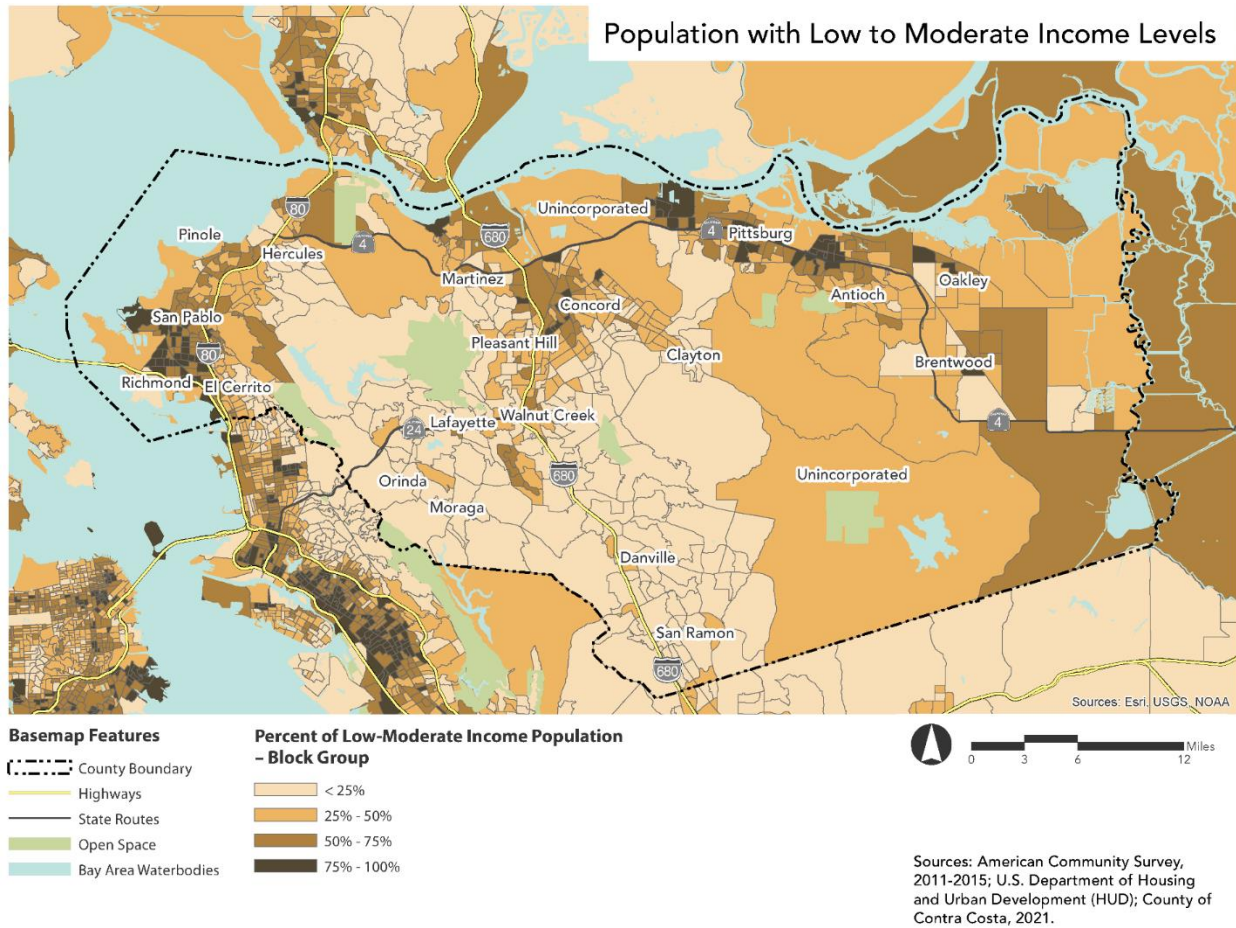


Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

HUD defines a Low to Moderate Income (LMI) area as a census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the Area Median Income).

Figure E-18 shows the LMI areas in Contra Costa County by block group. Most of central Contra Costa County has less than 25 percent of LMI populations. Block groups with high concentrations of LMI (between 75 and 100 percent of the population) can be found clustered around Antioch, Pittsburg, Richmond, and San Pablo. There are also small pockets with high percentages of LMI population around Concord. Other areas of the County have a moderate percentage of LMI population (25–75 percent).

Figure E-18: Low To Moderate Income (LMI) Households – Contra Costa County and Bay Area (2015)



Source: Contra Costa County Collaborative (C4) Regional AFFH Context prepared by MIG

B. Local Trends

As presented in Table E-18, San Ramon has a smaller population of lower income households compared to the County and Bay Area region (see Table E-17 and Figure E-18 above). Approximately 17 percent of San Ramon households are lower income, compared to almost 37 percent in the County and 39 percent in the Bay Area region. For owner-occupied households, 11.7 percent are lower income in San Ramon compared to 26.7 percent in the County. The percentage of lower income renter-occupied households in San Ramon is 29 percent, which is also lower than the 55.8 percent in the County.

Table E-18: Household Income Level By Tenure – San Ramon (2017)

<i>Income Category</i>	<i>Owner Occupied</i>		<i>Renter Occupied</i>		<i>Total</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
0%-30% of AMI	639	3.7%	900	12.1%	1,539	6.2%
31%-50% of AMI	590	3.4%	605	8.2%	1,195	4.8%
51%-80% of AMI	810	4.7%	655	8.8%	1,465	5.9%
81%-100% of AMI	964	5.5%	800	10.8%	1,764	7.1%
Greater than 100% of AMI	14,405	82.7%	4,455	60.1%	18,860	76.0%
Totals	17,408		7,415		24,823	

Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

Isolation, dissimilarity, and Thiel's H indices are described in detail in Section [Error! Reference source not found.](#), [Error! Reference source not found.](#) Isolation indices, presented in Table E-19, shows that Above Moderate-income residents are the most isolated income group in San Ramon. San Ramon's isolation index of 0.713 for these residents means that the average Above Moderate-income resident in San Ramon lives in a neighborhood that is 71.3% Above Moderate-income. Among all income groups, the Very Low-income population's isolation index has changed the most over time, becoming more segregated from other income groups between 2010 and 2015. Compared to the Bay Area average, San Ramon residents in most income groups are less isolated with the exception of Above Moderate Income residents. Residents in this income group are more isolated in San Ramon compared to the Bay Area (0.713 versus 0.507).

As shown by 2010 and 2015 dissimilarity indices for San Ramon, segregation between lower income and higher income residents has decreased. However, 23.4 percent of lower income residents and 29.7 percent of very low and extremely low income residents would have to move to a different neighborhood to create perfect income category integration. In 2015, income segregation in San Ramon between lower income residents and other residents was higher in Than the average value in the Bay Area. However, based on HUD's definition of the index, income segregation in San Ramon is low (<.040).

The Thiel's H index in San Ramon has declined from 2015 to 2010, indicating there is now less neighborhood-level income segregation. San Ramon's Thiel's H index of 0.037 is lower than 0.043 in the Bay Area, indicating there is less neighborhood level income segregation in San Ramon than in the average Bay Area city.

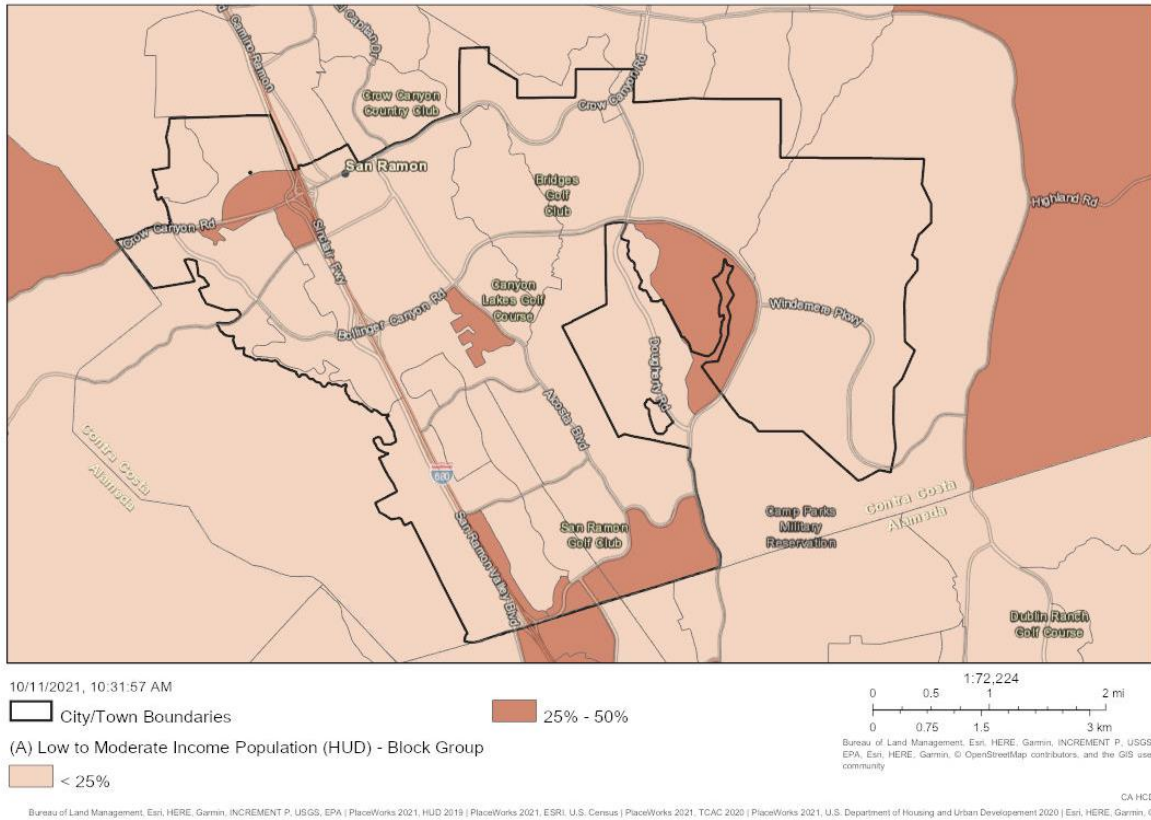
Table E-19: Income Segregation Indices (2010-2015)

	<i>San Ramon</i>		<i>Bay Area Average</i>
	<i>2010</i>	<i>2015</i>	<i>2015</i>
<i>Isolation Index</i>			
Very Low Income (<50% AMI)	0.109	0.148	0.269
Low Income (50%-80% AMI)	0.085	0.057	0.145
Moderate Income (80%-120% AMI)	0.161	0.152	0.183
Above Moderate Income (>120% AMI)	0.743	0.713	0.507
<i>Dissimilarity Index</i>			
Below 80% AMI vs. Above 80% AMI	0.277	0.234	0.198
Below 50% AMI vs. Above 120% AMI	0.324	0.297	0.253
<i>Thiel's H</i>	0.062	0.037	0.043

Source: Association of Bay Area Governments AFFH Data Report, March 6, 2022.

LMI areas where more than 51 percent of the household population is low or moderate income are shown geographically in Figure E-19. A few block groups in the City have 25 to 50 percent of LMI households, while the remaining areas have less than 25 percent of LMI households. This is similar to the City of Danville and the surrounding unincorporated County.

Figure E-19: LMI Households By Block Group (2020) – San Ramon



2.2.5 Housing Choice Vouchers

Housing Choice Vouchers (HCV) are a form of HUD rental subsidy issued to a low-income household that promises to pay a certain amount of the household’s rent. Prices, or payment standards, are set based on the rent in the metropolitan area, and voucher households must pay any difference between the rent and the voucher amount. Participants of the HCV program are free to choose any rental housing that meets program requirements

An analysis of the trends in HCV concentration can be useful in examining the success of the program in improving the living conditions and quality of life of its holders. One of the objectives of the HCV program is to encourage participants to avoid high-poverty neighborhoods, and encourage the recruitment of landlords with rental properties in low-poverty neighborhoods. HCV programs are managed by Public Housing Agencies (PHAs), and the programs assessment structure (Section Eight Management Assessment Program) includes an “expanding housing opportunities” indicator that shows whether the PHA has adopted and implemented a written policy to encourage participation by owners of units located outside areas of poverty or minority concentration.

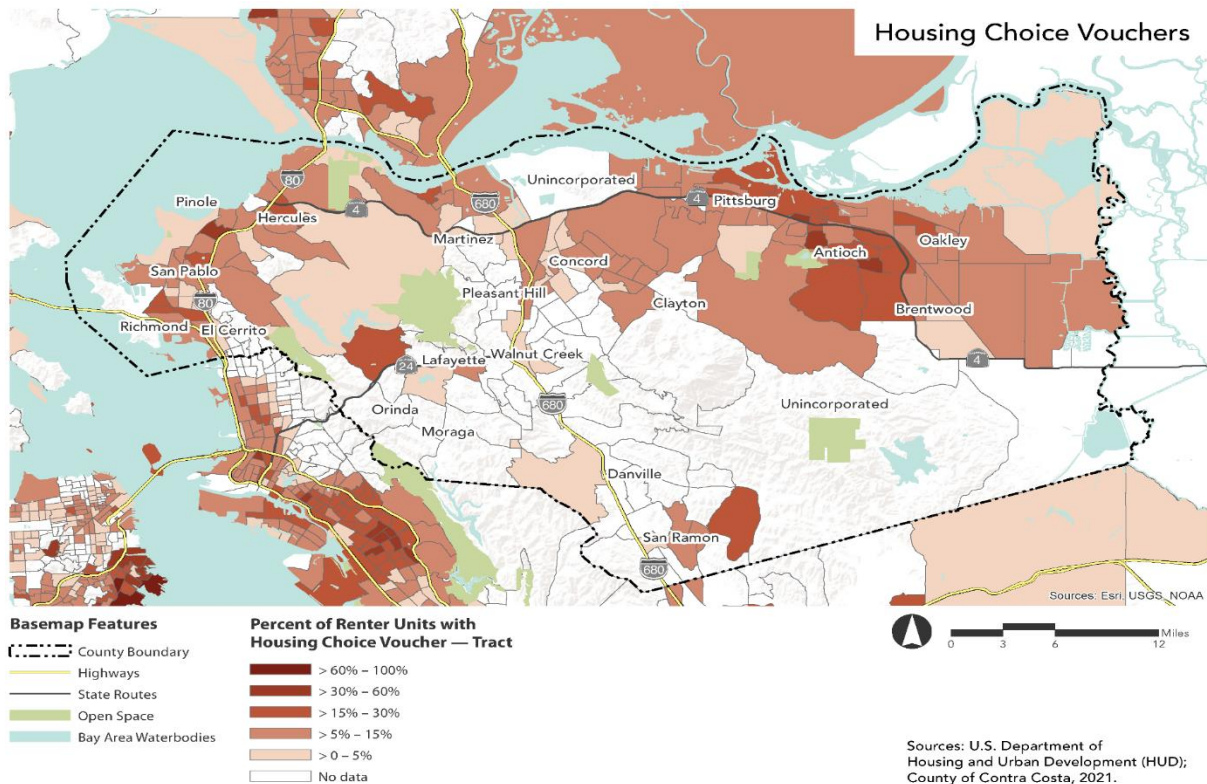
A study prepared by HUD’s Office of Policy Development and Research found a positive association between the HCV share of occupied housing and neighborhood poverty concentration, and a negative association between rent and neighborhood poverty. This means that HCV use was concentrated in areas of high poverty where rents tend to be lower. In areas where these patterns occur, the program has not succeeded in moving holders out of areas of poverty.

A. Regional Trends

In Contra Costa County, the Housing Authority of Contra Costa County (HACCC) administers approximately 7,000 units of affordable housing under the HCV program (and Shelter Care Plus program). Northwest Contra Costa County is served by the Richmond Housing Authority (RHA) that administers approximately 1,851 HCVs. North-central Contra Costa County is served by the Housing Authority of the City of Pittsburg (HACP), which manages 1,118 tenant-based HCVs.

The HCV program serves as a mechanism for bringing otherwise unaffordable housing within reach of low-income populations. With reference to Figure E-20, the program appears to be most prominent in western Contra Costa County, in heavily Black and Hispanic areas, and in the northeast of the County, in predominantly Black, Hispanic, and Asian areas. Central Contra Costa County largely has no data on the percentage of renter units with HCVs. The correlation between low rents and a high concentration of HCV holders holds true for the areas around San Pablo, Richmond, Martinez, Pittsburg, and Antioch.

Figure E-20: Renter Units with Housing Choice Vouchers in Contra Costa County (2021)



Source: Contra Costa County Collaborative (C4) Regional AFFH Context prepared by MIG

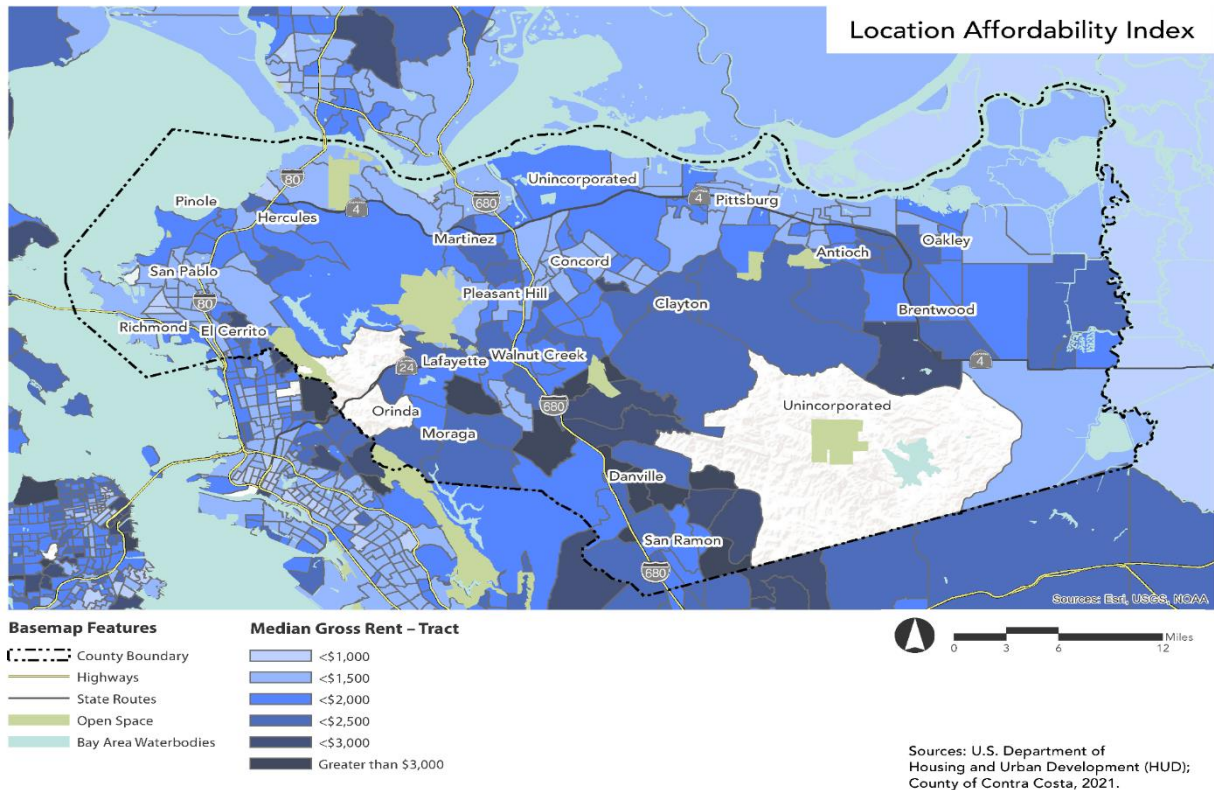
Figure E-21 shows the Location Affordability Index in Contra Costa County. The Index was developed by HUD in collaboration with DOT under the federal Partnership for Sustainable Communities. One objective of the Partnership is to increase public access to data on housing, transportation, and land use. Before this Index, there was no standardized national data source on

household transportation expenses, which limited the ability of homebuyers and renters to fully account for the cost of living in a particular city or neighborhood.

The prevailing standard of affordability in the United States is paying 30 percent or less of your family’s income on housing, but this fails to account for transportation costs. One reason is that transportation costs have grown significantly as a proportion of household income since this standard was established. According to the Bureau of Labor Statistics, in the 1930s American households spent just 8 percent of their income on transportation. Since then, as a substantial proportion of the U.S. population has migrated from center cities to surrounding suburbs and exurbs and come to rely more heavily (or exclusively) on cars, that percentage has steadily increased, peaking at 19.1 percent in 2003. As of 2013, households spent on average about 17 percent of their annual income on transportation, second only to housing costs in terms of budget impact. And for many working-class and rural households, transportation costs actually exceed housing costs.

In Contra Costa County, we see that the majority of the County has a median gross rent of \$2,000–\$2,500. Central Contra County (areas between Danville and Walnut Creek) have the highest rents around \$3,000 or more. The most affordable tracts in the County are along the perimeter of the County in cities like Richmond, San Pablo, Pittsburg and Martinez.

Figure E-21: Location Affordability Index in Contra Costa County



Source: Contra Costa County Collaborative (C4) Regional AFFH Context prepared by MIG

B. Local Trends

The percentage of renter units with HCVs in San Ramon are shown in Figure E-22. No data is available for a large portion of the city. However; the census tracts with data shows that tract 355126 east of Windemere Parkway has the higher percentage of renter units with HCVs in the city at 29 percent. In tracts 345112 and 355115, 5 to 15 percent of renter units have HCVs. Tracts 345111 and 345203 have less than five percent of renter units with HCVs.

Figure E-22: Renter Units with Housing Choice Vouchers in San Ramon

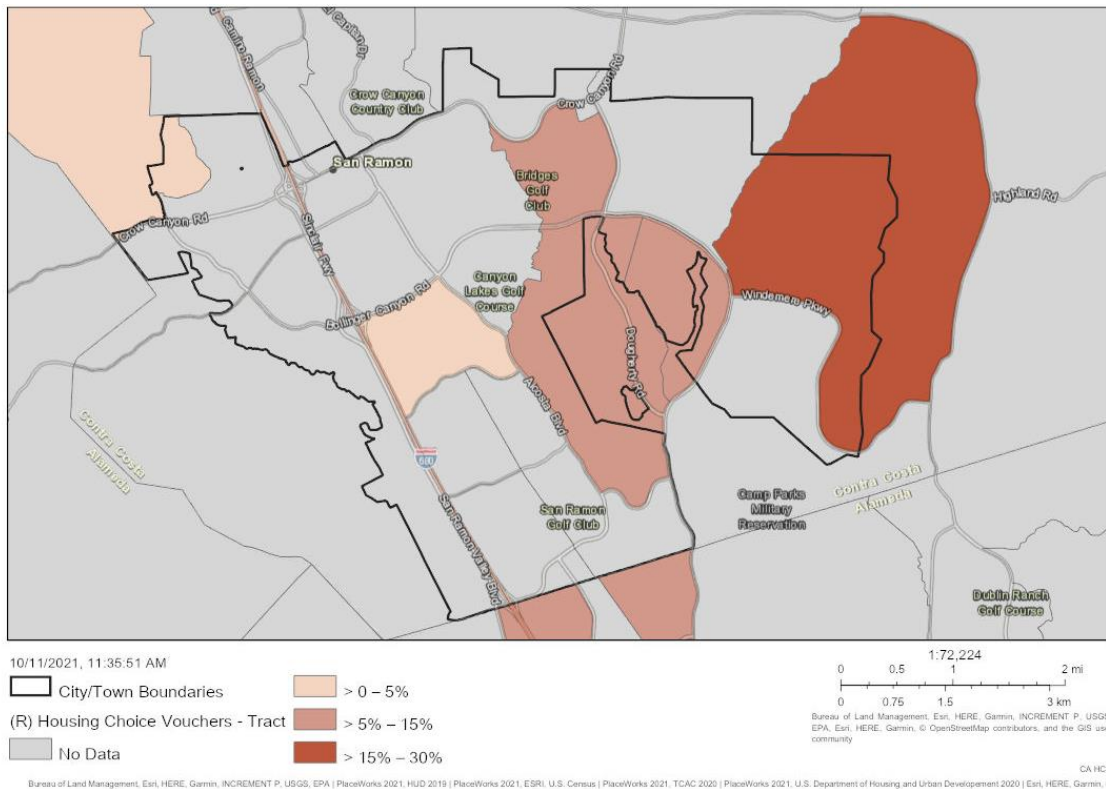
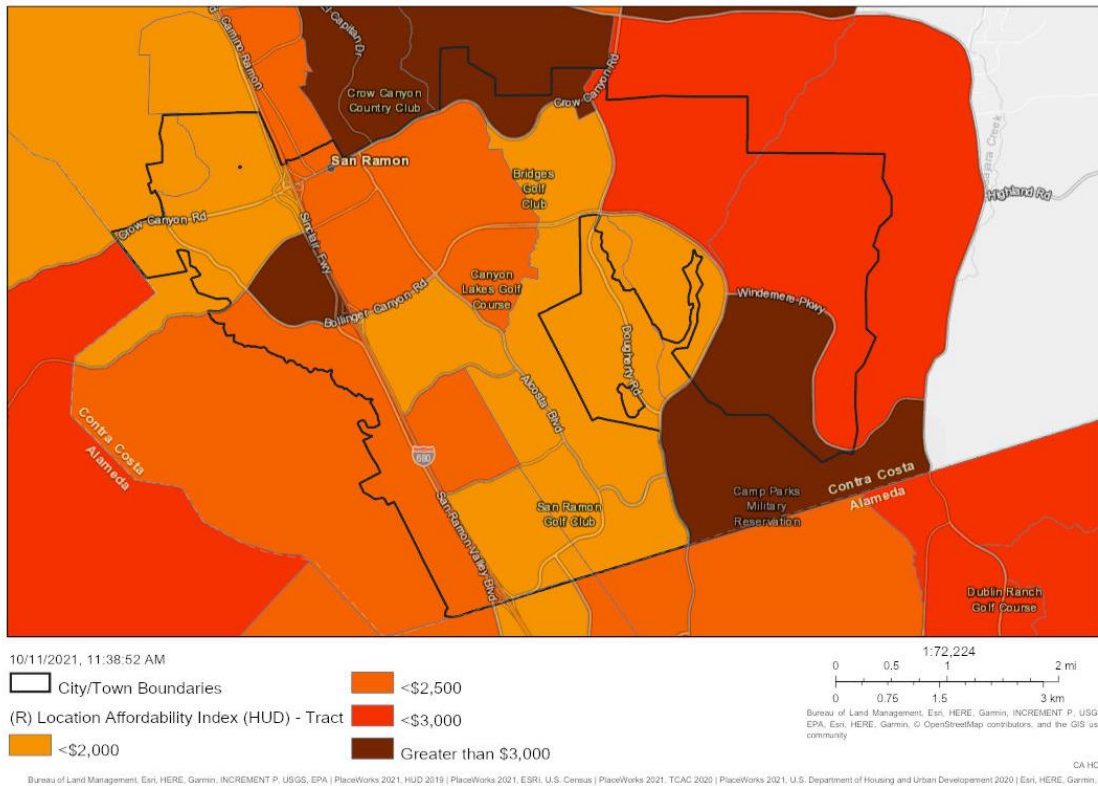


Figure E-23 shows the location affordability index in San Ramon. Affordability ranges from less than \$2,000 to greater than \$3,000. The areas with greater affordability also correspond with portions of San Ramon that have a higher percentage of low and moderate income households (please see Figure E-19). Areas where living costs are higher (greater than \$3,000) overlap with higher median households (greater than \$125,000).

Figure E-23: Location Affordability Index in San Ramon



2.3 RACIALLY OR ETHNICALLY CONCENTRATED AREAS

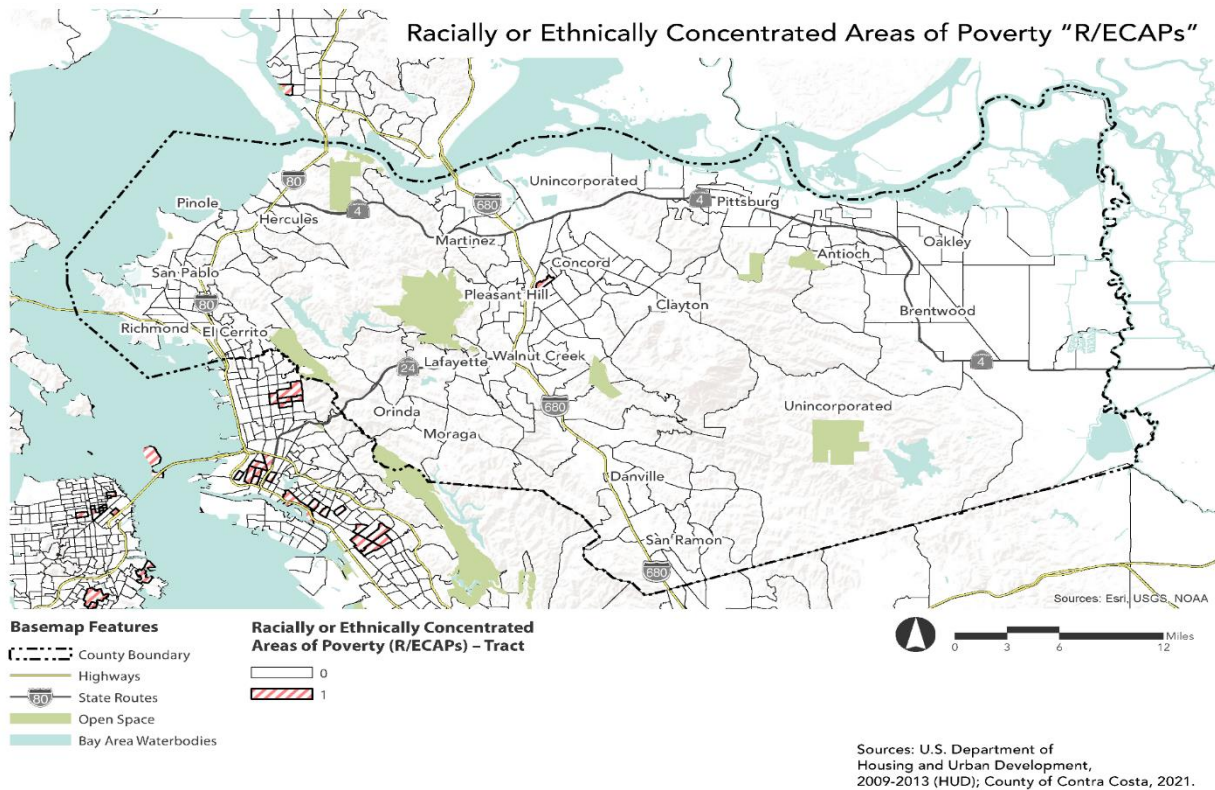
2.3.1 Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs) are geographic areas with significant concentrations of poverty and minority populations. HUD developed a census-tract based definition of R/ECAP that relies on a racial and ethnic concentration threshold and a poverty test. The threshold states that an area with a non-White population of 50 percent or more would be identified as a R/ECAP; the poverty test defines areas of extreme poverty as areas where 40 percent or more of the population live below the federal poverty line or where the poverty rate is three times the average poverty rate for the metropolitan area (whichever is lower). Thus, an area that meets either the racial or ethnic concentration, and the poverty test would be classified as a R/ECAP. Identifying R/ECAPS facilitates an understanding of entrenched patterns of segregation and poverty due to the legacy effects of historically racist and discriminatory housing laws.

A. Regional Trends

In Contra Costa County, the only area that meets the official definition of a R/ECAP is Monument Corridor in Concord (highlighted with red stripes in [Figure E-24](#) below).

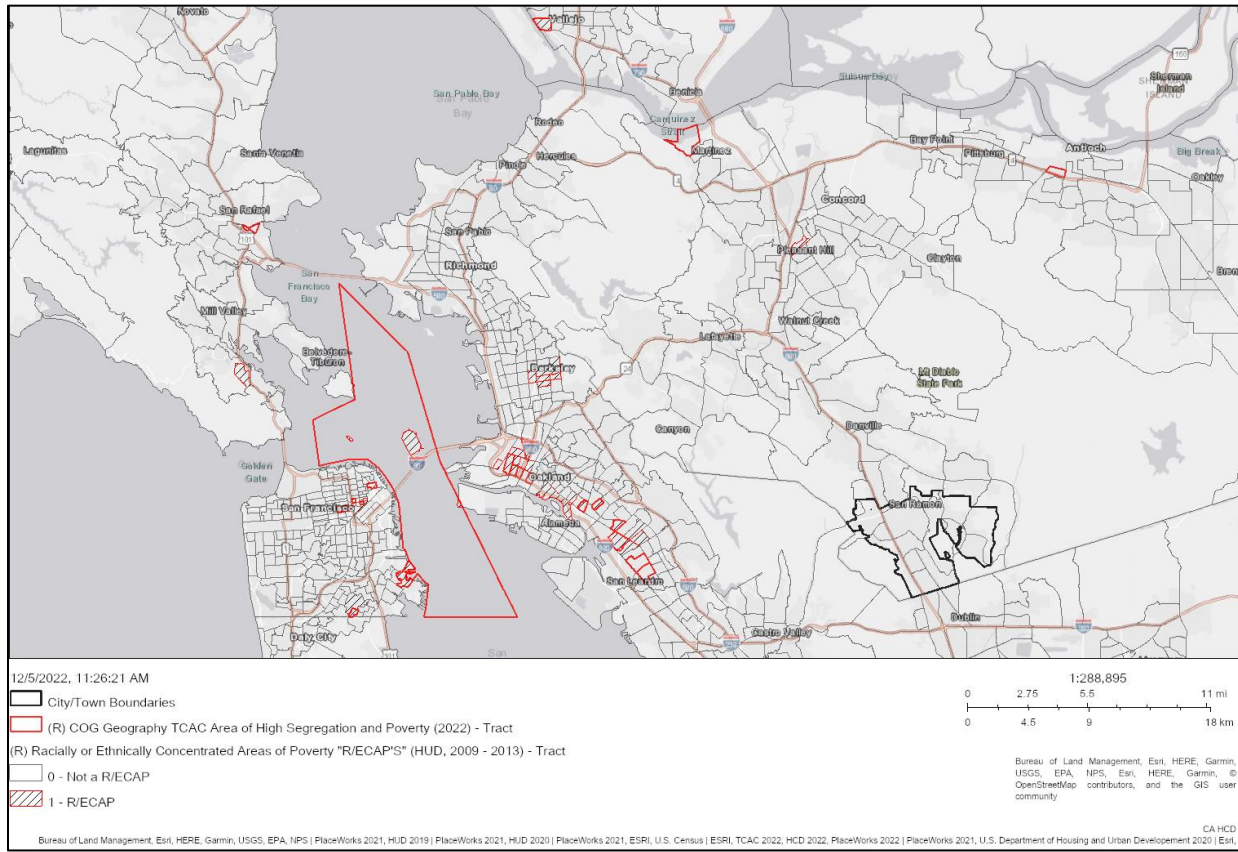
Figure E-24: R/ECAPs in Contra Costa County



Source: Contra Costa County Collaborative (C4) Regional AFFH Context prepared by MIG

Figure E-25 shows TCAC designated areas of high segregation and poverty and R/ECAPs in ABAG jurisdictions beyond Contra Costa County. Areas of high segregation and poverty and R/ECAPs are most concentrated in north Alameda County, from San Leandro to Berkeley, and San Francisco. There is also a cluster of tracts with these designations in Santa Clara County in the San Jose area. All other ABAG counties, Contra Costa, Marin, Napa, San Mateo, Solano, and Sonoma, have few TCAC areas of high segregation and poverty and R/ECAPs in comparison. In general, these areas, specifically the San Jose and Oakland neighborhoods, are predominantly non-White populations. However, large populations of racial/ethnic minorities are not concentrated in these areas alone. Block groups with large racial/ethnic minority populations also exist in northern Contra Costa County, southern Solano County, and northern San Mateo County where there are little to no areas of high segregation and poverty or R/ECAPs. TCAC areas of high segregation and poverty and R/ECAPs also generally correlate with large LMI household populations.

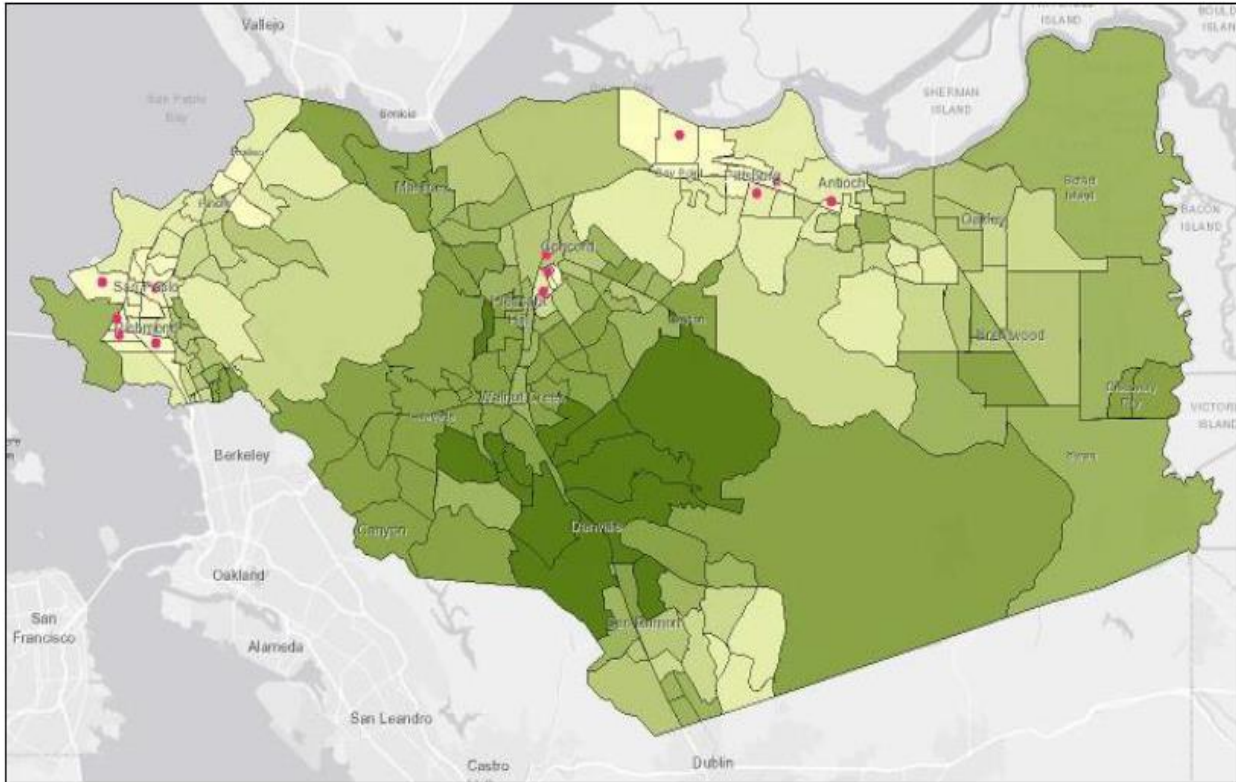
Figure E-25: TCAC Areas of High Segregation and Poverty and R/ECAPs in ABAG Counties



Expanded R/ECAPs in Contra Costa County

According to the 2020 Contra Costa County AI, however, the HUD definition that utilizes the federal poverty rate is not suitable for analysis in the San Francisco Bay Area due to the high cost of living. The HUD definition would severely underestimate whether an individual is living in poverty. The Contra Costa County AI proposes an alternate definition of a R/ECAP that includes majority-minority census tracts that have poverty rates of 25 percent or more. Under this definition, twelve other census tracts would qualify as R/ECAPs in the areas of Antioch, Bay Point, Concord, Pittsburg, North Richmond, Richmond and San Pablo (Refer to [Figure E-26](#)).

Figure E-26: R/ECAPs in Contra Costa



Source: Contra Costa County Collaborative (C4) Regional AFFH Context prepared by MIG (Contra Costa County Analysis of Impediments to Fair Housing Choice January 2020-2025 (2020 AI)).

Note: The 2020 AI does not provide a legend for the map shown above nor does it name the specific 12 additional R/ECAPs identified. The map shows the general location of the expanded R/ECAPs identified in the County.

- Antioch: One R/ECAP located between Highway 4 (on the southern end) and railroad tracks (on the northern end). Somerville Road and L Street form the eastern and western boundaries.
- Bay Point: One R/ECAP located north of Willow Pass Road and goes all the way to the water. It is roughly bounded to the east by Loftus Road and the west by Port Chicago Highway.
- Concord: Three R/ECAPS that share borders with each other. They are all located in the Monument Corridor area of Concord and include the one official R/ECAP identified through the HUD AFFH Data and Mapping Tool. The R/ECAPs are roughly bounded by Highway 242 to the west, and Monument Boulevard to the east.
- Pittsburg: Two R/ECAPS that border each other. The northern R/ECAP is bounded by E. 14th Street to the north and Highway 4 to the south. The other R/ECAP, immediately to the south of the first, is similarly bounded by Highway 4 to the north and Buchanan Road to the south. It is bounded by Railroad Avenue to the west.

- North Richmond: One R/ECAP with Giant Road as its eastern boundary. It lies between W. Gertrude Avenue to the south and Parr Boulevard to the north. The census tract extends all the way to the water on the west side.
- Richmond: Three R/ECAPs roughly located within the Iron Triangle area. Two of the R/ECAPs are stacked on top of each other and form a triangle shape. The southern border aligns with Ohio Avenue, and sides of the triangle area bounded by Richmond Parkway to the west, and the railroad tracks along Carlson Boulevard to the east. The third R/ECAP is directly to the east of the other two. It extends roughly to Highway 80 on its eastern side, and the southern border is formed by Cutting Boulevard. The western boundary is shared with the other two R/ECAPs, and is formed by the railroad tracks along Carlson Boulevard. The northern boundary roughly aligns with Macdonald Avenue.
- San Pablo: One R/ECAP bounded by Highway 80 to the east, and El Portal Road to the north. The western boundary is formed by San Pablo Avenue and 23rd Street. The southern boundary roughly traces the San Pablo city boundary.

According to the 2012-2016 American Community Survey, 69,326 people lived in these expanded R/ECAPs, representing 6.3 percent of the County’s population. Hispanic and Black populations make up a disproportionately large percentage of residents who reside in R/ECAPs compared to the population of the County or Region as a whole. In Contra Costa County, approximately 53% of individuals living in R/ECAPs are Hispanic, nearly 18% are Black, 19.57% are Mexican American, 4.65% are Salvadoran American, and 1.49% are Guatemalan Americans. Families with children under 18 still in the household comprise almost 60% of the population in Contra Costa County’s R/ECAPs, significantly higher than neighboring metropolitan areas of San Francisco, Oakland, and Hayward. To those already living in poverty, the higher rate of dependent children in their households would translate to a greater strain on their resources.

B. Local Trends

Approximately 3.7 percent of San Ramon’s population lives below the poverty level. This percentage increases for seniors; nine percent of residents age 65 and older live below the poverty level. Table E-20 shows the percentage of residents in poverty by race/ethnicity. Black/African Americans experience the highest level of poverty at 9.2 percent while Asian/Asian Pacific Islanders have the lowest at 2.9 percent.

Table E-20: Poverty Status By Race – San Ramon (2019)

<i>Racial / Ethnic Group</i>	<i>Percent in Poverty</i>
Black or African American (Hispanic and Non-Hispanic)	9.2%
Hispanic or Latinx	4.6%
White (Hispanic and Non-Hispanic)	4.4%
White, Non-Hispanic	4.3%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	3.5%
American Indian or Alaska Native (Hispanic and Non-Hispanic)	3.4%
Asian / API (Hispanic and Non-Hispanic)	2.9%

Source: ABAG Housing Element Data Package, 2015-2019 ACS (5-Year Estimates)

As described in the Regional Trends above, no R/ECAP areas are located within San Ramon. According to the HCD AFFH Data Viewer, all census tracts within San Ramon have less than ten percent of the population living below the poverty level.

2.3.2 Racially or Ethnically Concentrated Areas of Affluence (RCAAs)

Racially Concentrated Areas of Affluence (RCAAs) are defined by the HUD as communities with a large proportion of affluent and non-Hispanic White residents. According to a policy paper published by the HUD, non-Hispanic Whites are the most racially segregated group in the United States. In the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, distinct advantages are associated with residence in affluent, White communities. RCAAs are currently not available for mapping on the AFFH Data Viewer. As such, an alternate definition of RCAA from the University of Minnesota Humphrey School of Public Affairs is used in this analysis. RCAAs are defined as census tracts where (1) 80 percent or more of the population is white, and (2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016).

A. Regional Trends

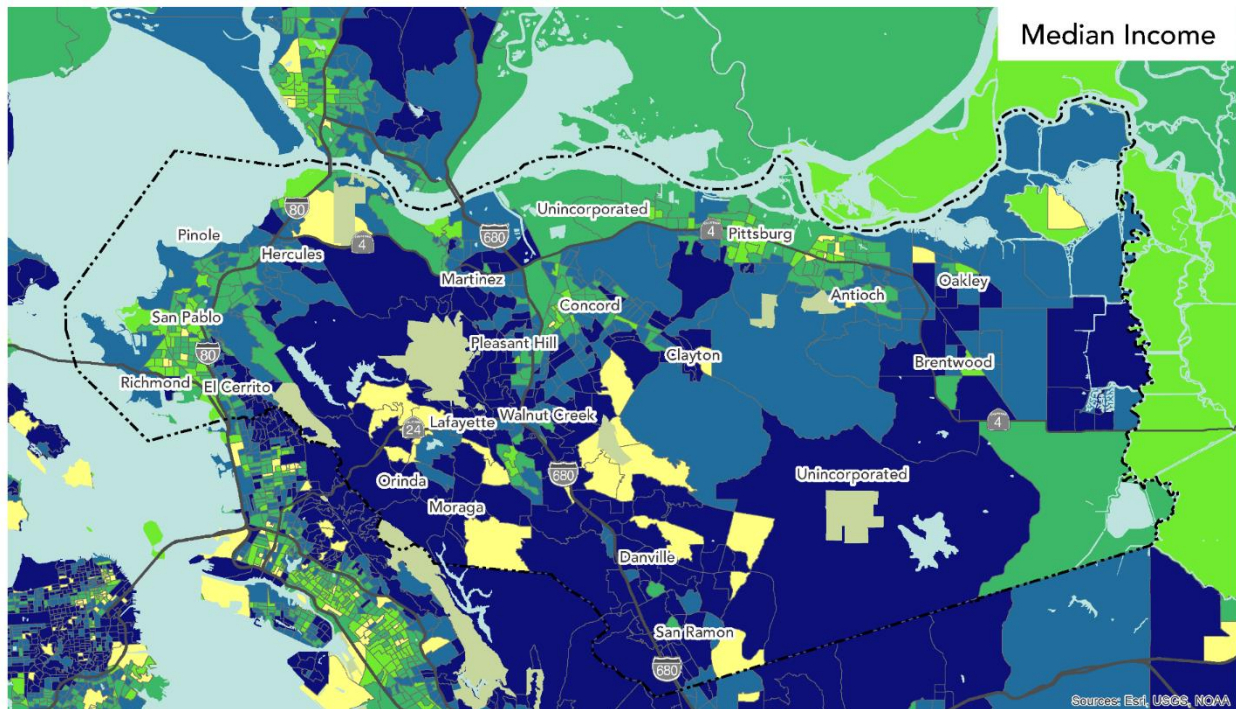
By cross-referencing Figure E-6 and [Figure E-27](#) (below), several RCAAs are shown running from Danville to Lafayette and that tapers off towards Walnut Creek. This aligns with the cities' racial demographic and median income (summarized in Table E-21 below). Although not all census tracts/block groups meet the criteria to qualify as RCAAs, there is a tendency for census block groups with higher white populations to have higher median incomes throughout the county.

Table E-21: White Population and Median Household Income of RCAAs in Contra Costa County (2019)

<i>City</i>	<i>White Population</i>	<i>Median Household Income (2019)</i>
Danville	80.53%	\$160,808
Lafayette	81.23%	\$178,889
Walnut Creek	74.05%	\$105,948

Source: Contra Costa County Collaborative (C4) Regional AFFH Context prepared by MIG (DataUSA.io (2019)).

Figure E-27: Median Household Income in Contra Costa County



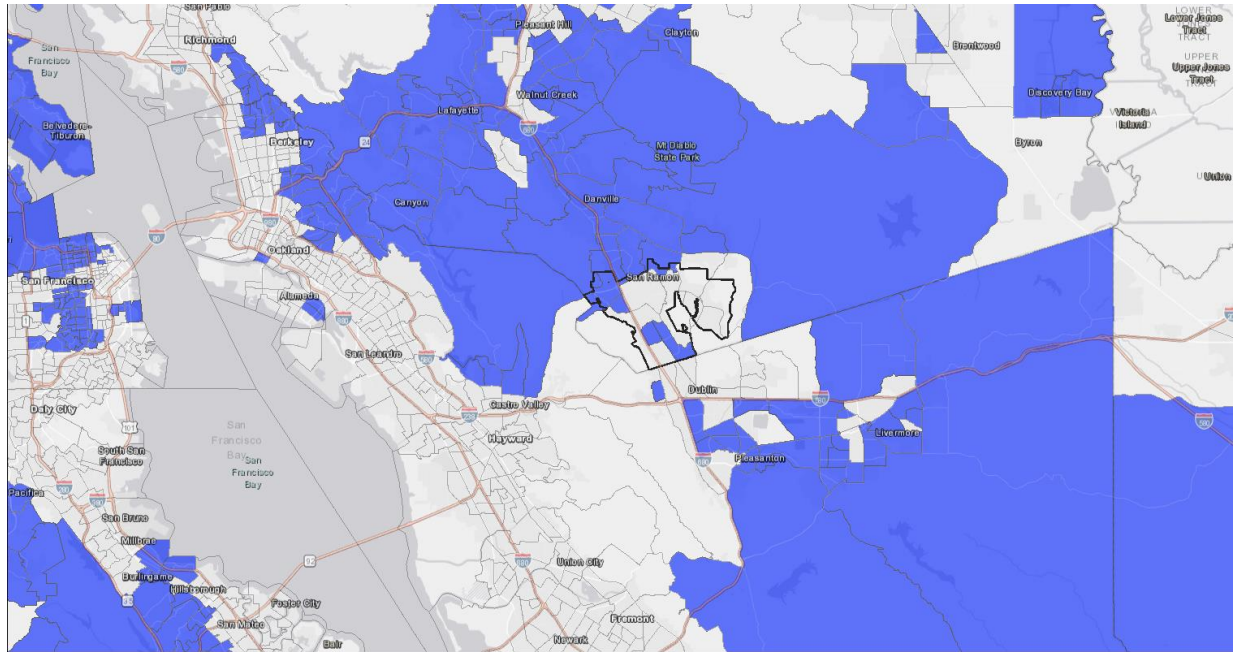
Source: Contra Costa County Collaborative (C4) Regional AFFH Context prepared by MIG

In 2022, HCD released maps of Racially/Ethnically Concentrated Areas of Affluence (RCAA) at the tract level on the HCD AFFH Data Viewer. RCAAs were determined using a location quotient (LQ) and median income.⁹ To determine the RCAAs, census tracts with a LQ of more than 1.25 and a median income 1.5 times higher than the COG AMI (or 1.5x the State AMI, whichever is lower) were assigned a numeric score of 1 (Is a RCAA). Census tracts that did not meet this criterion were assigned a score of 0 (Not a RCAA). The LQ represents the percentage of total white population (White Alone, Not Hispanic or Latino) for each census tract compared to the average percentage of total white population for all census tracts in a given COG region. As shown in Figure E-28, RCAAs are prevalent throughout the region surrounding San Ramon. Much of the Contra Costa County area north and east of San Ramon is considered an RCAA. RCAAs also span throughout Alameda County east and south of the City.

⁹ The complete methodology for determining RCAAs can be found here:

<https://www.arcgis.com/home/item.html?id=4100330678564ad699d139b1c193ef14&sublayer=4>

Figure E-28: Racially/Ethnically Concentrated Areas of Affluence (RCAA) – Region (2019)



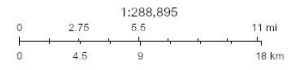
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City/Town Boundaries

(R) Racially Concentrated Areas of Affluence "RCAA" (ACS, 2015-2019) - Tract

0 - Not a RCAA

1 - RCAA



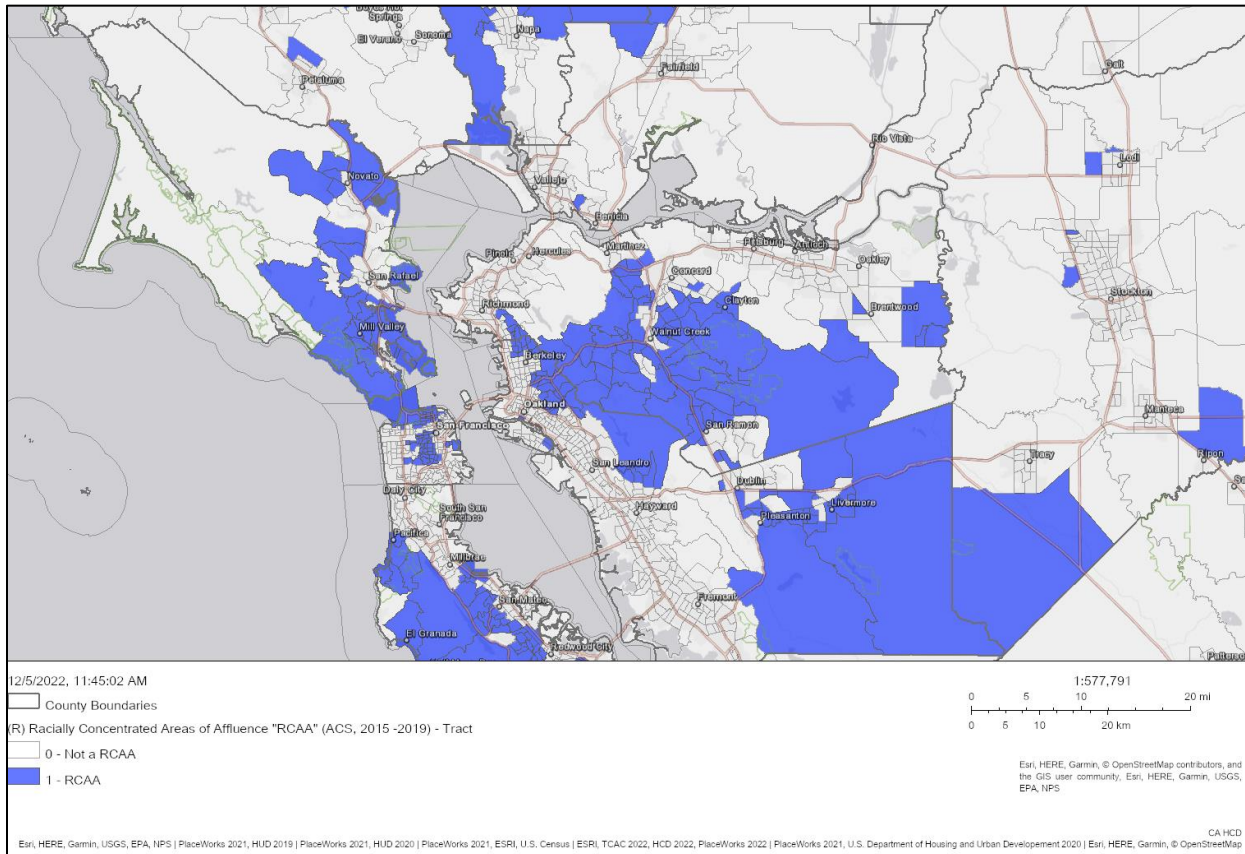
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Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, HUD 2020 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, Garmin, ©

The ABAG region is heavily populated with RCAAs (Figure E-29). RCAAs are prevalent in many areas, the exception of southern Alameda County, eastern Santa Clara County, Sonoma County, and Solano County. RCAAs are much more common in the ABAG region compared to the areas north, east, and south. This is consistent with other trends seen in northern California. Bay Area jurisdictions tend to have higher median incomes and lower poverty rates compared to neighboring regions. This is consistent with the Silicon Valley boom, that continues to bring large populations of high income earners to the Bay Area region. However, the influx of wealthy tech companies and employees has also increased wealth disparities in the region, where 25 percent of the population in Silicon Valley holds 92 percent of the wealth.¹⁰ This issue is generally concentrated in the San Francisco area and Santa Clara County, but also affects housing costs and wealth distribution in neighboring jurisdictions.

¹⁰ DiFelicitonio, Chase. 2022. San Francisco Chronicle. New report shows Silicon Valley's huge wealth gap. <https://www.sfchronicle.com/tech/article/Report-Silicon-Valley-s-population-declined-16921277.php>.

Figure E-29: Racially/Ethnically Concentrated Areas of Affluence (RCAA) – ABAG (2019)



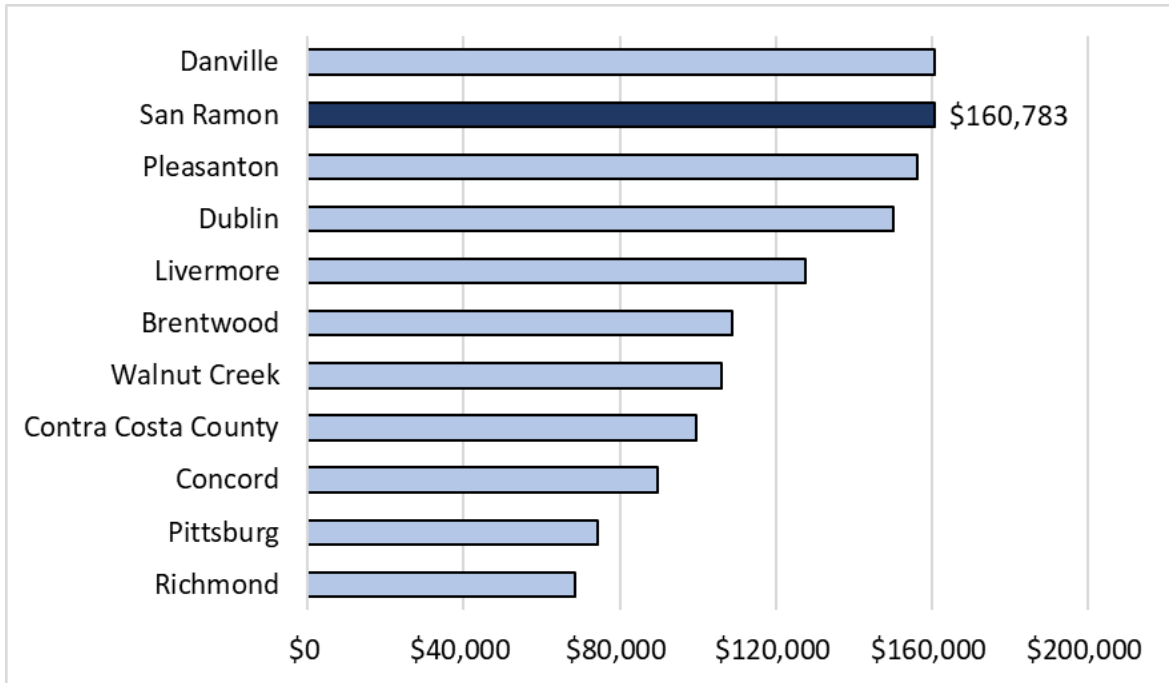
B. Local Trends

Figure E-30 shows the median income for San Ramon and surrounding jurisdictions. San Ramon's median income is one of the highest in the area at \$160,783. Table E-22 shows the median income by race in the city. Asian households have the highest median income in San Ramon (\$190,014), followed by residents who identify as Two or More Races, (\$152,500), Black/African Americans (\$150,813) and Whites (\$145,953). Native Hawaiian and Other Pacific Islanders have the lowest median income at \$95,378. Almost all of these median incomes are higher than that of the County overall (\$99,716).

Figure E-31 shows the geographical distribution of median incomes in San Ramon. One block group located around the Canyon Lakes Golf Course has a median income lower than \$87,100, which is the HCD 2020 State Median Income). All other block groups have median incomes between \$87,100 and \$125,000 or greater than \$125,000.

Using the definition of RCAAs described in Region Trends above and comparing the median income map with Figure E-7 earlier in this AFFH showing White majority tracts, only one census tract in San Ramon is considered a RCAA. This is census tract 345203 located in the northwestern corner of the City. This tract is 82 percent White and has a median income of \$205,357 in 2019. However, only a small portion of the tract is located in San Ramon, with the boundaries extending north into Danville and the unincorporated County. Danville is discussed in the Regional RCAA Trends above.

Figure E-30: Median Household Income In San Ramon and Surrounding Areas (2019)



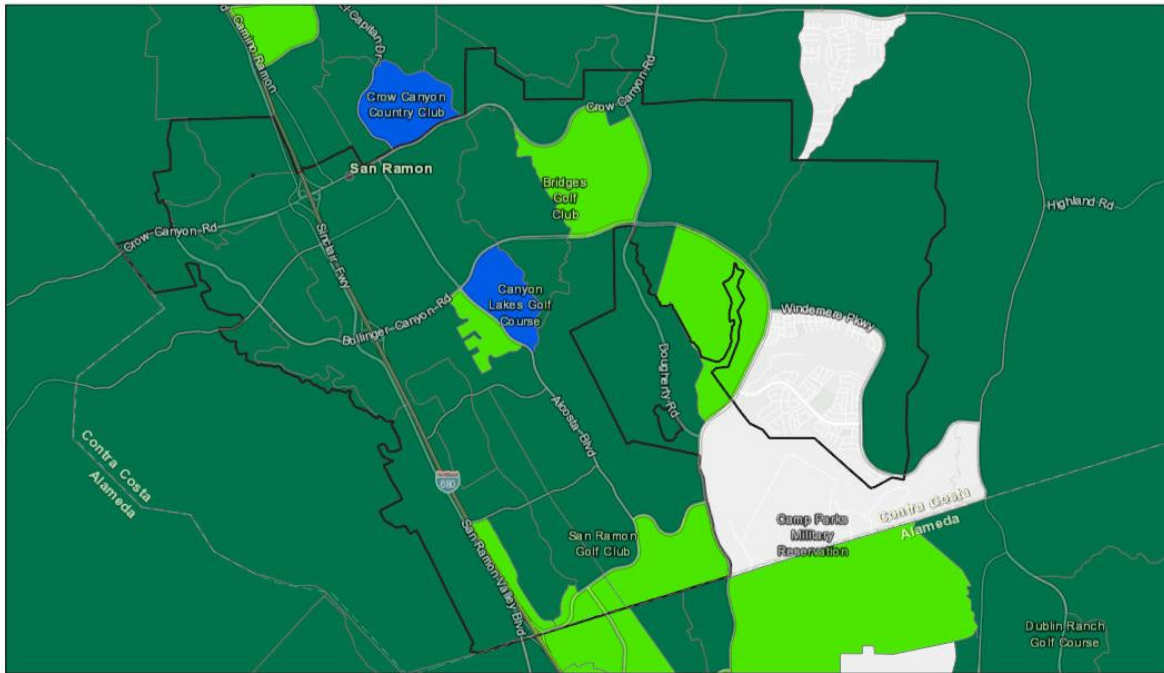
Source: 2015-2019 ACS (5-Year Estimates).

Table E-22: Median Income by Race/Ethnicity (2019) – San Ramon

<i>Race/Ethnicity</i>	<i>Households</i>	<i>Percent Distribution</i>	<i>Median Income</i>
Households	25,535	---	\$160,783
White	12,983	50.80%	\$142,729
Black or African American	735	2.90%	\$150,813
American Indian and Alaska Native	73	0.30%	-
Asian	10,451	40.90%	\$190,014
Native Hawaiian and Other Pacific Islander	91	0.40%	\$95,378
Some other race	284	1.10%	\$111,333
Two or more races	918	3.60%	\$152,500
Hispanic or Latino origin (of any race)	1,538	6.00%	\$119,591
White alone, not Hispanic or Latino	11,931	46.70%	\$145,953

Source: 2015-2019 ACS (5-Year Estimates)

Figure E-31: Median Household Income by Block Group in San Ramon (2019)



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City/Town Boundaries

(R) Median Income (ACS, 2015-2019) - Block Group

< \$87,100 (HCD 2020 State Median Income)

< \$125,000

Greater than \$125,000

1:72,224

0 0.5 1 2 mi

0 0.75 1.5 3 km

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CA HCD

Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, Garmin, ©

As discussed previously, in 2022, HCD released maps showing Racially/Ethnically Concentrated Areas of Affluence (RCAA) by tract. There are seven tracts within or encompassing part of San Ramon that are considered RCAAs. Two are in the southern area of the City, generally bound by the southern City boundary, eastern City boundary and Alcosta Boulevard, Montevideo Drive to the north, and Tareyton Avenue to the west. The northwestern corner of the City also has several tracts that are considered RCAAs. It is relevant to note that the northernmost tracts that are considered RCAAs also encompass a large proportion of the area north of San Ramon that is not within the City boundaries. As discussed previously, there are two tracts in the City where more than 10 percent of the population experiences a disability, both of which have been identified as RCAAs (see Figure E-11). Both these tracts (tract 3452.03 and 3451.03) also have larger populations of persons aged 65 and older compared to all other tracts in the City. According to the 2015-2019 ACS, 20.7 percent of the population in tract 3452.03 and 19.5 percent of the population in tract 3451.03 are 65 or older compared to only 10.5 percent citywide. This likely contributes to the larger populations of persons with disabilities in these tracts.

Access to opportunities will be further discussed in this Assessment of Fair Housing below. It is important to note that RCAAs don't appear to have superior access to opportunities as nearly all of the City is considered a highest resource area. However, the northwest corner, where RCAAs are most prevalent, have the highest access to employment opportunities compared to other areas of the City. Employment opportunities are also further discussed below.

The RCAAs in the southern area of the City are mostly comprised of owner-occupied households (Figure E-33). Owner-occupied households tend to earn higher incomes compared to renters.

Renters also tend to experience housing problems, including cost burden and overcrowding, at a higher rate than owners. Disproportionate housing needs are further discussed later in this Assessment of Fair Housing Issues. Conversely, the northwestern corner of the City has a larger population of renters. Approximately 43.5 percent of households in the tract encompassing the largest proportion of the northwest corner of the City are renters. According to the 2015-2019 ACS, only 27.6 percent of households citywide are renter-occupied.

Figure E-32: Racially/Ethnically Concentrated Areas of Affluence – San Ramon (2019)

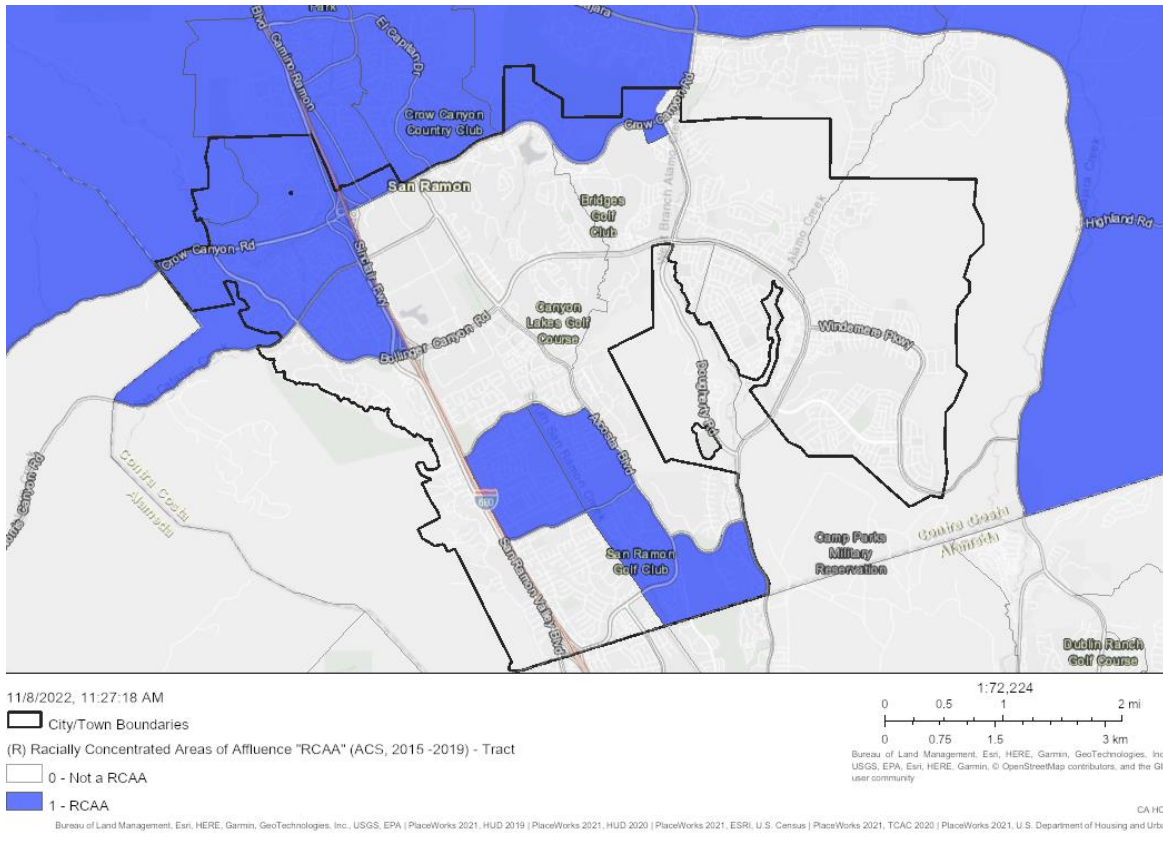
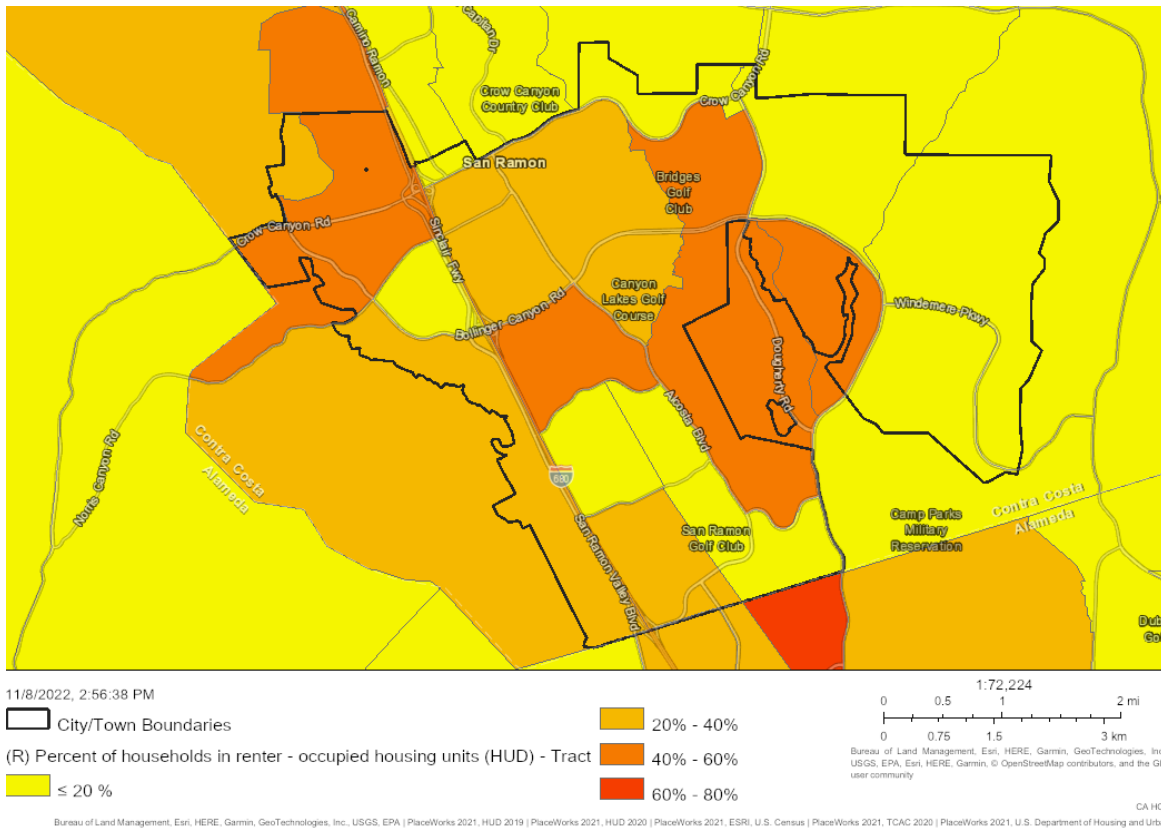


Figure E-33: Renter-Occupied Households by Tract (2022)



Compared to other jurisdictions in the region, such as Alameda County, Santa Clara County, and San Francisco jurisdictions, San Ramon does not have large wealth disparities. As presented in Figure E-19 previously, there are no block groups in the City with large concentrations of low or moderate income households. Most San Ramon households earn more than 100 percent of the Area Median Income (AMI). While wealth disparities are reduced within San Ramon, San Ramon is generally more affluent and wealthier than the County as a whole and neighboring jurisdictions, especially Alameda County cities west of the City.

2.4 ACCESS TO OPPORTUNITIES

Access to opportunity is a concept to approximate the link between place-based characteristics (e.g. education, employment, safety, and the environment) and critical life outcomes (e.g. health, wealth, and life expectancy). Ensuring access to opportunity means both improving the quality of life for residents of low-income communities, as well as supporting residents' mobility and access to 'high resource' neighborhoods.

While the Federal Affirmatively Furthering Fair Housing (AFFH) Rule has been repealed, the data and mapping developed by HUD for the purpose of preparing the Assessment of Fair Housing (AFH) can still be useful in informing communities about segregation in their jurisdiction and region, as well as disparities in access to opportunity. This section presents the HUD-developed index scores based on nationally available data sources to assess Alameda County residents' access to key opportunity assets by race/ethnicity and poverty level. Table E-24 provides index scores or values (the values range from 0 to 100) for the following opportunity indicator indices:

- **Low Poverty Index:** The low poverty Index captures the depth and intensity of poverty in a given neighborhood through poverty rate calculations and percentile rankings. The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the index value, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the index value, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). The higher the transit trips index value, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index value, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the index value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.

The Department of Housing and Community Development (HCD) and California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/ departments to further the fair housing goals (as defined by HCD).” The Task Force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with nine percent Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Table E-23 shows the full list of indicators. The opportunity maps include a measure or “filter” to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters are:

- **Poverty:** Tracts with at least 30 percent of population under federal poverty line;
- **Racial Segregation:** Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County.

Table E-23: Domains and List of Indicators for Opportunity Maps (2020)

<i>Domain</i>	<i>Indicator</i>
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency Math proficiency Reading proficiency High School graduation rates Student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2020

TCAC/HCD assigns “scores” for each of the domains in Table E-23 by census tract and computes “composite” scores that are a combination of the three domains. Scores from each individual domain range from 0-1, where higher scores indicate higher “access” to the domain or higher “outcomes.” Composite scores do not have a numerical value but rather rank census tracts by the level of resources (low, moderate, high, highest, and high poverty and segregation).

The TCAC/HCD Opportunity Maps offer a tool to visualize show areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource, and high segregation and poverty and can help to identify areas within the community that provide good access to opportunity for residents or, conversely, provide low access to opportunity. They can also help to highlight areas where there are high levels of segregation and poverty.

The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low resource areas and areas of high segregation and poverty and to encourage better access for low and moderate income and black, indigenous, and people of color (BIPOC) households to housing in high resource areas.

A. Regional Trends

HUD Opportunity Indicators. Opportunity indicators for Contra Costa County included in Table E-24 indicate that White residents are exposed to the highest opportunities for quality schools and jobs, tend to live closer to their jobs and live in neighborhoods with better environmental conditions.

The County's Black population is most likely to utilize public transit and have the lowest transportation costs.

Populations below the poverty line, regardless of race/ethnicity, face more challenges accessing quality schools and jobs and living in neighborhoods with better environmental conditions. All populations below the poverty line utilize transit more and have lower transportation costs.

TCAC Opportunity Areas. Tract-level TCAC Opportunity score categories for the region are shown in [Figure E-34](#). This visual representation of TCAC Opportunity Areas in Contra Costa County is based on a composite score, where each tract is categorized based on percentile rankings of the level of resources within the region. The only census tract in Contra Costa County considered an area of high segregation & poverty is located in Martinez. Concentrations of low resource areas are located in the northwestern and eastern parts of the county (Richmond to Hercules and Concord to Oakley); census tracts with the highest resources are located in central and southern parts of the county (San Ramon, Danville, Moraga, and Lafayette).

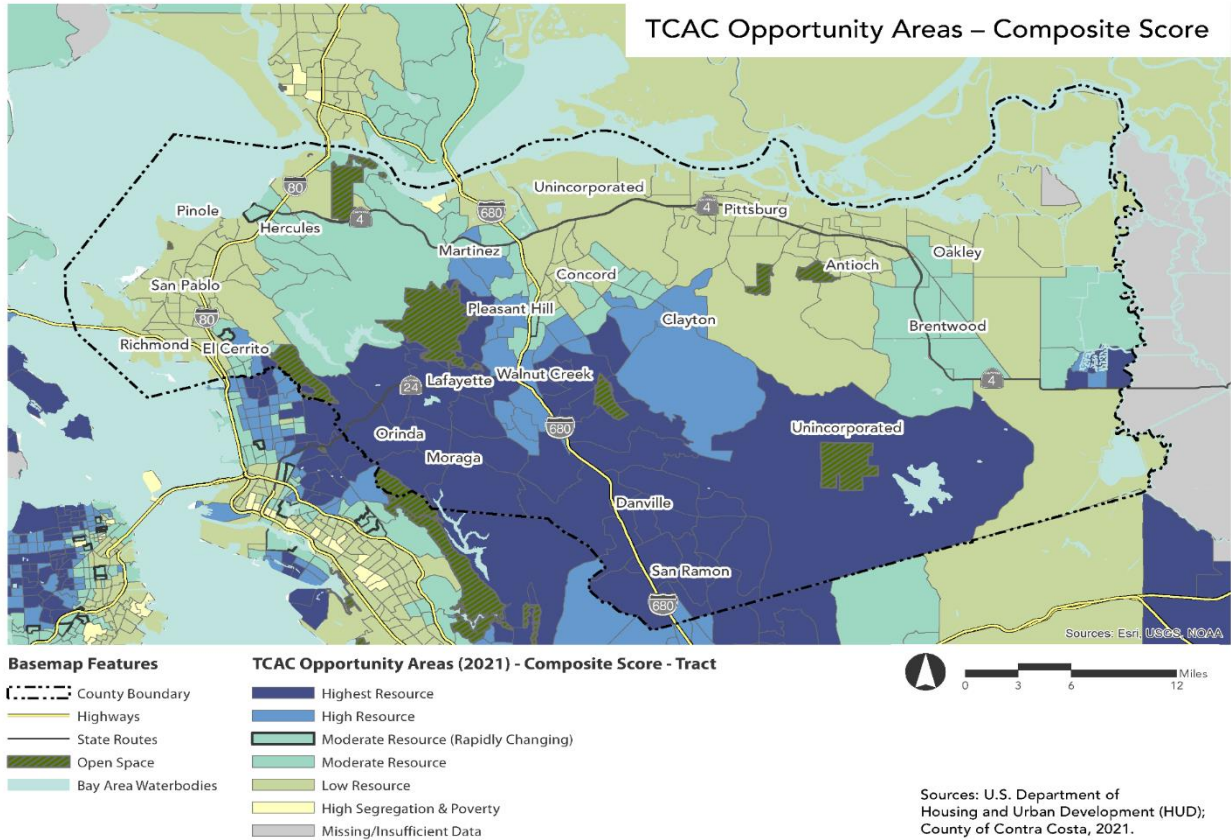
Table E-24: Opportunity Indices in Contra Costa County (2020)

<i>Index</i>	<i>School Proficiency</i>	<i>Transit Trip</i>	<i>Low Transportation Cost</i>	<i>Labor Market</i>	<i>Jobs Proximity</i>	<i>Environmental Health</i>
<i>Contra Costa County</i>						
<i>Total Population</i>						
White, Non-Hispanic	69.32	79.83	71.72	68.76	49.30	54.75
Black, Non-Hispanic	34.34	81.81	75.62	42.52	48.12	43.68
Asian or Pacific Islander, Non-Hispanic	59.43	80.81	72.22	66.87	45.27	52.22
Native American, Non-Hispanic	49.99	80.47	73.09	51.19	49.04	47.92
Hispanic	39.38	82.31	75.57	42.30	45.11	43.85
<i>Population Below Federal Poverty Line</i>						
White, Non-Hispanic	55.60	81.05	74.17	55.46	50.67	49.39
Black, Non-Hispanic	25.84	84.03	78.23	32.63	48.69	39.84
Asian or Pacific Islander, Non-Hispanic	46.48	84.04	77.75	52.15	50.02	41.52
Native American, Non-Hispanic	19.92	82.61	75.06	34.52	48.41	46.48
Hispanic	30.50	84.69	78.06	32.01	44.57	38.66

Source: Contra Costa County Collaborative (C4) Regional AFFH Context prepared by MIG (AFFHT Data Table 12; Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA)

Note: American Community Survey Data are based on a sample and are subject to sampling variability.

Figure E-34: Regional TCAC Opportunity Area Composite Score By Tract (2021)



Source: Contra Costa County Collaborative (C4) Regional AFFH Context prepared by MIG

B. Local Trends

TCAC Opportunity Areas. TCAC Opportunity Area scores for San Ramon have been compiled by tract (Table E-25) and are presented geographically in [Figure E-35](#). All but one tract in the City are highest resource tracts. Tract 345101, located east of the 680 Freeway and along the City's southern boundary is high resource.

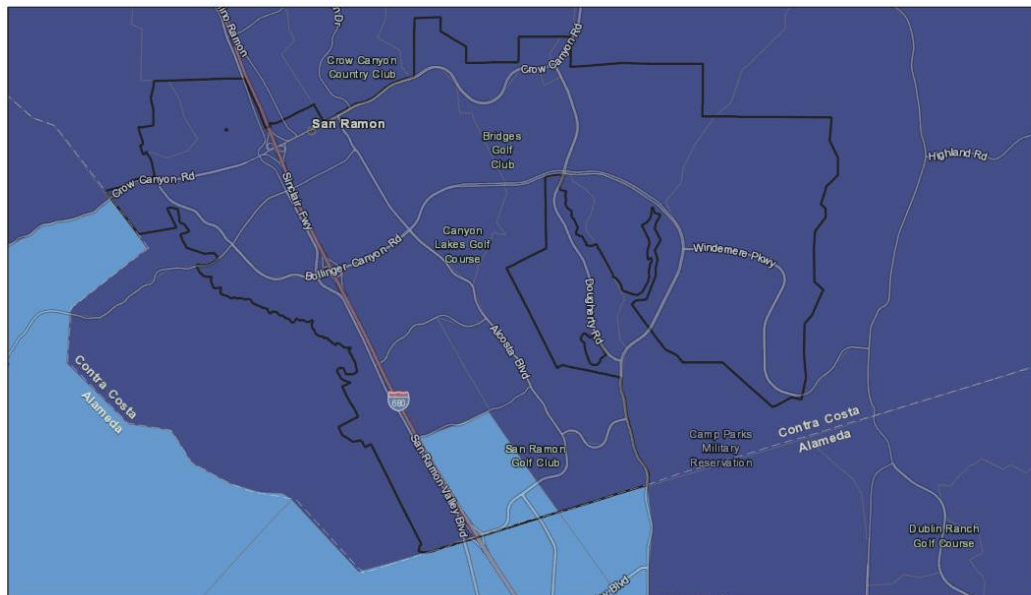
As shown in Table E-25, the tracts in San Ramon with the highest composite scores are: 345113 (score of 0.726), located in the northern portion of the City between Crow Canyon Road and the boundary with Danville and three tracts in the eastern portion of San Ramon: 355114 (score of 0.715), 355116 (score of 0.725) and 355117 (score of 0.811).

Table E-25: TCAC Opportunity Area Scores By Tract (2021) – San Ramon

<i>Tract</i>	<i>Economic Score</i>	<i>Environmental Score</i>	<i>Education Score</i>	<i>Composite Score</i>	<i>Final Category</i>
345101	0.526	0.643	0.818	0.384	High
345102	0.652	0.594	0.906	0.554	Highest
345103	0.614	0.893	0.892	0.587	Highest
345105	0.568	0.501	0.98	0.581	Highest
345108	0.658	0.793	0.963	0.677	Highest
345111	0.496	0.755	0.953	0.556	Highest
345112	0.578	0.912	0.951	0.641	Highest
345113	0.629	0.937	0.973	0.726	Highest
345115	0.745	0.683	0.957	0.697	Highest
345116	0.729	0.689	0.903	0.623	Highest
345202	0.656	0.553	0.921	0.561	Highest
345203	0.583	0.726	0.95	0.588	Highest
355114	0.625	0.917	0.977	0.715	Highest
355115	0.528	0.895	0.967	0.635	Highest
355116	0.665	0.915	0.967	0.725	Highest
355117	0.842	0.845	0.962	0.811	Highest

Source: UC Berkeley – TCAC Opportunity Area Scores by Tract. 2021.

Figure E-35: San Ramon TCAC Opportunity Area Composite Score By Tract (2021)



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City/Town Boundaries

(R) TCAC Opportunity Areas (2021) - Composite Score - Tract

Highest Resource

High Resource

1:72,224

0 0.5 1 2 mi

0 0.75 1.5 3 km

Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD

Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, Esri, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, Garmin, ©

2.4.1 Education

A. Regional Trends

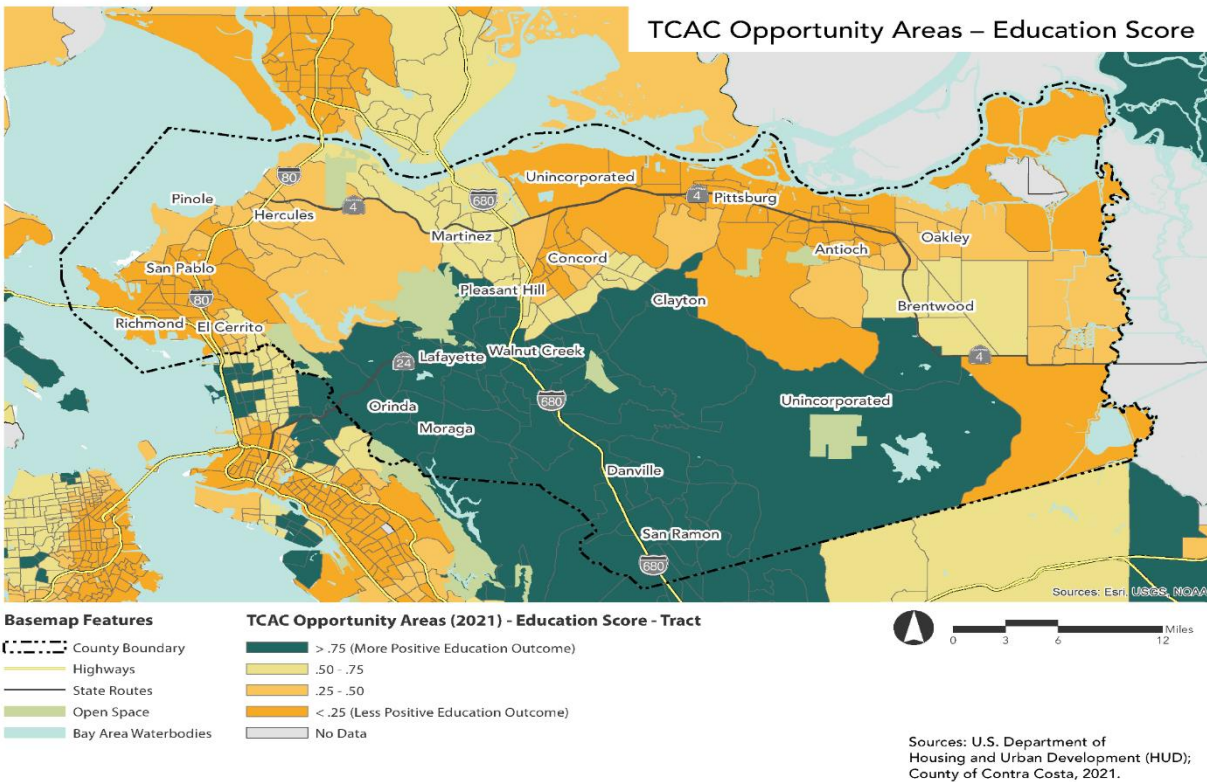
Housing and school policies are mutually reinforcing, which is why it is important to analyze access to educational opportunities when assessing fair housing. At the most general level, school districts with the greatest amount of affordable housing tend to attract larger numbers of LMI families (largely composed of minorities). As test scores are a reflection of student demographics, where Black/Hispanic/Latino students routinely score lower than their White peers, less diverse schools with higher test scores tend to attract higher income families to the school district. This is a fair housing issue because as higher income families move to the area, the overall cost of housing rises and an exclusionary feedback loop is created, leading to increased racial and economic segregation across districts as well as decreased access to high-performing schools for non-White students.

According to the Contra Costa County AI, academic outcomes for low-income students are depressed by the presence of high proportions of low-income classmates; similarly situated low-income students perform at higher levels in schools with lower proportions of low income students. The research on racial segregation is consistent with the research on poverty concentration—positive levels of school integration led to improved educational outcomes for all students. Thus, it is important wherever possible to reduce school-based poverty concentration and to give low-income families access to schools with lower levels of poverty and greater racial diversity.

The 2021 TCAC Opportunity Areas Education Composite Score for a census tract is based on math and reading proficiency, high school graduation rate, and student poverty rate indicators. The score is broken up by quartiles, with the highest quartile indicating more positive education outcomes and the lowest quartile signifying fewer positive outcomes.

There are 19 public school districts in Contra Costa County, in addition to 124 private schools and 19 charter schools. [Figure E-36](#) shows that the northwestern and eastern parts of the county have the lowest education domain scores (less than 0.25) per census tracts, especially around Richmond and San Pablo, Pittsburg, Antioch, east of Clayton, and Concord and its northern unincorporated areas. Census tracts with the highest education domain scores (greater than 0.75) are located in central and southern parts of the county (bounded by San Ramon on the south; Orinda and Moraga on the west; Lafayette, Walnut Creek, Clayton, and Brentwood on the north). Overlaying [Figure E-27](#) (Median Household Income) and [Figure E-34](#) (TCAC Education Scores) reveals that areas with lower education scores correspond with areas with lower income households (largely composed of minorities) and vice versa. With reference to Table E-24, we also see that index values for school proficiency are higher for White residents, indicating a greater access to high quality schools regardless of poverty status.

Figure E-36: Contra Costa County TCAC Opportunity Areas – Education Score By Tract



Source: Contra Costa County Collaborative (C4) Regional AFFH Context prepared by MIG

Graduation rates by race and ethnicity for Contra Costa County are presented in Table E-26. Contra Costa County had higher graduation rates than the State of California for both the 2016-17 and 2020-21 classes. In both 2017 and 2021, the Asian population had the highest graduation rate, increasing from 95.2 percent in 2017 to 96.2 percent in 2021. Graduation rates for all racial and ethnic groups increased between 2017 and 2021, with American Indian and Alaska Native students, students without their race reported, and African American students saw the largest increases in graduation rates.

Table E-26: High School Graduation Rates By Race/Ethnicity – Contra Costa County (2016-2021)

	2016-2017		2020-2021	
	Students	Graduation Rate	Students	Graduation Rate
African American	1,480	78.6%	1,304	83.2%
American Indian and Alaska Native	41	78.0%	42	85.7%
Asian	1,515	95.2%	1,871	96.2%
Filipino	678	94.5%	673	95.4%

Hispanic or Latino	4,495	81.9%	5,125	84.8%
Pacific Islander	93	88.2%	88	88.6%
White	4,882	92.3%	4,473	93.4%
Two or more races	534	89.5%	740	91.4%
Not Reported	53	69.8%	82	75.6%
Contra Costa County	13,771	87.6%	14,398	89.6%
California	493,795	82.7%	500,179	83.6%

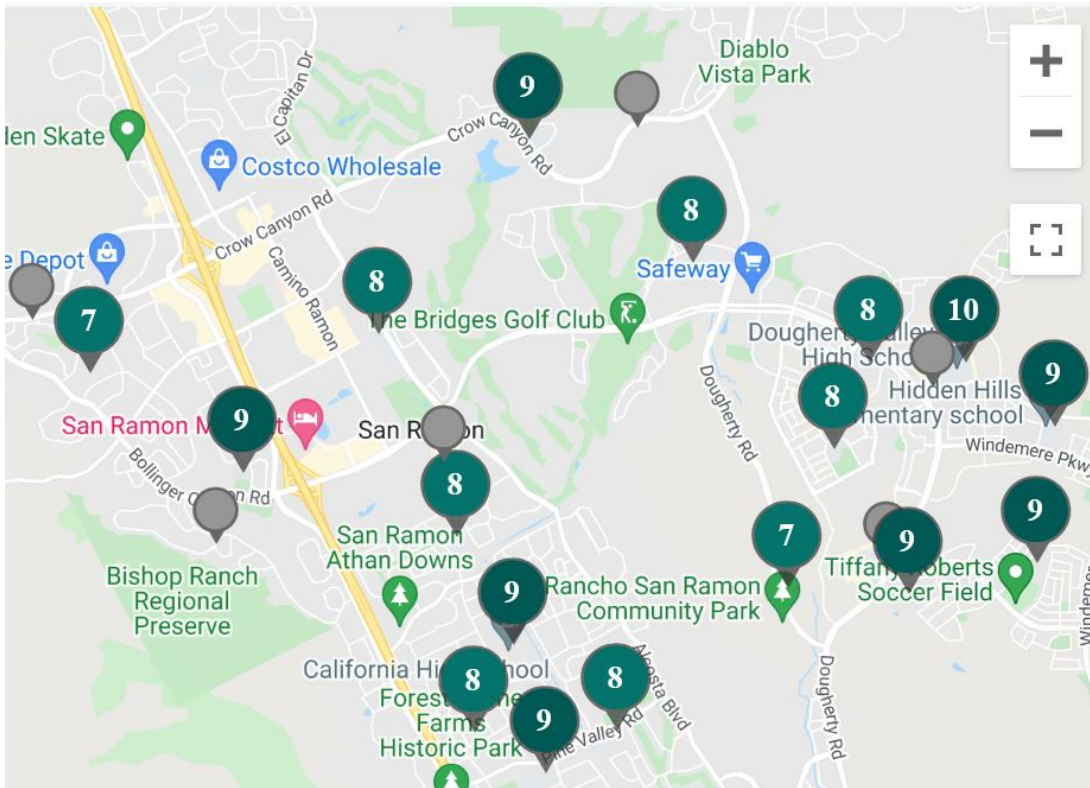
Source: California Department of Education, Data Reporting Office. Cohort Outcome Data for the Class of 2016-17 and 2020-21.

B. Local Trends

Greatschools.org is a non-profit organization that rates schools across the States. The Great Schools Summary Rating calculation is based on four ratings: the Student Progress Rating or Academic Progress Rating, College Readiness Rating, Equity Rating, and Test Score Rating. Ratings at the lower end of the scale (1-4) signal that the school is “below average,” 5-6 “average.” and 7-10 “above average.” San Ramon has:

- Two public high schools (Dougherty Valley High School – GreatSchools rating of 10; California High School – GreatSchools rating of 9);
- Four public middle schools with GreatSchool ratings of 8 and 9);
- Twelve public elementary schools (4 schools with a rating of 9; six schools with a rating of 8 and two schools with a rating of 7).

Figure E-37: Great School Ratings (2022) – San Ramon



Note: Private schools are shown in gray.

Source: GreatSchools.org, GreatSchools Rating – San Ramon, CA, 2022.

Public schools in San Ramon are part of the San Ramon Valley Unified School District (SRVUSD). SRVUSD has 32,000 students, 36 schools, 3,500 employees and encompasses the communities of Alamo, Blackhawk, Danville, and San Ramon (including the new Dougherty Valley communities in east San Ramon) as well as a small portion of the cities of Walnut Creek and Pleasanton.

The SRVUSD website includes an Equity Report showing demographic information for the District. Table E-27 shows the changes in student demographics over a twenty year period (2000 to 2020). In 2000, people of color comprised 19 percent of the student body. In 2020, that percentage had increased to 62 percent. While the percentage of Asian, Hispanic or Latino, students of two or more races and Filipino students all increased during the 20 year period, the percentage of Black students stayed relatively the same (1.8 percent and 1.7 percent respectively) and the percentages of Pacific Islander and American Indian and Alaska Native students decreased.

Table E-27: SRVUSD's Student Demographics – 1999-2000 to 2019-2020 – San Ramon

	<i>1999-2000</i>	<i>2019-2020</i>
White	80.8%	38.3%
Asian	10.6%	38.8%
Latinx	4.1%	8.8%
Two or more races	N/A	8.3%
Filipino	1.6%	3.6%
Black	1.8%	1.7%
Pacific Islander	0.4%	0.2%
American Indian and Alaska Native	0.7%	0.2%

Source: SRVSD Equity Report, www.srvusd.k12.ca.us

Table E-28 shows the graduation rates of students in the SRVUSD for 2016-2017 and 2020-2021. In 2021, SRVUSD had a 96.5 percent graduation rate, which is higher than the County (89.6%) and the State (83.6%). Graduation rates for all reported race and ethnic groups were over 90 percent, with the highest being for African American (98.0%) and Asian (98.4%) students. It should also be noted that the graduation rates for these two groups increased or stayed the same between 2017 and 2021 while the rates dropped for other groups during the same time period. The graduation rate for all of SRVUSD also declined from 97.4 percent in 2017 to 96.5 percent in 2021.

Table E-28: High School Graduation Rates By Race/Ethnicity – SRVUSD (2016-2021) – San Ramon

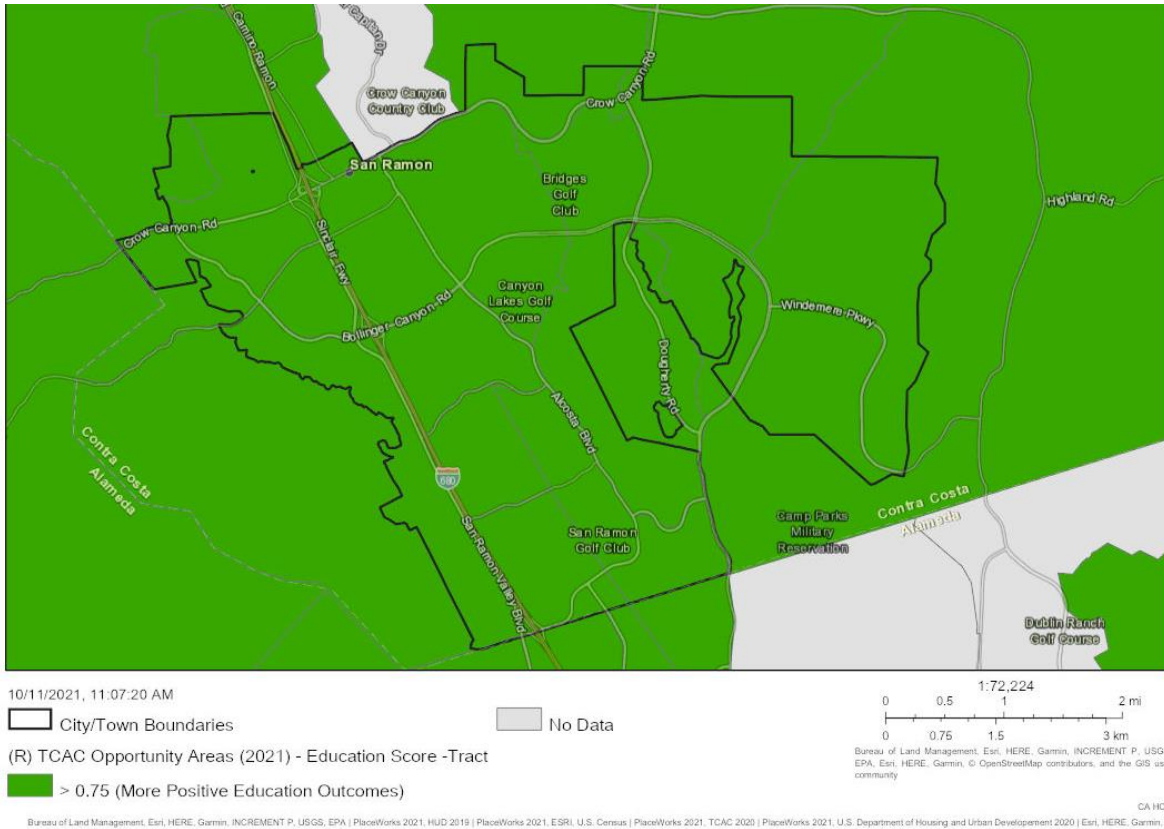
	<i>2016-2017</i>		<i>2020-2021</i>	
	<i>Students</i>	<i>Graduation Rate</i>	<i>Students</i>	<i>Graduation Rate</i>
African American	43	97.7%	49	98.0%
American Indian and Alaska Native	*	*	*	*
Asian	691	98.3%	989	98.4%
Filipino	96	97.9%	96	94.8%
Hispanic or Latino	236	96.6%	248	93.5%
Pacific Islander	*	*	*	*
White	1,258	97.1%	1,164	96.0%
Two or more races	143	96.5%	196	93.9%
Not Reported	*	*	*	*
San Ramon Valley Unified School District	2,473	97.4%	2,751	96.5%

Source: California Department of Education, Data Reporting Office. Cohort Outcome Data for the Class of 2016-17 and 2020-21.

Note: to protect student privacy, data are suppressed (*) on the Cohort Reports if the cell size within a selected student population (cohort students) is 10 or less. Additionally, on the Ethnicity reports, “Not Reported” is suppressed, regardless of actual cell size, if the student population for one or more other ethnicity groups is suppressed.

TCAC Opportunity Area education scores for San Ramon tracts are shown in [Figure E-38](#). All tracts have scores exceeding 0.75. Table E-25 above shows that two tracts have education scores of 0.818 and 0.892 and the remaining tracts have scores of 0.90 or higher. These TCAC scores are similar to surrounding jurisdictions in the southern and central portions of Contra Costa County.

Figure E-38: San Ramon TCAC Opportunity Areas – Education Score By Tract – San Ramon



2.4.2 Transportation

A. Regional Trends

Access to public transit is of paramount importance to households affected by low incomes and rising housing prices, especially because lower income households are often transit dependent. Public transit should strive to link lower income persons, who are often transit dependent, to major employers where job opportunities exist. Access to employment via public transportation can reduce welfare usage and increase housing mobility, which enables residents to locate housing outside of traditionally low-income neighborhoods.

Transportation opportunities are depicted by two indices: (1) the transit trips index and (2) the low transportation cost index. The transit trips index measures how often low-income families in a neighborhood use public transportation. The index ranges from 0 to 100, with higher values indicating a higher likelihood that residents in a neighborhood utilize public transit. The low transportation cost index measures cost of transportation and proximity to public transportation by neighborhood. It too varies from 0 to 100, and higher scores point to lower transportation costs in that neighborhood.

Neither indices, regardless of poverty level, varies noticeably across racial/ethnic categories. All races and ethnicities score highly on both indices with values close in magnitude. If these indices

are accurate depictions of transportation accessibility, it is possible to conclude that all racial and ethnic classes have high and relatively equal access to transportation at both the jurisdiction and regional levels. If anything, both indices appear to take slightly higher values for non-Hispanic Blacks and Hispanics, suggesting better access to transit and lower costs for these protected groups.

Contra Costa County is served by rail, bus, and ferry transit but the quality of service varies across the county. Much of Contra Costa County is connected to other parts of the East Bay as well as to San Francisco and San Mateo County by Bay Area Rapid Transit (BART) rail service. The Richmond-Warm Springs/South Fremont and Richmond-Daly City/Millbrae Lines serve El Cerrito and Richmond during peak hours while the Antioch-SFO Line extends east from Oakland to serve Orinda, Lafayette, Walnut Creek, Contra Costa Center/Pleasant Hill, Concord, and the Pittsburg/Bay Point station. An eastward extension, commonly known as eBART, began service on May 26, 2018. The extension provides service beyond the Pittsburg/Bay Point station to the new Pittsburg Center and Antioch stations. BART is an important form of transportation that helps provide Contra Costa County residents access to jobs and services in other parts of the Bay Area. The Capitol Corridor route provides rail service between San Jose and Sacramento and serves commuters in Martinez and Richmond.

In contrast to rail transportation, bus service is much more fragmented in the County and regionally. Several different bus systems including Tri-Delta Transit, AC Transit, County Connection, and WestCat provide local service in different sections of the County. In the Bay Area, there are 18 different agencies that provide bus service. The lack of an integrated network can make it harder for transit riders to understand how to make a trip that spans multiple operators and add costs during a daily commute. For example, an East Bay Regional Local 31-Day bus pass is valid on County Connection, Tri-Delta Transit, and WestCAT, but cannot be used on AC Transit. Additionally, these bus systems often do not have frequent service. In central Contra Costa, County Connection buses may run as infrequently as every 45 to 60 minutes on some routes.

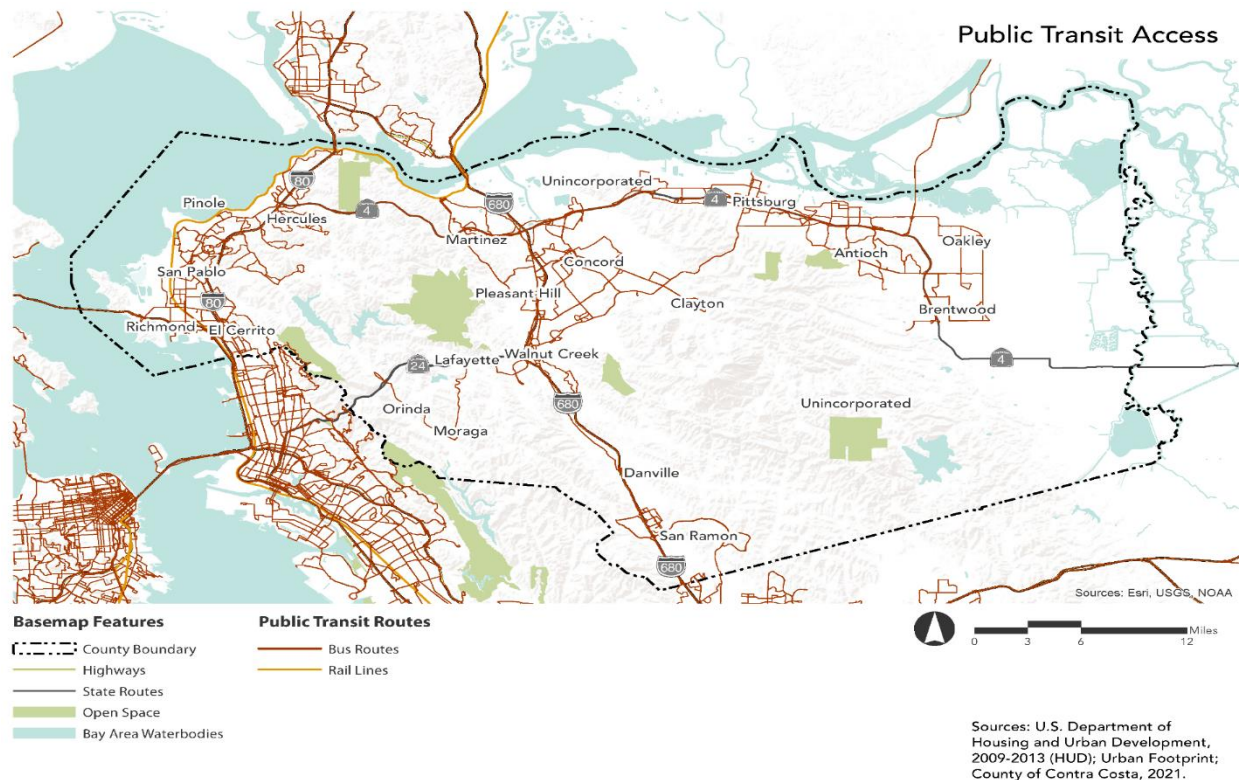
Within Contra Costa, transit is generally not as robust in east County despite growing demand for public transportation among residents. The lack of adequate public transportation makes it more difficult for lower-income people in particular to access jobs. Average transit commutes in Pittsburg and Antioch exceed 70 minutes. In Brentwood, average transit commute times exceed 100 minutes.

Transit agencies that service Contra Costa County include County Connection, Tri Delta Transit, WestCAT, AC Transit, and BART. The County Connection Bus (CCCTA) is the largest bus transit system in the county that provides fixed-route and paratransit bus service for communities in Central Contra Costa. Other non-Contra Costa agencies that provide express service to the county include:

- San Francisco Bay Ferry (Richmond to SF Ferry Building);
- Golden Gate Transit (Line 40);
- WHEELS Livermore Amador Valley Transit Authority (Route 70x);
- SolTrans (Route 80/82 and the Yellow Line);
- Capitol Corridor (Richmond/Martinez to cities between Auburn and San Jose);

- Fairfield & Suisun Transit (Intercity express routes);
- Altamont Corridor Express (commute-hour trains from Pleasanton);
- Napa Vine Transit (Route 29)

Figure E-39: Public Transit Routes in Contra Costa County



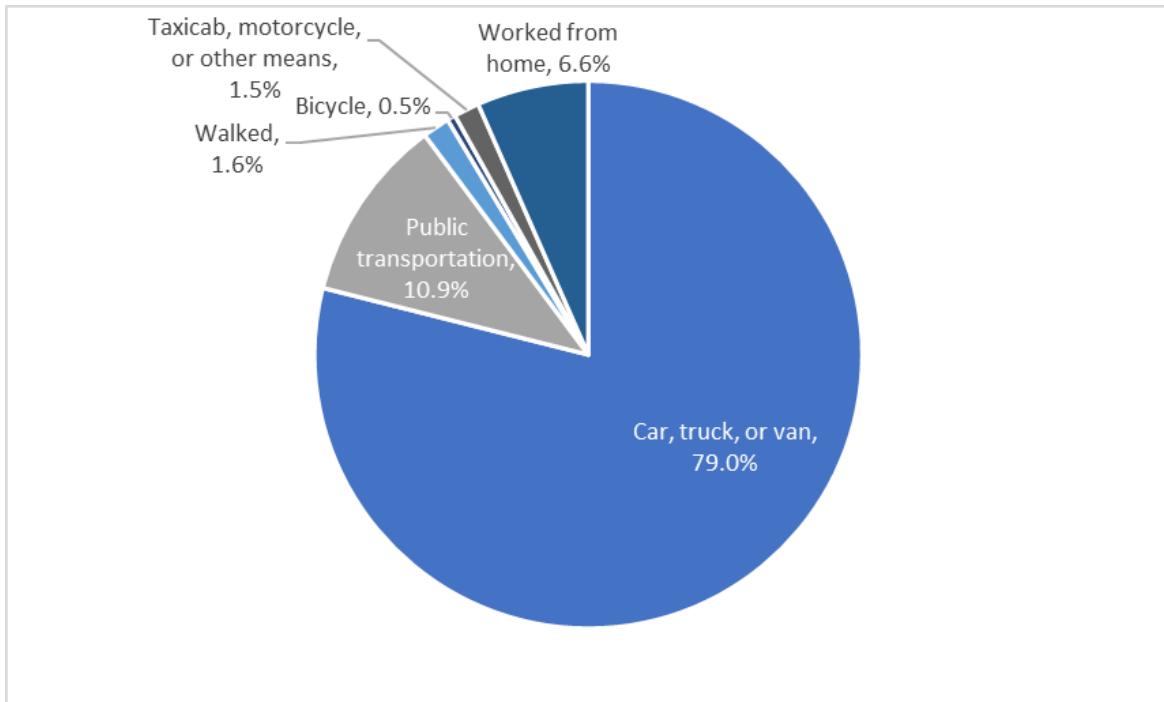
Source: Contra Costa County Collaborative (C4) Regional AFFH Context prepared by MIG

Commuting Patterns in Contra Costa County

Additional information about transit usage in Contra Costa County is available by looking at commuting patterns. [Figure E-40](#) shows the how people in the County travel to and from their jobs. Almost 80 percent of county residents travel by automobile to their job. Of those who drove, 11.5 percent carpooled. Public transit was used by almost 11 percent of residents for work travel. Over six percent of workers in the county worked from home. Other modes of travel, such as biking and walking, accounted for about three percent of workers.

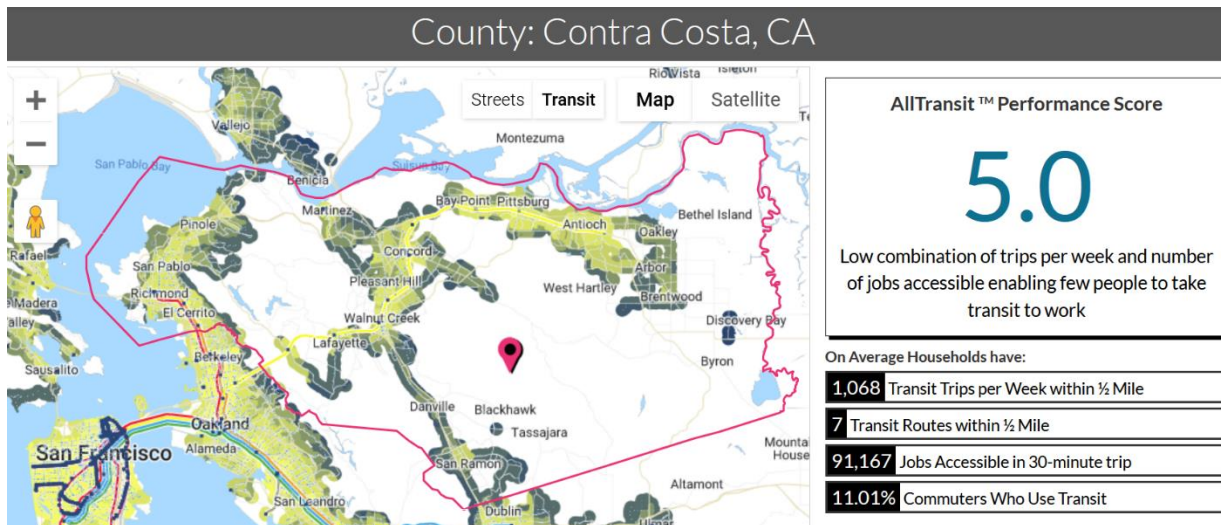
All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the most recent data posted (2019), Contra Costa County has an AllTransit Performance Score of 5.0 (out of 10). The map in [Figure E-41](#) shows that the areas near freeway and transit corridors in the County have a higher transit usage. In comparison, Alameda County has an AllTransit Performance Score of 7.1.

Figure E-40: Means of Transportation for Work – Contra Costa County (2019)



Source: 2015-2019 ACS (5-Year Estimates)

Figure E-41: Contra Costa County All Transit Performance Score and Map (2019)



Source: AllTransit, <https://alltransit.cnt.org/rankings>

B. Local Trends

The City of San Ramon website lists the following transit options in the City:

- *Altamont Commuter Express (ACE)* - County Connection Route 92x from the San Ramon Transit Center and the Danville Sycamore Park & Ride Lot to the ACE train station in Pleasanton.
- *AC Transit* - Serves Alameda and Western Contra Costa Counties, with transbay service to the San Francisco Transbay Terminal.
- *Bay Area Rapid Transit (BART) & Bart Express* - Serving the Greater Bay Area.
- *County Connection* – Provides bus service to and from the Dublin/Pleasanton and Walnut Creek BART Stations to San Ramon. Provides paratransit services through LINK Paratransit with information available at: LINK Paratransit website.
- *Wheels* - Provides equal access to a variety of safe, affordable and reliable public transportation choices, increasing the mobility and improving the quality of life of those who live or work in and visit the Tri-Valley area. These include bus connections to BART, ACE, and County Connection.
- *Senior Transportation Express Van* – The Alcosta Senior and Community Center has two vans available for transportation with wheelchair lifts. Rides are available Monday through Friday for riders living within San Ramon city limits. Reservations are required 24 hours in advance.

Other programs and incentives include:

- *Go San Ramon* - Go San Ramon is a pilot program available to those areas in the City where fixed-route transit service is not provided. This ride share program is valid for trips that start and end within the designated service area. The service area includes parts of south San Ramon, as well as the San Ramon Transit Center, San Ramon Regional Medical Center, Kaiser, Alcosta Senior and Community Center, and West Dublin and Dublin/Pleasanton BART stations.
- *511 Contra Costa* - Commute incentive programs for residents and those who work in Contra Costa County, including the: Vanpool Incentive Program, Drive Less Commute Incentive Program, Pass2Class Program for students and the Guaranteed Ride Home Program.
- *Carpool to BART* – Carpools can park in a designated Carpool parking space at selected BART Stations, including Dublin/Pleasanton and Walnut Creek BART. Carpools must have a BART Carpool Parking Permit.
- *Clipper Cards* - Clipper is the all-in-one transit card for the Bay Area, and in limited locations can be used to pay for parking.

Commuting Patterns in San Ramon

Figure E-42 shows the how people in San Ramon travel to and from their jobs. Similar to the County, approximately 80 percent of workers in San Ramon drive to their jobs. Nine percent of workers in San Ramon take public transportation and almost nine percent work from home.

Figure E-42: Means of Transportation for Work – San Ramon (2019)

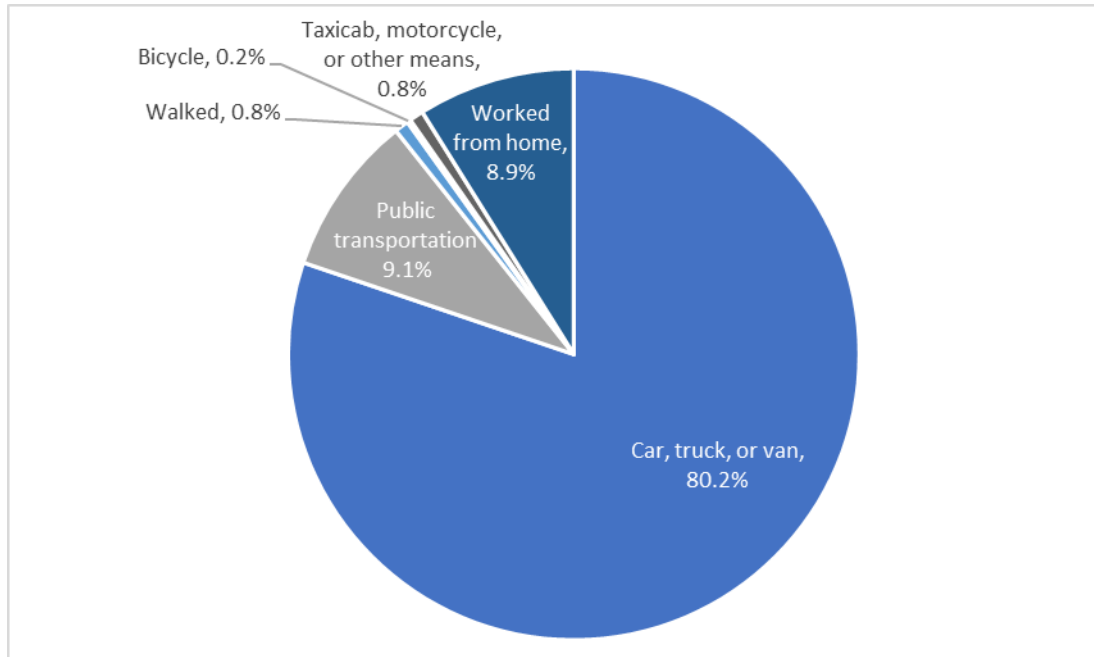
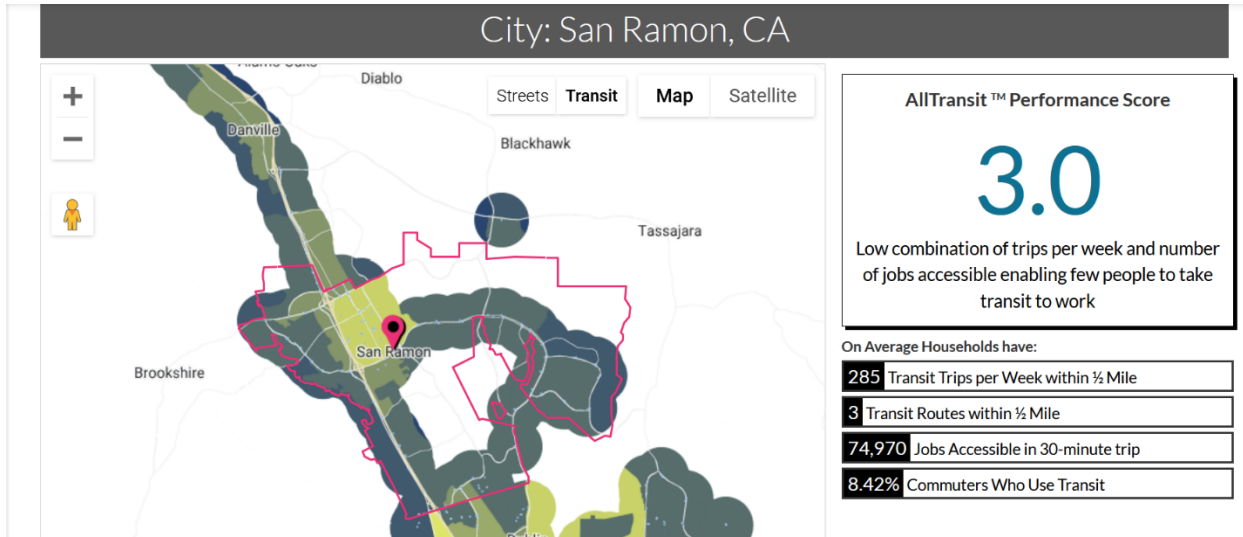


Figure E-43 shows the AllTransit Performance Score for San Ramon. With a score of 3.0 (out of 10), the city has a lower score than the County (5.0). The following are AllTransit scores of areas near San Ramon:

- Danville: 1.9
- Blackhawk area: 1.0
- Alamo area 3.3
- Walnut Creek: 4.7
- Lafayette: 4.6
- Dublin (Alameda County): 5.3

AllTransit includes information about the different types of transit available to San Ramon residents. For instance, while 84.7 percent of jobs are near transit, none of the transit options are high frequency transit, frequent rush hour transit or frequent full day transit. Access to less frequent transit is available to 75 percent of low-income households in the city, as well as 44 percent of White residents and 56 percent of minority residents.

Figure E-43: San Ramon All Transit Performance Score and Map (2019)



Source: AllTransit, <https://alltransit.cnt.org/rankings>

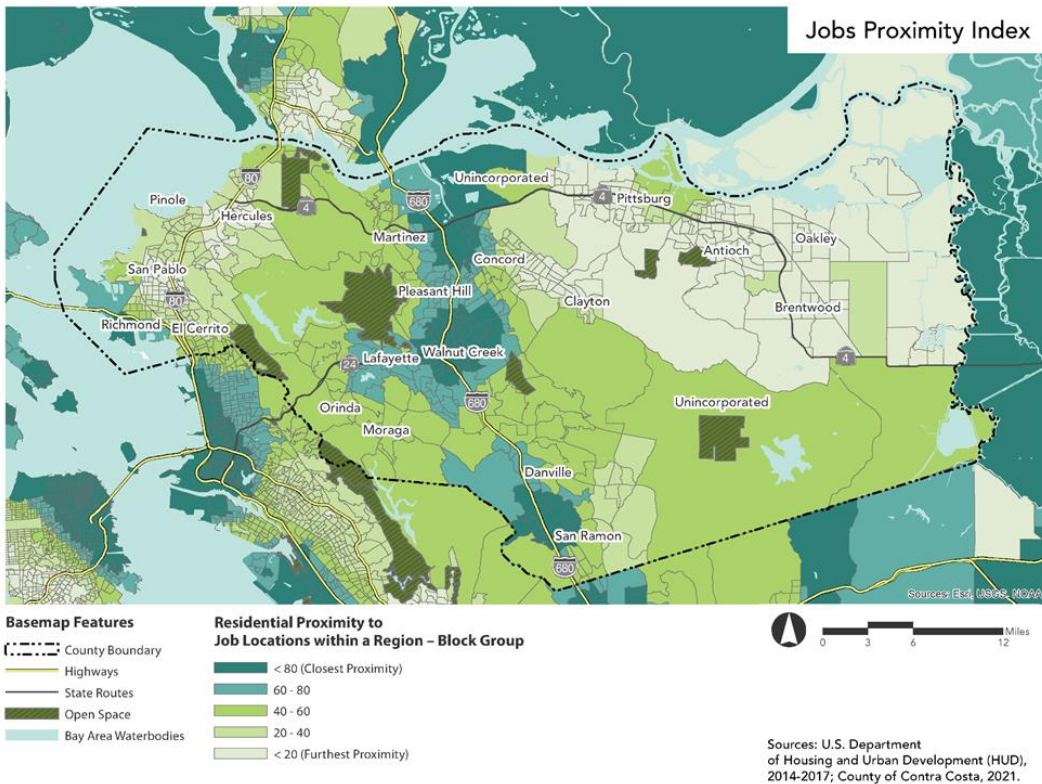
2.4.3 Economic

A. Regional Trends

Employment opportunities are depicted by two indices: (1) the labor market engagement index and (2) the jobs proximity index. The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood, taking into account the unemployment rate, labor-force participation rate, and percent with a bachelor's degree or higher. The index ranges from 0 to 100, with higher values indicating higher labor force participation and human capital. The jobs proximity index quantifies the accessibility of a neighborhood to jobs in the region by measuring the physical distances between jobs and places of residence. It too varies from 0 to 100, and higher scores point to better accessibility to employment opportunities.

In Contra Costa County, non-Hispanic Whites and non-Hispanic Asians/Pacific Islanders are at the top of the labor market engagement index with scores of 66.76 and 66.87 respectively. Non-Hispanic Blacks and Hispanics score the lowest in the county with scores around 32. (Refer to Table E-24 for a full list of indices). **Figure E-44** shows the spatial variability of jobs proximity in Contra Costa County. Tracts extending north from Lafayette to Martinez and its surrounding unincorporated areas have the highest index values followed by its directly adjacent areas. Cities like Pittsburg, Antioch, Brentwood, Oakley, and Hercules have the lowest index scores (less than 20). Hispanic residents have the least access to employment opportunities with an index score of 45.11 whereas White residents have the highest index score of 49.30.

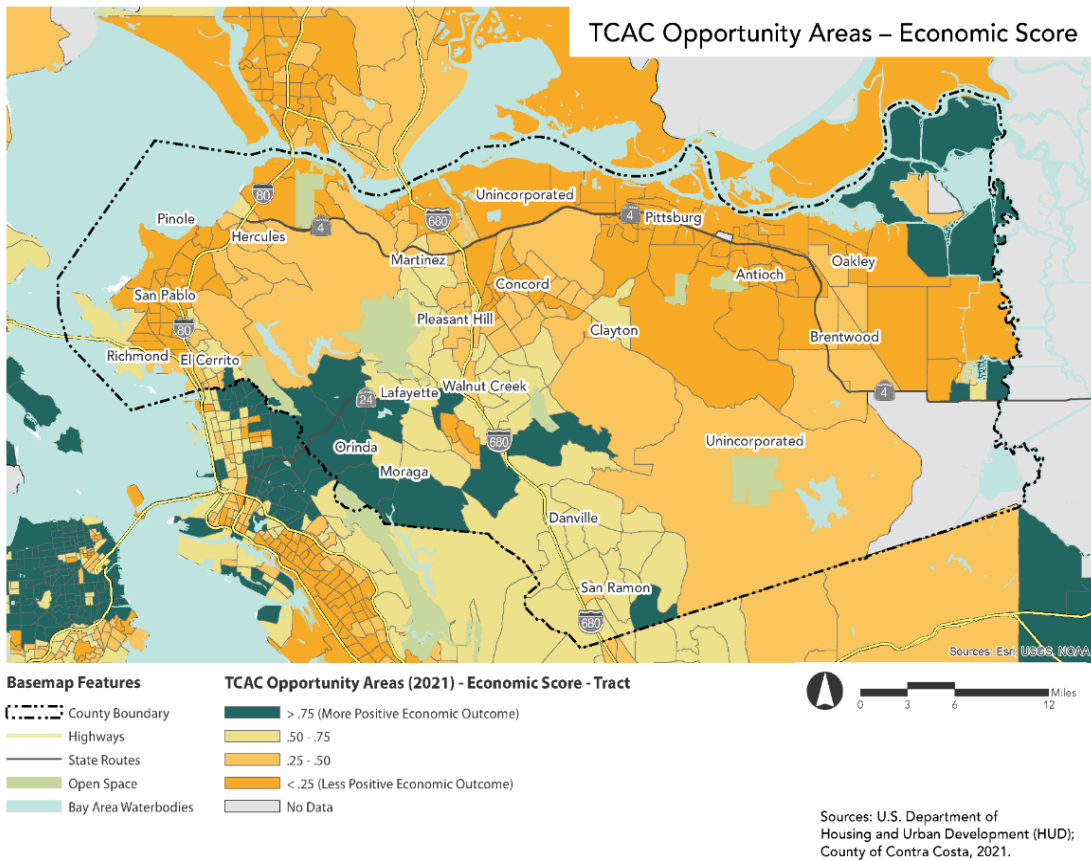
Figure E-44: Residential Proximity to Job Locations in Contra Costa County



Source: Contra Costa County Collaborative (C4) Regional AFFH Context prepared by MIG

TCAC economic scores are determined using the following variables: poverty, adult education, employment, job proximity, and median home value. A complete list of TCAC Opportunity Map domains and indicators are included in Table E-23. TCAC economic scores by tract in the County are presented in [Figure E-45](#). The scores in the highest quartile are located in the western and central communities of Orinda, Moraga, Lafayette, Walnut Creek and the southern portion of San Ramon. The northern communities of Antioch, Pittsburg, San Pablo, Richmond, Pinole, Hercules and portions of the unincorporated County have economic scores in the lowest quartile.

Figure E-45: Contra Costa County TCAC Opportunity Areas – Economic Score By Tract



Source: Contra Source: Costa County Collaborative (C4) Regional AFFH Context prepared by MIG

B. Local Trends

The jobs proximity map for San Ramon is shown in [Figure E-46](#). The northwest portion of the City has the closest proximity (>80), most likely due to the many commercial and mixed use areas located in this part of San Ramon. As discussed previously, this there are also a concentration of RCAs in this corner of the City. The eastern area of the city (east of Dougherty Road) has a TCAC economic score between 20 and 40. The residential and open space land uses in this portion of San Ramon likely contributes to the lower job proximity score.

While the northwest area of San Ramon has the highest job proximity score, the highest TCAC economic score for the City is located east of Bollinger Canyon Road and south of Windemere Parkway, with a score greater than 0.75. While this area has lower scores for job proximity, the median housing values, adult education levels and low poverty scores contribute to the more positive overall economic values.

Figure E-46: Residential Proximity to Job Locations in San Ramon

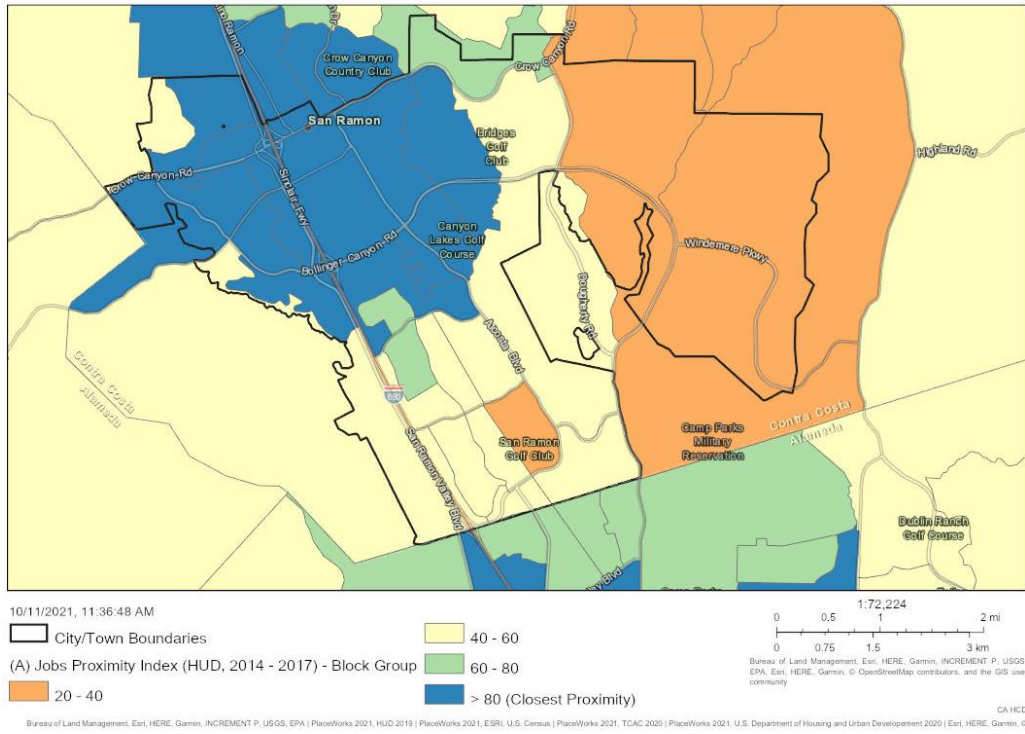
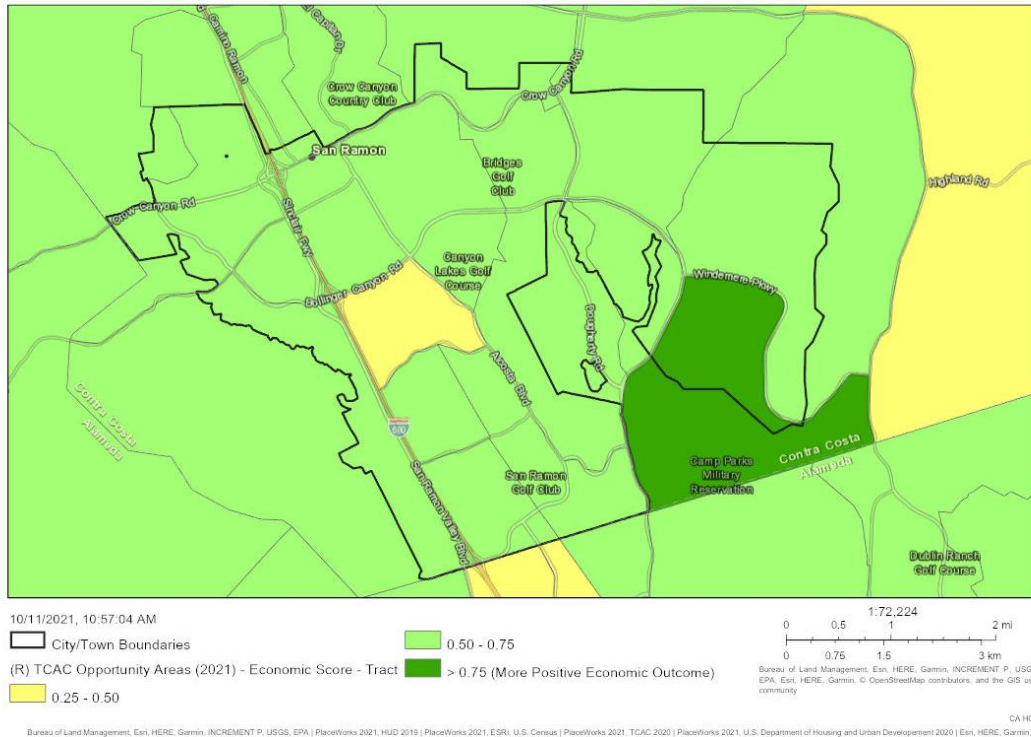


Figure E-47: San Ramon TCAC Opportunity Areas – Economic Score By Tract – San Ramon



2.4.4 Environmental

A. Regional Trends

The Environmental Health Index (Refer to Table E-24) summarizes potential exposure to harmful toxins at a neighborhood level. Index values range from 0 to 100 and the higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group. There are modest differences across racial and ethnic groups in neighborhood access to environmental quality. All racial/ethnic groups in Contra Costa County obtained moderate scores ranging from low 40s to mid-50s. Non-Hispanic Blacks and Hispanics have the lowest scores amongst all residents in Contra Costa County with scores of 43; whereas non-Hispanic Whites and Asians/Pacific Islanders have the highest scores (over 50) amongst all residents in Contra Costa County.

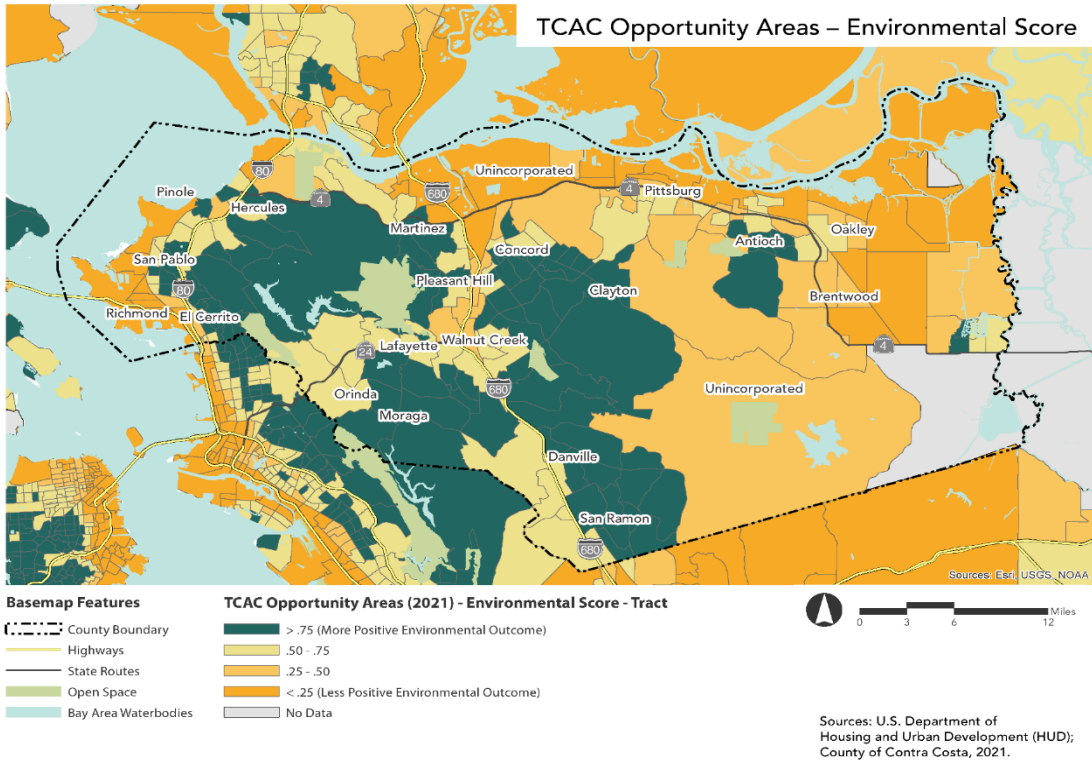
CalEnviroScreen was developed by the California Environmental Protection Agency (CalEPA) to evaluate pollution sources in a community while accounting for a community's vulnerability to the adverse effects of pollution. Measures of pollution burden and population characteristics are combined into a single composite score that is mapped and analyzed. Higher values on the index indicate higher cumulative environmental impacts on individuals arising from these burdens and population factors.

The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also considers socioeconomic factors such as educational attainment, linguistic isolation, poverty, and unemployment.

Figure E-48 below displays the Environmental Score for Contra Costa County based on CalEnviroScreen 3.0 Pollution Indicators and Values that identifies communities in California disproportionately burdened by multiple sources of pollution and face vulnerability due to socioeconomic factors. The highest scoring 25 percent of census tracts were designated as disadvantaged communities. In Contra Costa County, disadvantaged communities include census tracts in North Richmond, Richmond, Pittsburg, San Pablo, Antioch, Rodeo, and Oakley.

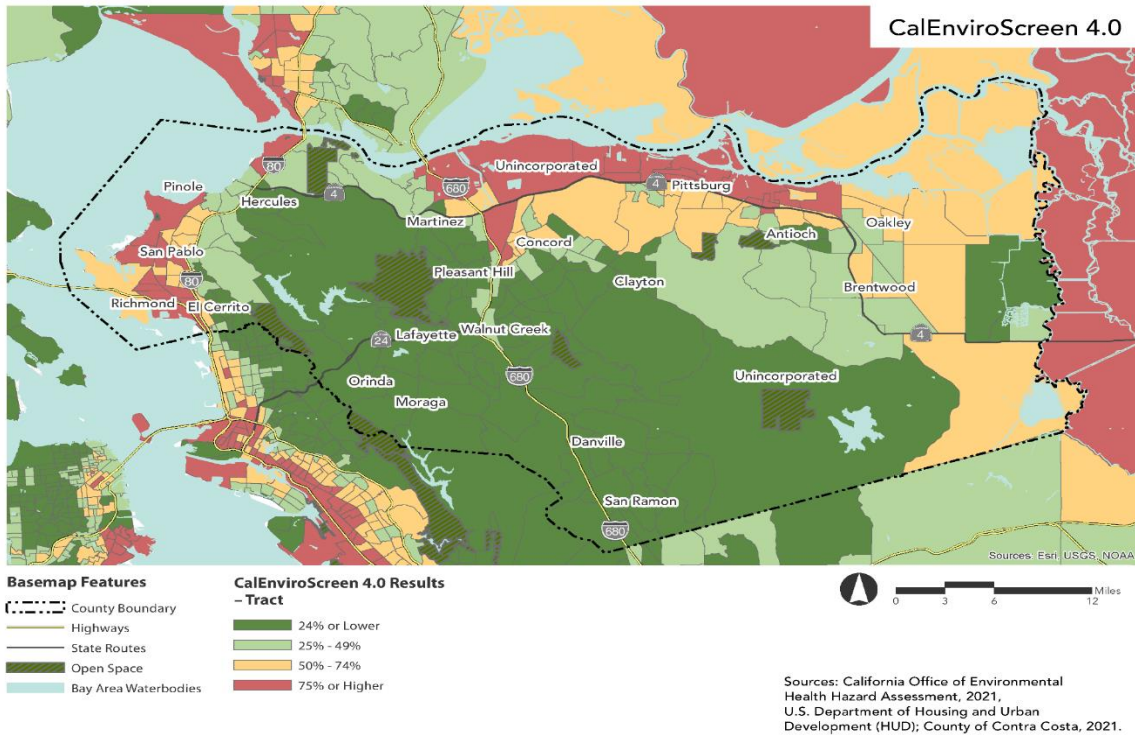
Figure E-49 shows updated scores for CalEnviroScreen 4.0 released by the California Office of Environmental Health Hazard Assessment. Generally speaking, adverse environmental impacts are concentrated around the northern border of the county (Bay Point to Pittsburg) and the western border of the county (Richmond to Pinole). Areas around Concord to Antioch have moderate scores and the rest of the county have relatively low scores. From central Contra Costa County, we see an almost radial gradient effect of green to red (least to most pollution).

Figure E-48: Contra Costa County TCAC Opportunity Areas – Environmental Score By Tract



Source: Costa County Collaborative (C4) Regional AFFH Context prepared by MIG

Figure E-49: CalEnviroScreen 4.0 Results in Contra Costa County

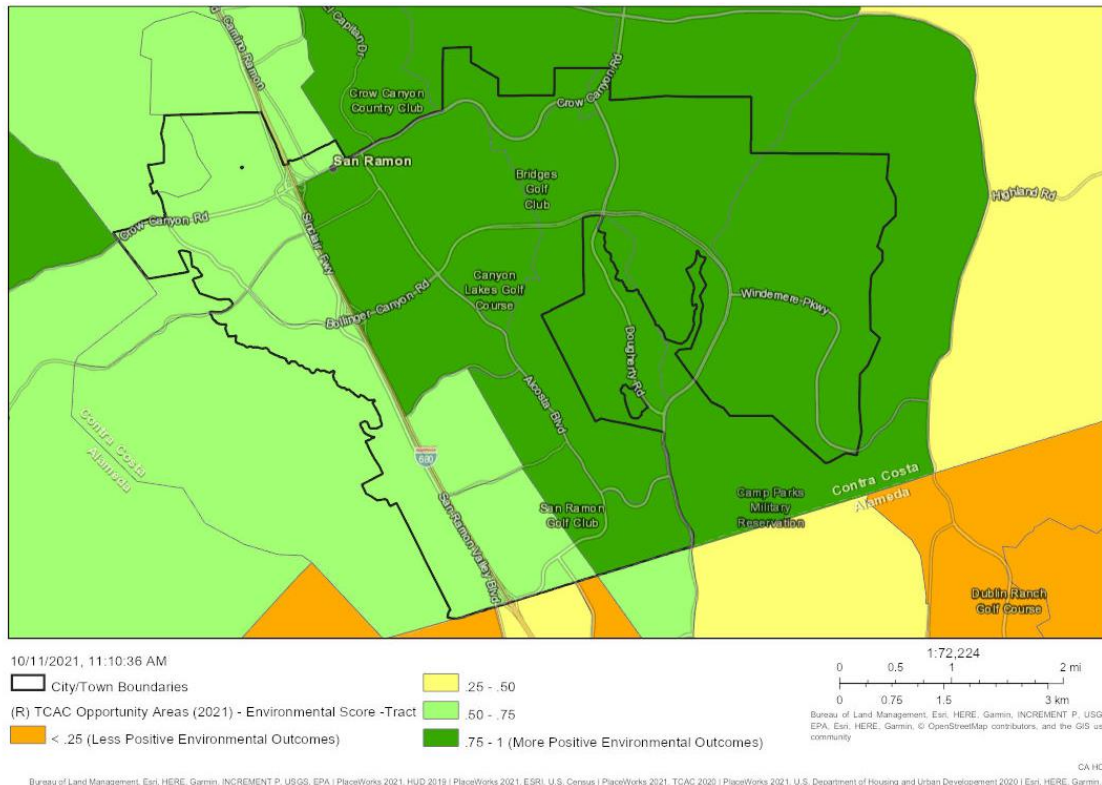


Source: Costa County Collaborative (C4) Regional AFFH Context prepared by MIG

B. Local Trends

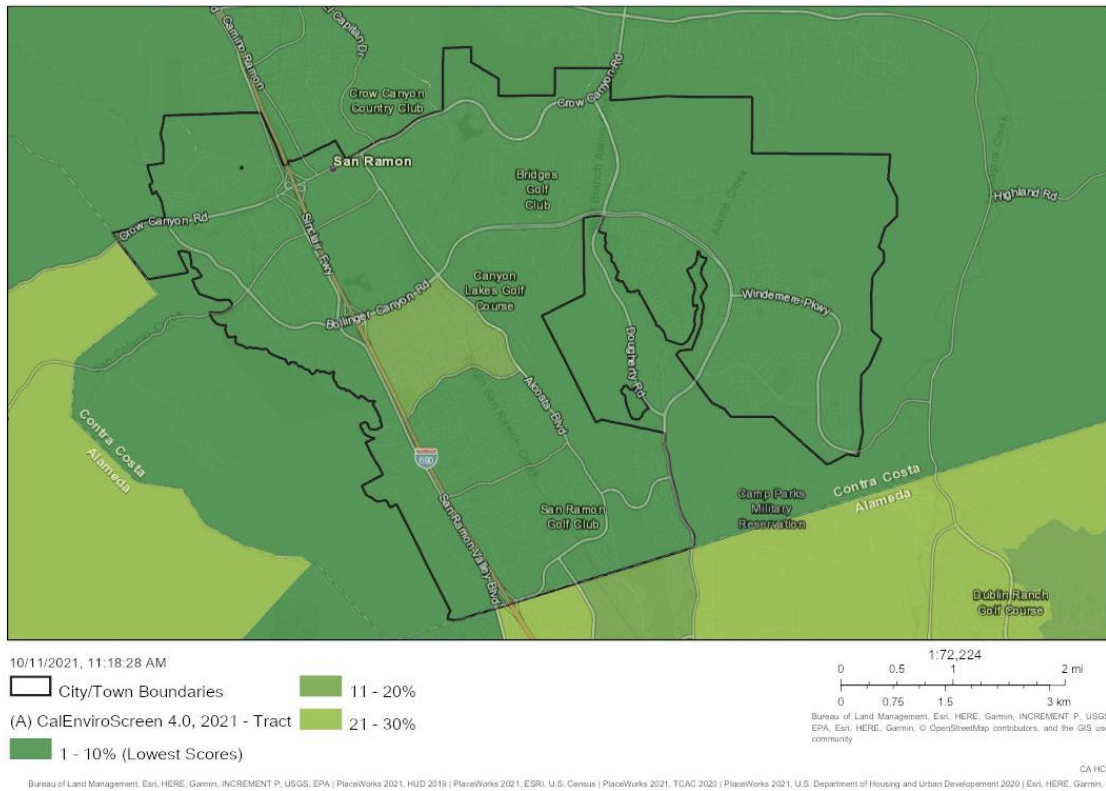
Environmental TCAC scores for San Ramon are 0.50 or higher, particularly east of the 680 freeway. Tracts in the eastern portion of the city have scores in the highest quartile (0.75 or better). The various dedicated open space and trails in the eastern half of San Ramon likely contribute to the high scores.

Figure E-50: San Ramon TCAC Opportunity Areas – Environmental Score By Tract



CalEnviroScreen 4.0 percentile scores follow trends similar to TCAC environmental scores (Figure E-51). All but one census tract in San Ramon have the lowest (best) CalEnviroScreen 4.0 percentile scores. Tract 345111 has a CalEnviroScreen 4.0 percentile score of 13.85. This score is in the second best score category.

Figure E-51: CalEnviroScreen 4.0 Results in San Ramon



As shown in Figure E-52, there are 58 parks in San Ramon accessible to all residents regardless of location. There is an additional four community centers, two community gyms, and three community gardens in the City. Parks and recreational facilities are not concentrated in one area alone. All residents, including future households, have adequate access to parks and open space. Parks and open space are described in further detail below.

Figure E-52: San Ramon Parks (2022)



Source: City of San Ramon, 2022.

2.5 DISPROPORTIONATE HOUSING NEEDS

Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. 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 Contra Costa County and San Ramon. Housing problems considered by CHAS include:

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

According to HUD CHAS data, approximately 152,000 households (39 percent) in the County experience any one of the above housing problems. The data for San Ramon shows 8,520 households (34 percent) in the City experiencing at least one housing problem (refer to Table E-31 below).

2.5.1 Cost Burden (Overpayment)

Housing cost burden, or overpayment, is defined as households paying 30 percent or more of their gross income on housing expenses, including rent or mortgage payments and utilities. Renters are more likely to overpay for housing costs than homeowners. Housing cost burden is considered a housing need because households that overpay for housing costs may have difficulty affording other necessary expenses, such as childcare, transportation, and medical costs.

A. Regional Trends

Almost 36 percent of all Contra Costa households experience cost burdens. Renters experience cost burden at higher rates than owners (48.3 percent compared to 28.9 percent). Table E-29 shows housing problems and cost burden by tenure and race/ethnicity. Among owners, American Indian and Pacific Islander households experience the highest rates of cost burdens (37.9 percent and 37.6 percent, respectively), while White households have the lowest percentage of cost burden (27 percent). For renters, Black households experience the highest rate of cost burden (60 percent) while Pacific Islander households have the lowest percentage (32 percent).

Table E-29: Housing Problems and Cost Burden By Race/Ethnicity – Contra Costa County (2018)

	<i>White</i>	<i>Black</i>	<i>Asian</i>	<i>American Indian</i>	<i>Pacific Islander</i>	<i>Hispanic</i>	<i>All</i>
<i>With Housing Problem</i>							
Owner-Occupied	27.8%	36.4%	31.5%	44.7%	41.8%	40.4%	31.0%
Renter-Occupied	46.5%	62.5%	46.6%	48.1%	55.7%	63.6%	53.6%
All Households	32.7%	51.1%	35.7%	46.2%	47.7%	52.0%	38.8%
<i>With Cost Burden</i>							
Owner-Occupied	27.0%	34.1%	28.5%	37.9%	37.6%	34.7%	28.9%
Renter-Occupied	43.7%	60.0%	39.4%	41.8%	32.0%	53.2%	48.3%
All Households	31.3%	48.7%	31.6%	39.6%	35.2%	43.7%	35.6%

Source: HUD CHAS Data (2014-2018)

Geographically, concentrations of cost burdened renter households are located in and around San Pablo, Pittsburg, Antioch, west Brentwood and Oakley, East San Ramon, and northern parts of Concord towards unincorporated areas (please refer to [Figure E-53](#)). In these tracts, over 80 percent of renters experience cost burdens. Majority of east Contra Costa has 60 – 80 percent of renter-households that experience cost burdens; west Contra Costa has 20 – 40 percent of renter-households that experience cost burdens. Census tracts with a low percentage of cost-burdened households are located between San Ramon and Martinez on a north-south axis. In these tracts, less than 20 percent of renter-households experience cost burdens.

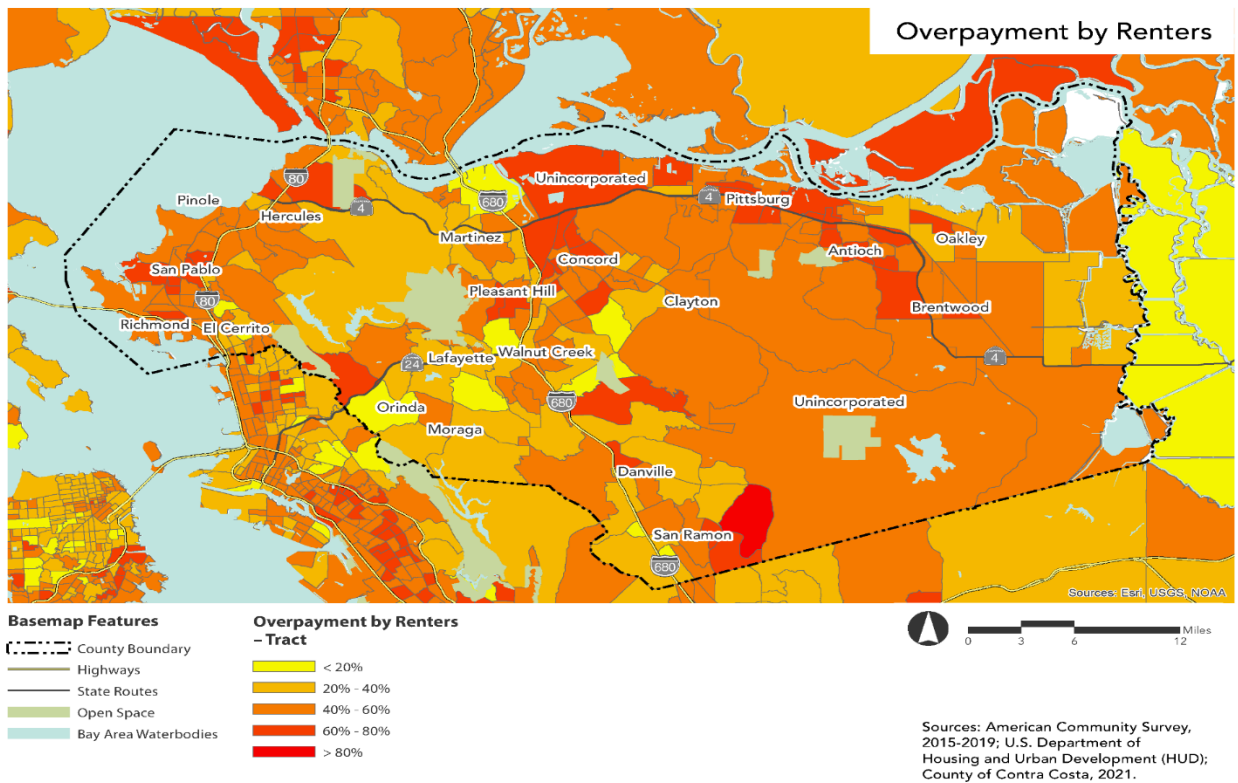
Housing problems and cost burdens can also affect special needs populations disproportionately. Table E-30 shows that renter elderly and large family households experience housing problems and cost burdens at higher rates than all renters, all households, and their owner counterparts.

Table E-30: Housing Problems, Elderly and Large Households – Contra Costa County (2018)

	<i>Owner-Occupied</i>			<i>Renter-Occupied</i>			<i>All HH</i>
	<i>Elderly</i>	<i>Large HH</i>	<i>All Owner</i>	<i>Elderly</i>	<i>Large HH</i>	<i>All Renters</i>	
Any Housing Problem	32.4%	39.7%	31.0%	73.3%	72.7%	48.3%	38.8%
Cost Burden > 30%	32.5%	25.7%	28.9%	69.8%	49.8%	48.3%	35.6%

Source: HUD CHAS (based on 2014-2018 ACS), 2021.

Figure E-53: Percentage of Overpayment by Renters in Contra Costa County (2019)



Source: Costa County Collaborative (C4) Regional AFFH Context prepared by MIG

B. Local Trends

Overall, San Ramon residents experience a slightly lower percentage of cost burden compared to the County (approximately 32 percent versus 36 percent, respectively). Similar to the County, renter occupied households in the city face greater cost burden (46.2 percent) than owner occupied households (26.1 percent). American Indian residents experience the highest percentage of cost burden (54.3 percent) among owner households in San Ramon. Hispanic (59.7 percent), Black (52.9 percent) and White (50.5 percent) residents have the highest percentage of cost burden among renter households.

Table E-31: Housing Problems and Cost Burden By Race/Ethnicity – San Ramon (2018)

	<i>White</i>	<i>Black</i>	<i>Asian</i>	<i>American Indian</i>	<i>Pacific Islander</i>	<i>Hispanic</i>	<i>All</i>
<i>With Housing Problem</i>							
Owner-Occupied	24.8%	30.1%	28.6%	54.3%	0.0%	32.3%	27.2%
Renter-Occupied	53.6%	52.9%	41.3%	0.0%	71.4%	65.3%	50.8%
All Households	33.0%	42.4%	31.5%	34.5%	57.7%	45.3%	33.9%
<i>With Cost Burden</i>							
Owner-Occupied	24.7%	28.8%	26.8%	54.3%	0.0%	27.1%	26.1%
Renter-Occupied	50.5%	52.9%	34.7%	0.0%	38.1%	59.7%	46.2%
All Households	32.0%	41.8%	28.5%	34.5%	30.8%	39.9%	31.8%

Source: HUD CHAS Data (2014-2018)

[Figure E-54](#) and [Figure E-55](#) show renter overpayment in San Ramon between 2014 and 2019. Generally, overpayment decreased in a majority of the City with the exception of areas east of Dougherty Road. Census tract 355116 (east of Windemere Parkway) saw the greatest increase of overpayment, increasing from the 20-40 percent range in 2014 to greater than 80 percent in 2019. This census tract also has the highest percentage of HCVs and has an affordability range between \$2,500 and \$3,000 (please refer to Figure E-22 and Figure E-23).

Figure E-54: Percentage of Overpayment by Renters in San Ramon (2014)

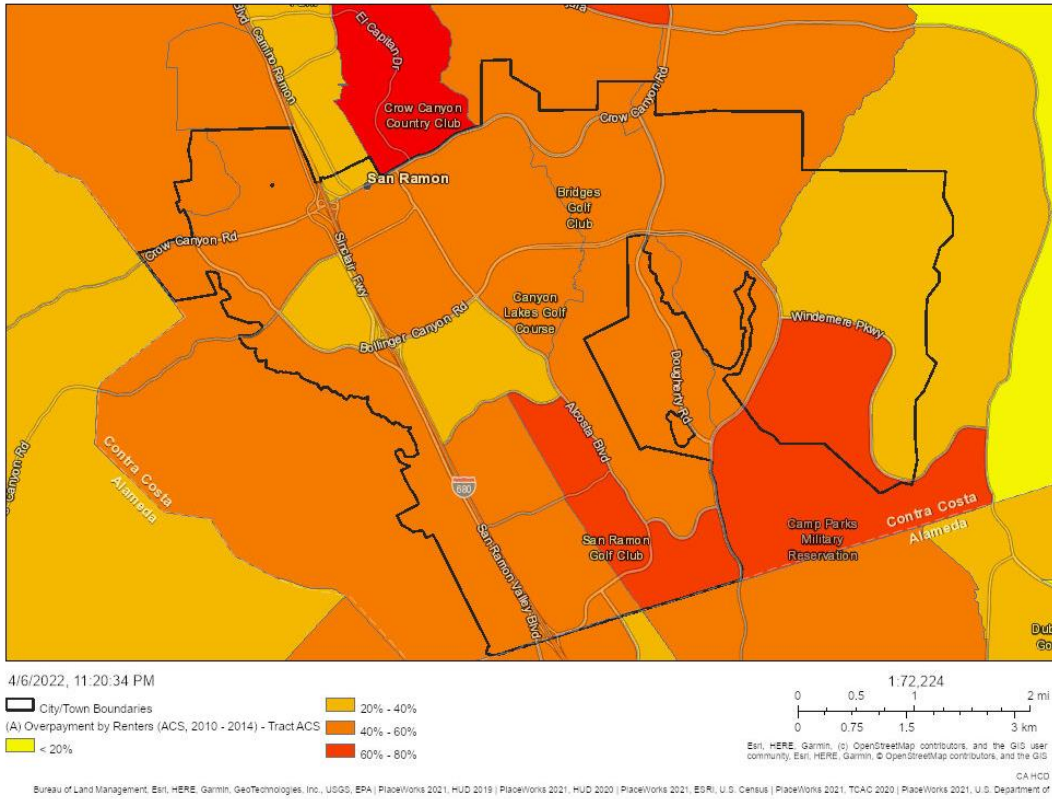
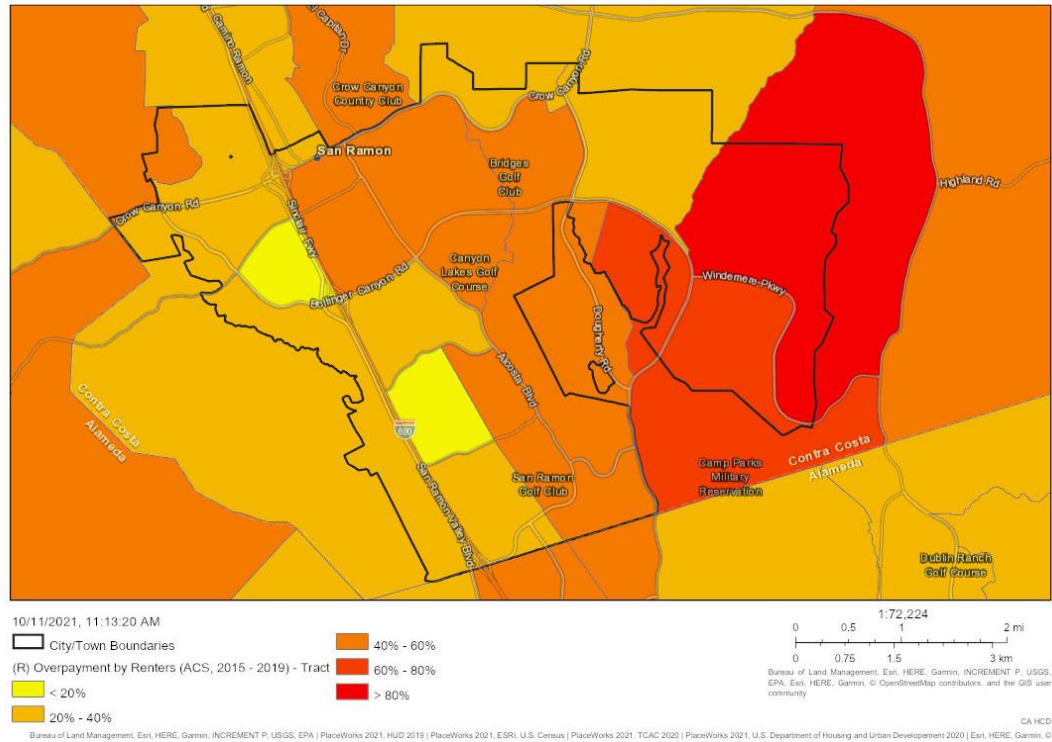


Figure E-55: Percentage of Overpayment by Renters in San Ramon (2019)



Similar to the County, San Ramon elderly renter-households face housing problems and cost burdens at a higher rate than all renters, all households and elderly owner-households. However, while large family renter-households face housing problems at a greater rate, cost burden for these households is less than all renters in San Ramon.

Table E-32: Housing Problems, Elderly and Large Households – San Ramon (2018)

	<i>Owner-Occupied</i>			<i>Renter-Occupied</i>			<i>All HH</i>
	<i>Elderly</i>	<i>Large HH</i>	<i>All Owner</i>	<i>Elderly</i>	<i>Large HH</i>	<i>All Renters</i>	
Any Housing Problem	34.4%	31.3%	27.2%	76.2%	54.4%	50.8%	33.9%
Cost Burden > 30%	34.1%	25.6%	26.1%	72.7%	38.2%	46.2%	31.8%

Source: HUD CHAS (based on 2014-2018 ACS), 2021.

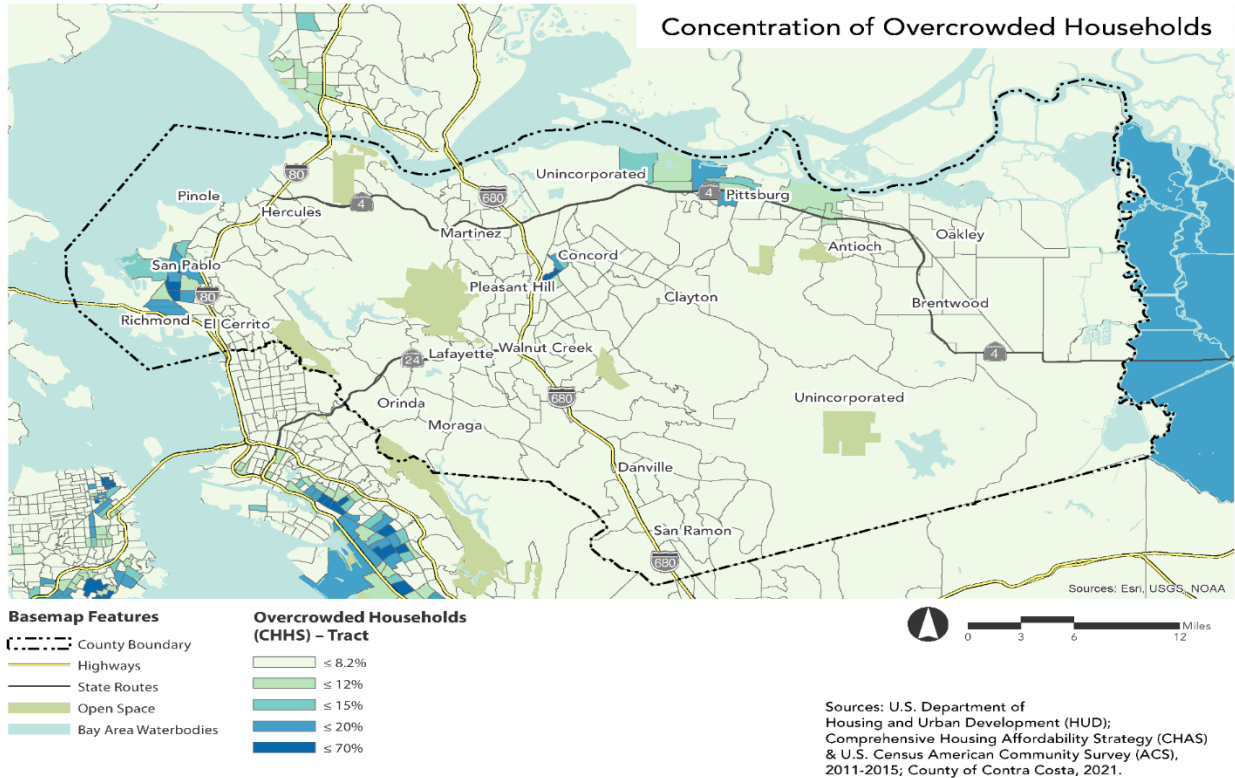
2.5.2 **Overcrowding**

A. Regional Trends

Overcrowding is typically defined as a housing unit occupied by more than one person per room. 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.

The 2015-2019 ACS indicates overcrowding affected five percent of all housing units countywide, including 2.4 percent of owner units and 10.4 percent of renter units. [Figure E-56](#) shows the geographic distribution of overcrowded households. Tracts in San Pablo, Richmond, and Pittsburg with higher percentages of non-White population show higher concentrations of overcrowded households compared to the rest of the county. Monument Corridor, the only official R/ECAP in Contra Costa County, a predominantly Hispanic community in Concord, also exhibits more overcrowding than other parts of the County.

Figure E-56: Percentage of Overcrowded Households in Contra Costa County



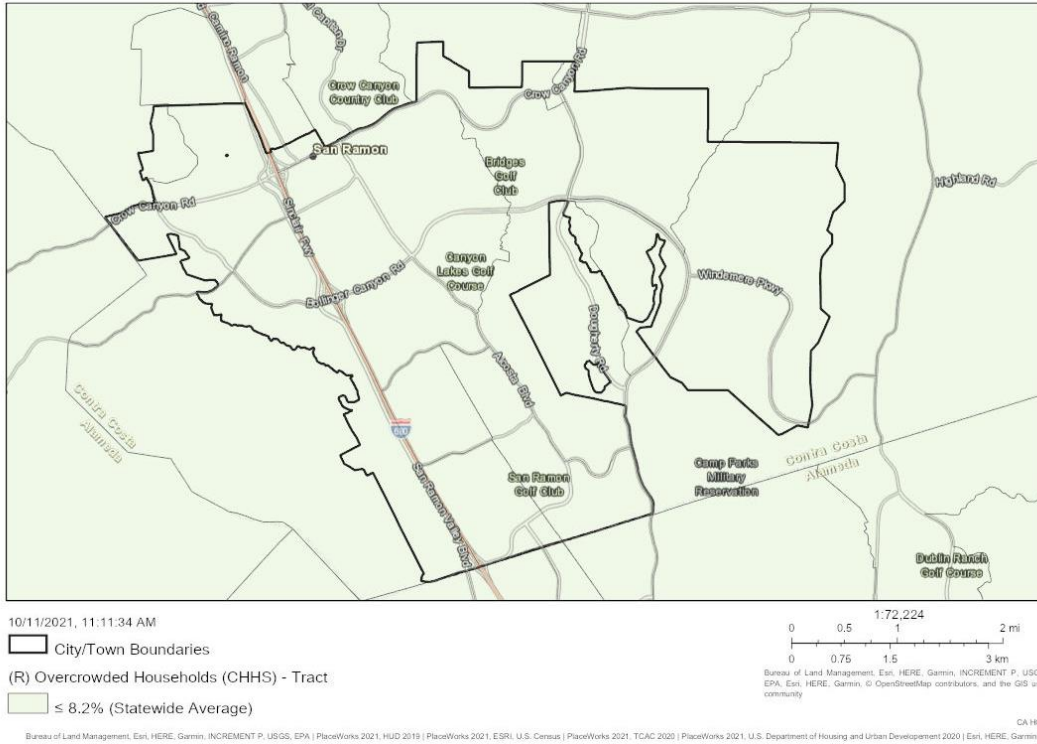
Source: Costa County Collaborative (C4) Regional AFFH Context prepared by MIG

B. Local Trends

According to the 2015-2019 ACS, 3.2 percent of housing units in the City (834 units) were overcrowded compared to the County's five percent. Overcrowding disproportionately affected renters. In San Ramon seven percent of renter-occupied households are overcrowded, compared to only 1.8 percent of owner-occupied households, indicating overcrowding may be the result of an inadequate supply of larger sized rental units. While 73 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 (11 percent) were occupied by renters.

As shown in [Figure E-57](#), the entire City of San Ramon and the surrounding areas are below the statewide average of overcrowded households (8.2 percent).

Figure E-57: Percentage of Overcrowded Households in San Ramon



2.5.3 Substandard Housing Conditions

A. Regional Trends

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions. Incomplete facilities and housing age are estimated using the 2015-2019 ACS. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs.

According to 2015–2019 ACS estimates, shown in Table E-33, 0.86 percent of households in Contra Costa County lack complete kitchen facilities and 0.39 percent of households lack complete plumbing facilities. Renter households are more likely to lack complete facilities compared to owner households.

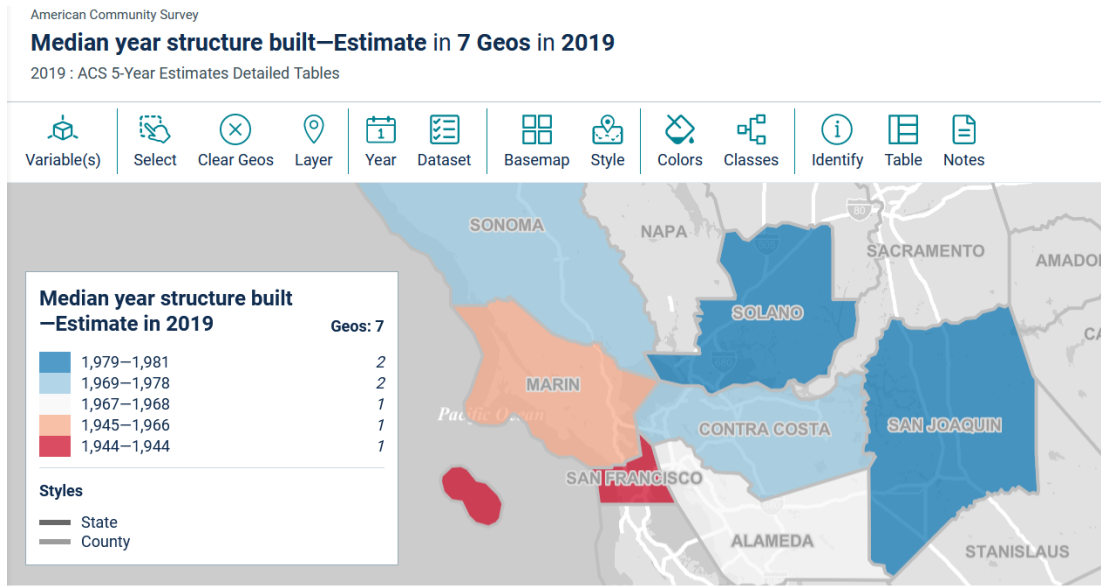
Table E-33: Substandard Housing Conditions by Tenure – Contra Costa County (2019)

	<i>Owner</i>	<i>Renter</i>	<i>All HHs</i>
Lacking complete kitchen facilities	0.19%	0.67%	0.86%
Lacking complete plumbing facilities	0.19%	0.20%	0.39%

Source: American Community Survey, 2015-2019 (5-Year Estimates)

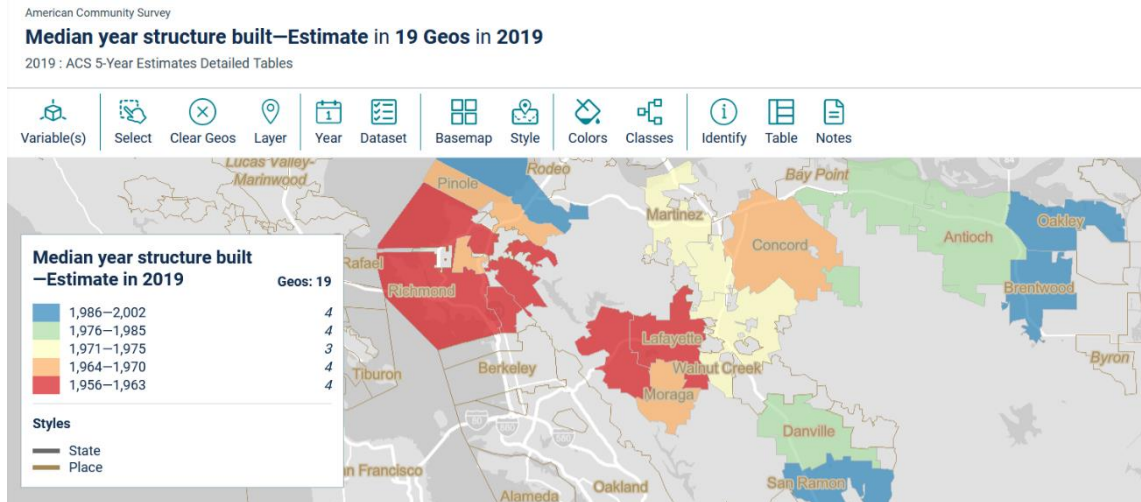
Housing age can also be used as an indicator for substandard housing and rehabilitation needs. As stated above, structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation. In the County, 73 percent of the housing stock was built prior to 1990, including 38 percent built prior to 1970. [Figure E-58](#) shows median housing age Contra Costa and surrounding counties: San Francisco County (year 1944), Marin County (year 1966), Alameda County (year 1968), Contra Costa (year 1976). Sonoma County (year 1978), Solano County (year 1981) and San Joaquin County (year 1981). [Figure E-59](#) shows the median housing age of cities and communities in Contra Costa.

Figure E-58: Median Year Housing Units Built (2019) - Region



Source: 2015-2019 ACS (5-Year Estimates)

Figure E-59: Median Year Housing Units Built (2019) – Contra Costa County



Source: 2015-2019 ACS (5-Year Estimates)

B. Local Trends

Incomplete plumbing and kitchen facilities affect less than two percent of households in San Ramon. Table E-34 shows substandard conditions for owners, renters and all households from the 2015–2019 ACS estimates. The percentage of households with incomplete kitchen facilities in San Ramon were slightly higher than the County (1.6 percent versus 0.86 percent), while incomplete plumbing facilities were lower (0.1 percent versus 0.39 percent, respectively). Similar to the County, renter households are more likely to lack complete facilities compared to owner households.

Table E-34: Substandard Housing Conditions by Tenure – San Ramon (2019)

	<i>Owner</i>	<i>Renter</i>	<i>All HHs</i>
Lacking complete kitchen facilities	0.2%	1.4%	1.6%
Lacking complete plumbing facilities	0.1%	0.0%	0.1%

Source: American Community Survey, 2015-2019 (5-Year Estimates)

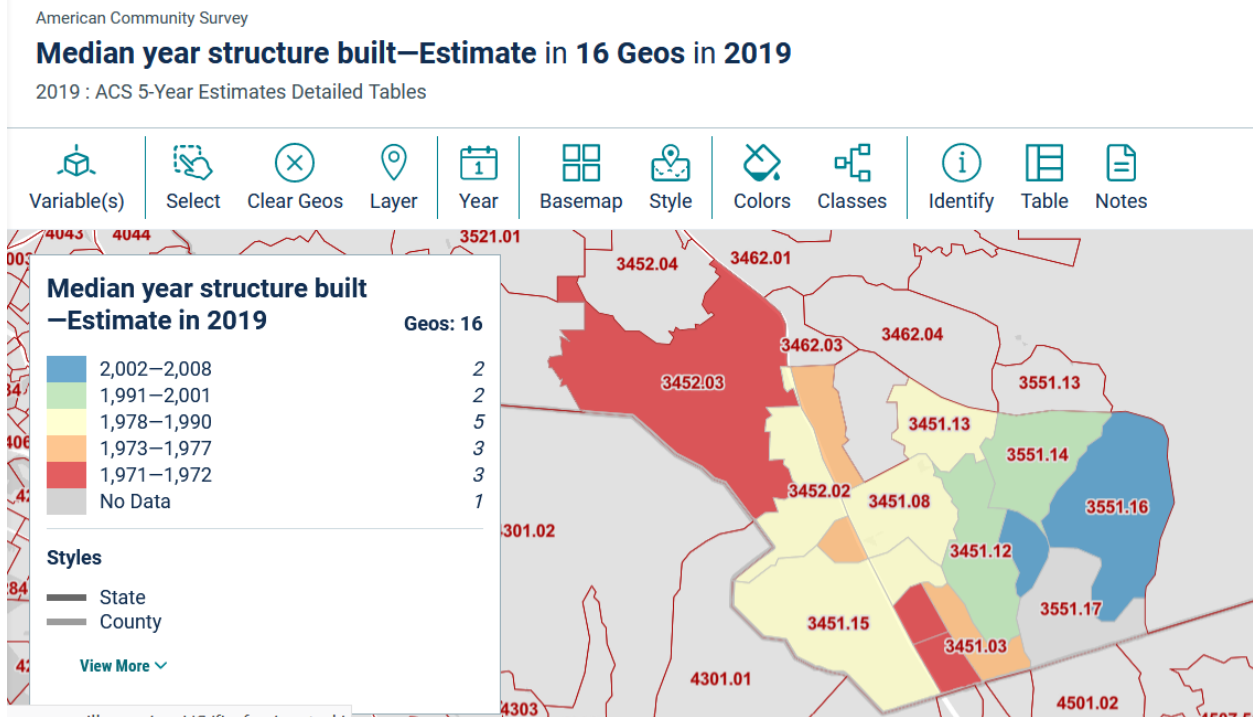
The median age for housing units in San Ramon is 1992. Table E-35 and [Figure E-60](#) shows age of housing units by census tract. More than half of the housing stock in the City has been built since 1990 and is less than 30 years old. A majority of these homes are located in the eastern portion of the City in the new established neighborhoods.

Table E-35: Housing Stock Age (2019) – San Ramon

<i>Census Tract</i>	<i>1969 or Earlier (50+ Years)</i>	<i>1970-1989 (30-50 Years)</i>	<i>1990 or Later (<30 Years)</i>	<i>Total Housing Units</i>
345101	48.1%	36.2%	15.7%	1,983
345102	40.4%	59.6%	0.0%	1,186
345103	20.7%	52.7%	26.6%	1,811
345105	29.9%	49.5%	20.5%	2,479
345108	1.3%	61.2%	37.5%	3,319
345111	1.8%	77.4%	20.7%	1,909
345112	2.5%	25.0%	72.5%	2,440
345113	2.8%	48.3%	48.8%	1,601
345115	0.8%	51.6%	47.6%	1,979
345116	3.4%	95.2%	1.3%	900
345202	7.4%	50.9%	41.7%	3,321
345203	43.6%	33.7%	22.7%	2,871
355114	0.0%	4.3%	95.7%	3,513
355115	1.6%	0.7%	97.7%	2,701
355116	0.0%	1.0%	99.0%	2,487
355117	1.8%	2.3%	95.9%	2,002
City Total	8.7%	37.8%	53.5%	26,525

Source: American Community Survey, 2015-2019 (5-Year Estimates)

Figure E-60: Median Year Housing Units Built (2019) – San Ramon



Source: 2015-2019 ACS (5-Year Estimates)

The City's Building and Safety Department manages code enforcement and neighborhood preservation. The Neighborhood Preservation Inspector's duties and services include: responding to citizen inquiries, ideas and viewpoints by investigating alleged violations of the City Municipal Code, Zoning Code and other related laws; initially, seeking voluntary compliance if there is no immediate life and safety danger; actively pursuing compliance when violations of the City Municipal or Zoning Code exist through administrative, civil or criminal remedies; and coordinating with other agencies for cross-jurisdictional violations.

According to San Ramon's Building Inspector and Code Enforcement Officer, the City is in good condition overall. Though the first two developments built San Ramon are located in the northwest and south sections of the City, as shown in Figure E-60 above where the housing stock tends to be older, property owners Citywide, including in these areas, maintain their properties. In general, code enforcement needs are not concentrated in a single area of the City.

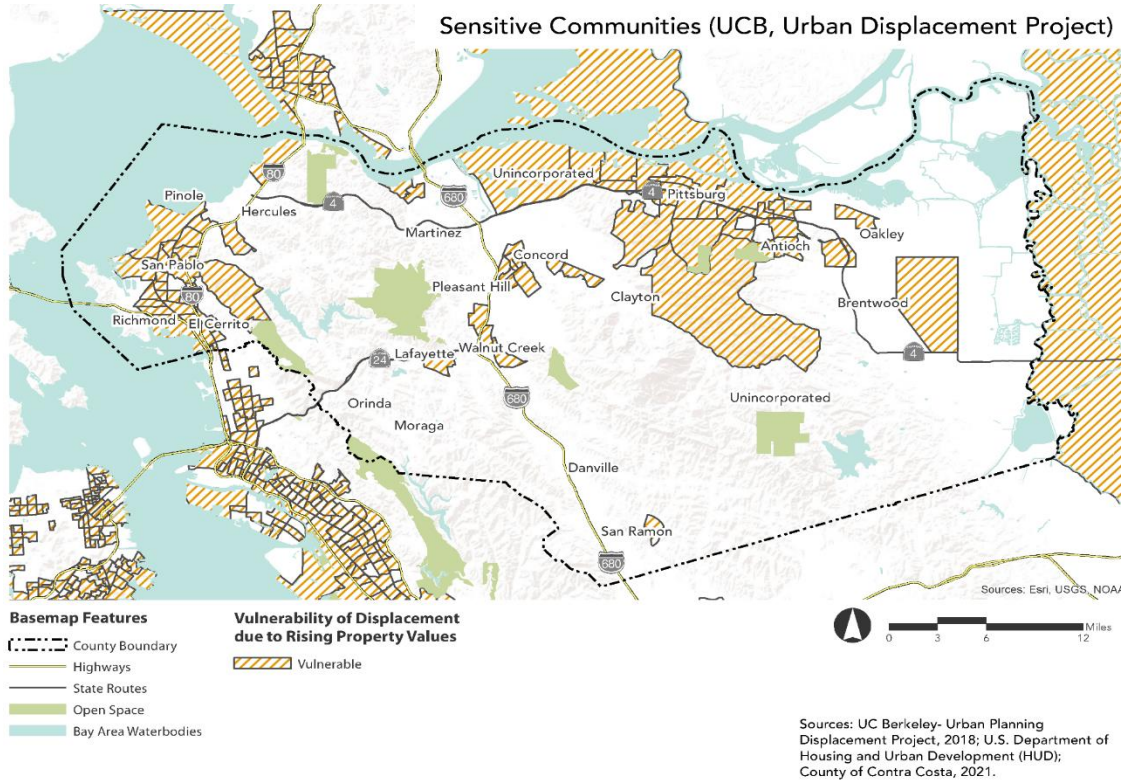
2.5.4 Displacement Risk

A. Regional Trends

Displacement occurs when housing costs or neighboring conditions force current residents out and rents become so high that lower-income people are excluded from moving in. UC Berkeley's Urban Displacement Project states that a census tract is a sensitive community if the proportion of very low income residents was above 20 percent in 2017 and the census tracts meets two of the following criteria: (1) Share of renters above 40 percent in 2017; (2) Share of Non-White

population above 50 percent in 2017; (3) Share of very low-income households (50 percent AMI or below) that are also severely rent burdened households above the county median in 2017; or (4) Nearby areas have been experiencing displacement pressures. Using this methodology, sensitive communities were identified in areas between El Cerrito and Pinole; Pittsburg, Antioch and Clayton; East Brentwood; and unincorporated land in Bay Point. Small pockets of Sensitive Communities are also found in central Contra Costa County from Lafayette towards Concord (please refer to [Figure E-61](#)).

Figure E-61: Sensitive Communities at Risk of Displacement – Contra Costa County



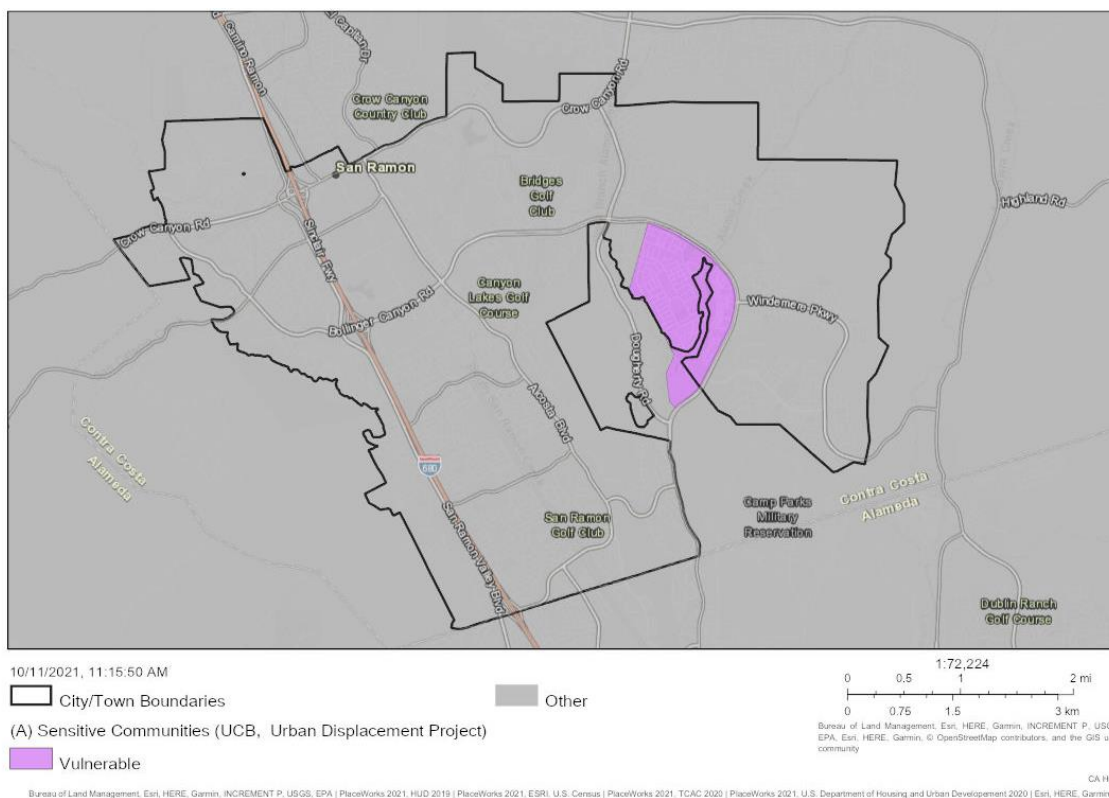
Source: Costa County Collaborative (C4) Regional AFFH Context prepared by MIG

B. Local Trends

The Urban Displacement Project identified one sensitive area at risk of displacement in San Ramon. This census tract, 355115, is located between Bollinger Canyon Road and Dougherty Road in the eastern portion of the City. Information from the 2015-2019 ACS Estimates and HCD Data includes the following:

- The share of renter households in this tract is higher than the Citywide average (52 percent versus 28 percent).
- Of the renter households, approximately 63 percent are overpaying for housing (spending more than 30 percent of their income on housing).
- This tract has one of the highest percentages of low and moderate income households in the City at 36 percent (one block group along the 680 freeway and the city's southern boundary is higher with 45 percent low/mod residents).
- Approximately 83 percent of the population are non-white. The predominant population is Asian, comprising 63 percent of the tract's residents.

Figure E-62: Sensitive Communities at Risk of Displacement – San Ramon

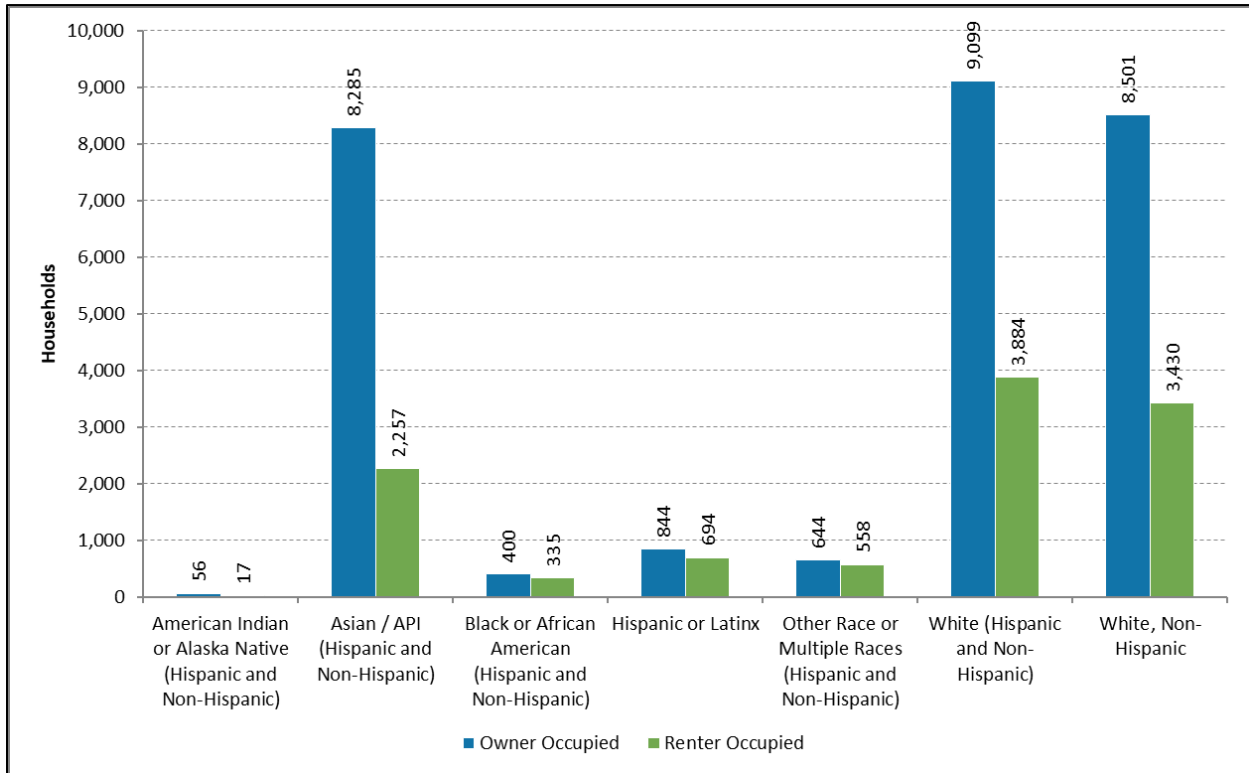


As discussed previously, vulnerability is measured based on several variables including: share of renters exceeding 40 percent, share of people of color exceeding 50 percent, share of low income households severely rent burdened, and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps. San Ramon is a predominately owner-occupied household community (72.4 percent) with a White population of only 38.6 percent. The Asian population represents the largest population citywide (46.5 percent). In comparison, Contra Costa County has a White population of 43.8 percent and an owner-occupied population of only 65.9 percent.

Since the 2006-2010 ACS, the non-Hispanic White population in San Ramon decreased from 50.4 percent. During the same period, the proportion of owner-occupied households also decreased slightly, from 73 percent in 2010 to 72.4 percent in 2019.

As presented in Figure E-63, Asian/API householders are most likely to own their homes (78.6 percent), followed by American Indian/Alaska Native householders (76.7 percent), and non-Hispanic White householders (71.3 percent). Black/African American householders, Hispanic/Latinx householders, and householders of another race/multiple races are significantly less likely to own their homes in comparison.

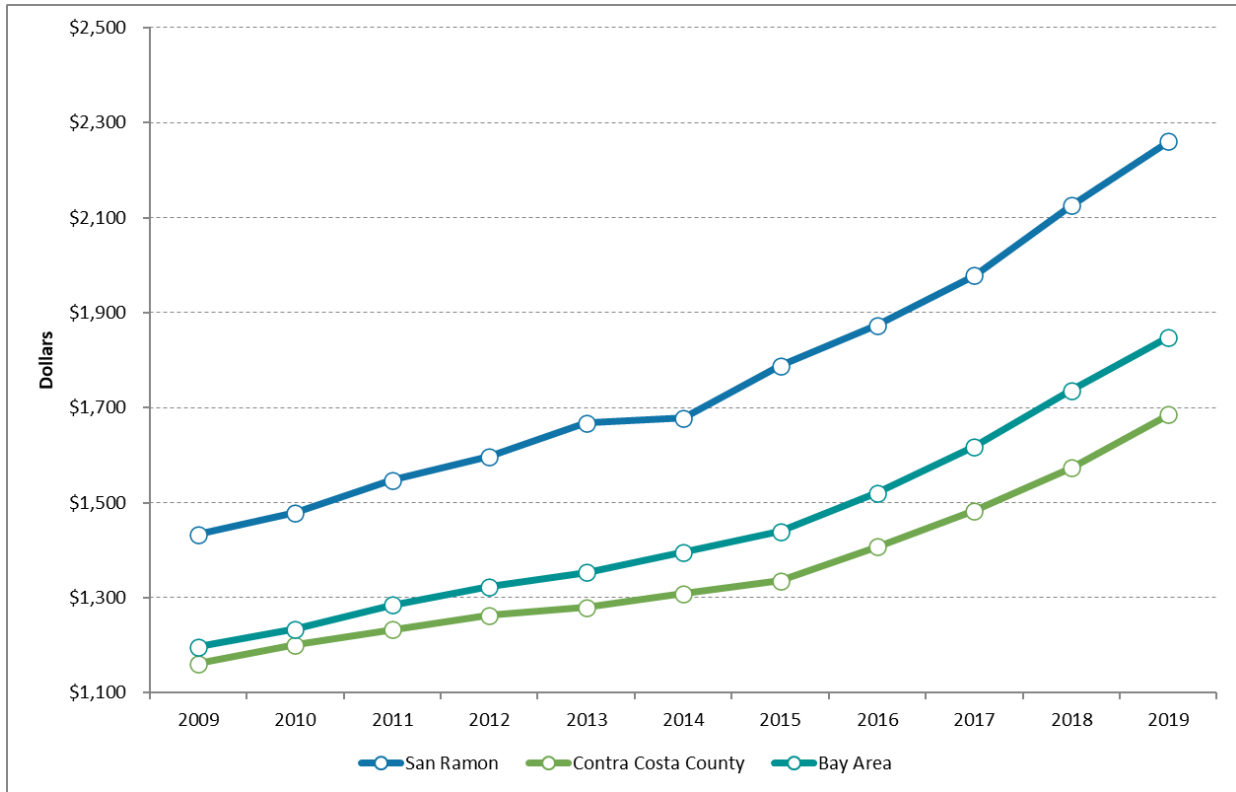
Figure E-63: Housing Tenure by Race of Householder (2019)



Source: ABAG Housing Needs Data Workbook – San Ramon, 2021 (based on 2015-2019 ACS).

Figure E-64 shows the median contract rent in San Ramon, Contra Costa County, and the Bay Area from 2009 to 2019. As of 2019, San Ramon has the highest median contract rent price of \$2,260, compared to the County (\$1,686) and Bay Area (\$1,849). Over the past ten years, median contract rent has increased 57.7 percent in San Ramon, a higher increase than Contra Costa County (45.2 percent) and the Bay Area region (54.6 percent). As presented above, increasing rental prices in the City are more likely to disproportionately affect people of color, specifically Black/African American householders, Hispanic/Latinx households, and householders of another or multiple races.

Figure E-64: Median Contract Rent (2009-2019)



Source: ABAG Housing Needs Data Workbook – San Ramon, 2021 (based on 2005-2019 ACS).

2.5.5 Homelessness

A. Regional Trends

Communities are required by HUD to conduct a Point-in-Time (PIT) Count of individuals, youth, and families experiencing homelessness. The Contra Costa Health, Housing, and Homeless Services Division conducted a point-in-time count of the regional homeless population on January 22nd and 23rd, 2020. The survey identified 2,277 homeless persons in Contra Costa County, including 707 sheltered individuals and 1,570 unsheltered individuals. As shown in Table E-36, the County’s homeless population has increased 12 percent since 2015.

Table E-36: County Sheltered, Unsheltered and Total PIT Trends (2015-2020)

	2015	2016	2017	2018	2019	2020	5-year % change
Sheltered	704	620	696	697	668	707	<1%+
Unsheltered	1,326	1,110	911	1,537	1,627	1,570	18%+
Total	2,030	1,730	1,607	2,234	2,295	2,277	12%+

Source: Contra Costa County: Annual Point in Time Count Report, 2020

Table E-37 shows the demographics of the individuals who were in the 2020 PIT. Men comprised 65 percent of the total individuals and almost three-quarters of were unsheltered (72 percent). This contrasted to women included in the PIT, who comprised 35 percent of the total and were mostly sheltered (73 percent). Individuals aged 25 to 54 years made up the majority of individuals (55 percent), followed by individuals aged 55 to 61 years (17 percent) and 62+ years (16 percent). Young adults, aged 18 to 24, accounted for five percent of individuals while children 18 years or younger were slightly higher at seven percent. While children were mostly sheltered (81 percent), other age groups had a greater percentage of unsheltered individuals. Whites made up the majority of individuals (54 percent), followed by Blacks (29 percent) and Hispanics (23 percent). While Pacific Islanders comprised one percent of individuals in the PIT, a majority of them were sheltered (88 percent).

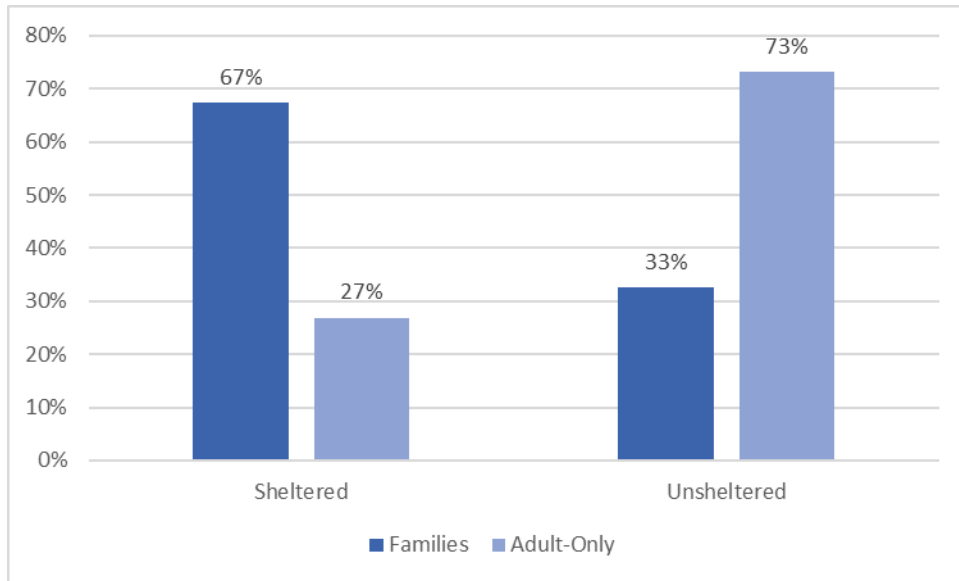
Table E-37: Demographics of Individuals Experiencing Homelessness (2020) – Contra Costa County

	<i>% of Total</i>	<i>% Sheltered</i>	<i>% Unsheltered</i>
<i>Gender</i>			
Male	65%	28%	72%
Female	35%	73%	27%
<i>Age</i>			
<18 yrs	7%	81%	19%
18-24 yrs	5%	39%	61%
25-54 yrs	55%	24%	76%
55-61 yrs	17%	32%	68%
62+ yrs	16%	32%	68%
<i>Race/Ethnicity</i>			
White	54%	23%	77%
Black	29%	41%	59%
Hispanic	23%	24%	76%
American Native	8%	45%	55%
Multiple Races	6%	25%	75%
Asian	2%	34%	66%
Pacific Islander	1%	88%	12%

Source: Source: Contra Costa County: Annual Point in Time Count Report, 2020

The County's 2020 PIT count also included households. Of the 1,972 households counted, 92 were families (five percent) and 1,880 were adults only (95 percent). [Figure E-65](#) shows that approximately two-thirds of families were sheltered compared to only about a quarter of adult-only households.

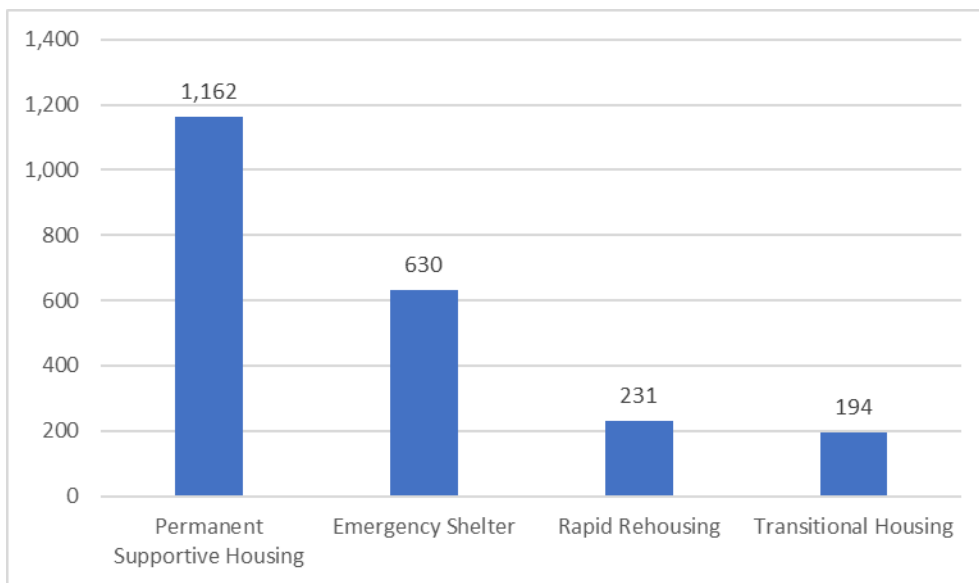
Figure E-65: Households Experiencing Homelessness – 2020 – Contra Costa County



Source: Source: Contra Costa County: Annual Point in Time Count Report, 2020

The County’s PIT report also stated that 2,217 beds were available to the community on the night of the PIT count. As shown in [Figure E-66](#), the majority of beds available were through permanent supportive housing (1,163), followed by emergency shelters (630), rapid rehousing (231) and transitional housing (194). Appendix 11-B of this Housing Element has a categorized list of facilities in the County and the Tri-Valley area.

Figure E-66: Number of Beds by Project Type – 2020



Source: Source: Contra Costa County: Annual Point in Time Count Report, 2020

B. Local Trends

The County's 2020 PIT survey documented six unsheltered homeless individuals in San Ramon or less than one percent of the countywide unsheltered population. Although the point-in-time count identified six homeless persons in San Ramon, the survey represents only a snapshot 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.

Although no homeless shelters are located within San Ramon, various facilities located in Contra Costa County and the Tri-Valley area are available (please see Regional Trends section above). The City will continue to support the Contra Costa County Continuum of Care (CoC) 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.

2.6 OTHER RELEVANT FACTORS

2.6.1 Development History and Patterns in San Ramon

The information in this section was provided in the San Ramon General Plan Update: Existing Conditions and Trends Workbook, published in March 2022.

While the City of San Ramon was incorporated in 1983, "the area that became San Ramon largely determined by the 1958 Contra Costa County General Plan, which designated 464 acres of San Ramon as "controlled manufacturing" which later became Bishop Ranch Business Park"¹¹. Further growth in the area came about due to new highways, including Interstate 50 and 680.¹²

Planning and Zoning

The City has four planning boundaries:

- Planning Area (23,499 acres): this encompasses the City limits, the Sphere of Influence and the Urban Growth Boundary.
- Sphere of Influence (19,737 acres): this boundary is the probable physical boundary and service area of the city, which is adopted by the Local Agency Formation Commission (LAFCo). This area includes the city and adjacent unincorporated areas.
- Urban Growth Boundary (13,738 acres): the UGB encompasses existing urban development or undeveloped areas adjacent to urban development anticipated to be developed over the life of the General Plan. Within the UGB, cities typically adopt land use policies that encourage urban development. Outside of the UGB, cities typically set aside

¹¹ City of San Ramon, *San Ramon General Plan Update: Existing Conditions and Trends Workbook*, March 2022.

¹² See Footnote #9

lands for open space, passive recreation and/or resource preservation. San Ramon's UGB was established in 1999 by the city's voters as part of Measure G (see below for more information).

- City Limits (12,862 acres): this is the current city boundary for San Ramon development and where city services are provided.

Unique to San Ramon, a local ballot initiative, Measure G, was approved by San Ramon voters in 1999, requires a super majority vote (four out of five representatives) from both the San Ramon Planning Commission and the San Ramon City Council, and three (three) public hearings with each public body for any changes to the General Plan (General Plan Amendment).

Approximately 35 percent of the area within the City limits is comprised of residential development. The following shows the City's housing mix in 2020 (Department of Finance, E-5 series):

- Single Family Home (Detached): 62.6%
- Single Family Home (Attached): 10.5%
- Multifamily Housing (Two to Four Units): 3.9%
- Multifamily Housing (Five+ Units): 22.8%
- Mobile Homes: 0.1%

As shown, the majority of housing in San Ramon is made up of single-family homes. In terms of Zoning Districts in the City, single family zones comprise approximately 22 percent of the land in San Ramon, while medium and high density residential zones comprise a little over five percent and mixed-use is approximately three percent of the land within the city limits.

The City's website provides a map showing the location of affordable housing available in San Ramon. [Figure E-67](#) shows the location of these sites, which are all located in the eastern portion of the city with the exception of two senior affordable housings sites located in the southern area.

Figure E-67: Affordable Housing Sites in San Ramon

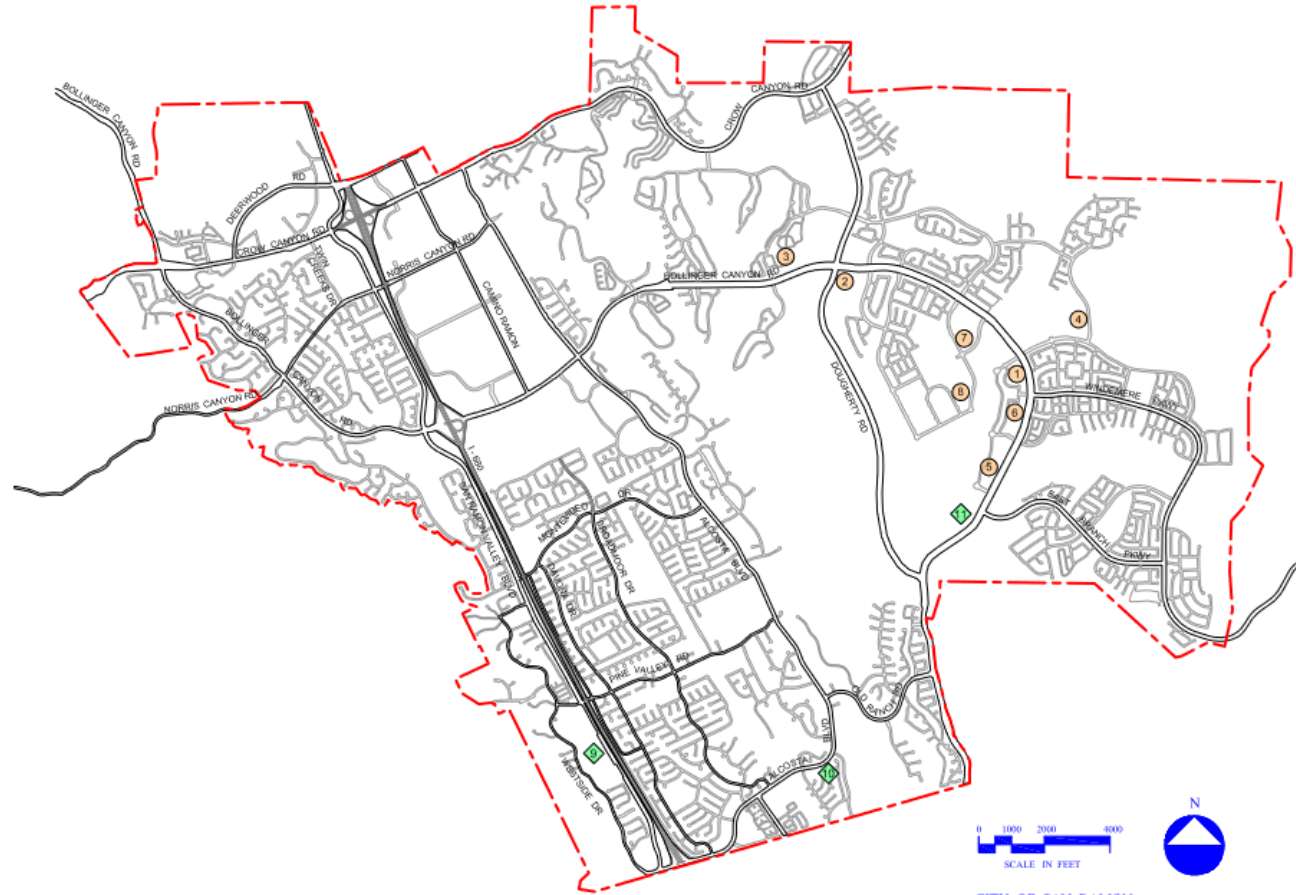


SAN RAMON AFFORDABLE HOUSING SITE MAP

(Last Update: July 6, 2021)

SAN RAMON AFFORDABLE HOUSING SITES	
Multi-Family Affordable Rental Housing	
1	Canyon Oaks at Windemere 1 Amberstone Lane
2	Cornerstone at Gale Ranch 2200 Brookcliff Circle
3	Falcon Bridge at Gale Ranch 500 Copperset Road
4	Highland Points 2311 Ivy Hill Way
5	Mill Creek at Windemere 2100 Waterstone Place
6	Muirlands at Windemere 1108 Crestfield Drive
7	Seville at Gale Ranch 2000 Bellas Artes Circle
8	Valencia at Gale Ranch 1200 Golden Bay Avenue
Senior Affordable Rental Housing	
9	Valley Vista 20709 San Ramon Valley Blvd.
10	Villa San Ramon 9199 Fircrest Lane
11	Deer Creek (North) 17115 & 17225 Bollinger Canyon Rd.

--- City Limit Boundary



0 1000 2000 4000
SCALE IN FEET

CITY OF SAN RAMON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING SERVICES

2.6.2 Home Loans

Home loan applications in San Ramon by race are shown in Table E-38. Of the 5,491 total application in San Ramon, almost 64 percent of the loans were originated, while 15 percent were denied and the remaining 21 percent were either approved but not accepted, withdrawn by the applicant or closed for incompleteness. Applicants of almost all race and ethnicities had loan approval rates close to the citywide average, with the exception of American Indian/Alaska Native and Black applicants (approval rate of 57 percent and 53 percent, respectively). Black applicants also had the highest denial rate at 24 percent, followed by Hispanic applicants with a 19 percent denial rate.

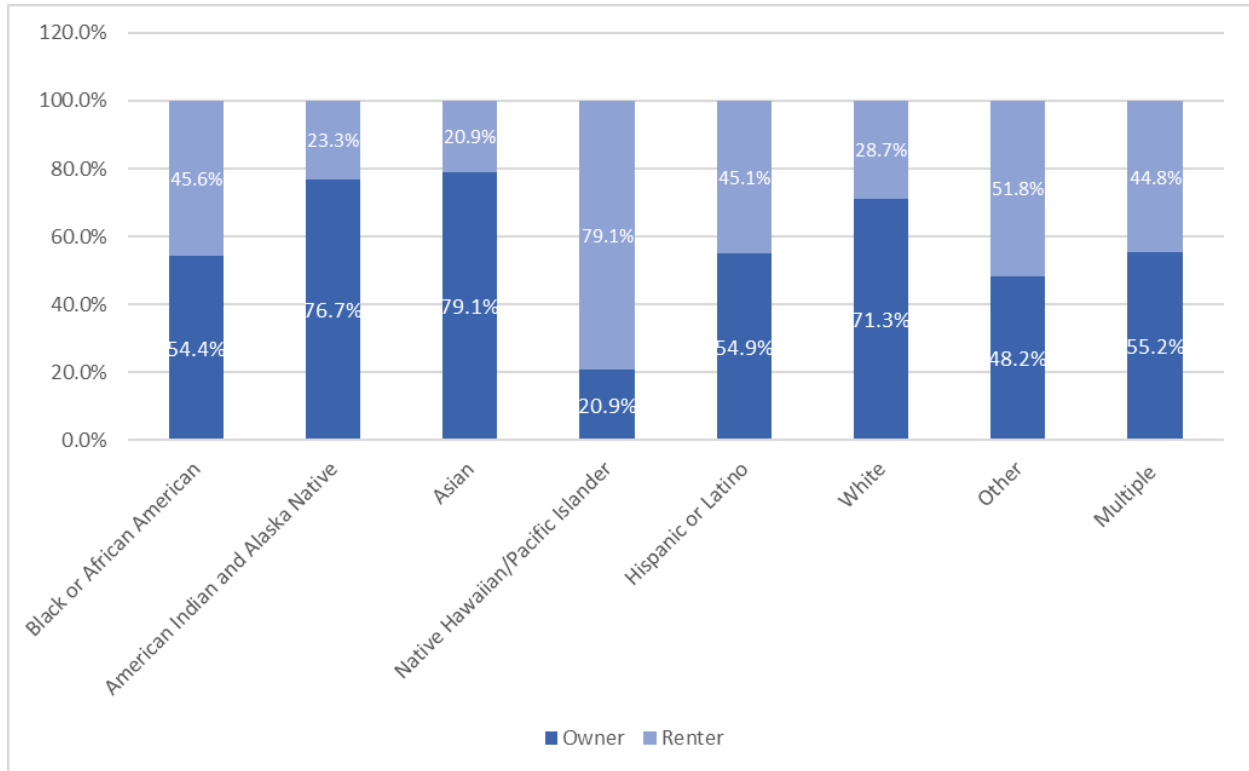
Figure E-68 shows that homeownership rates in San Ramon are highest amongst American Indian/Alaska Native, Asian and White residents. These groups all have an ownership rate higher than 70 percent. Native Hawaiian/Other Pacific Islanders have a much lower homeownership rate at 21 percent. All other racial/ethnic groups have a more even division of owners and renters.

Table E-38: Mortgage Applications and Acceptance by Race/Ethnicity (2019-2019) – San Ramon

	<i>American Indian or Alaska Native</i>	<i>Asian / API</i>	<i>Black or African American</i>	<i>White</i>	<i>Hispanic or Latinx</i>	<i>Unknown</i>	<i>All</i>
Application approved but not accepted	0%	5%	6%	4%	4%	4%	3.9%
Application denied	14%	14%	24%	15%	19%	15%	15.0%
Application withdrawn by applicant	14%	14%	15%	11%	12%	14%	13.1%
File closed for incompleteness	14%	4%	2%	3%	2%	5%	4.2%
Loan originated	57%	63%	53%	67%	63%	62%	63.8%
Total	14	2,693	68	1443	185	1,088	5,491

Source: ABAG Housing Element Data Package (based on Federal Financial Institutions Examination Council's (FFIEC) Home Mortgage Disclosure Act (HMDA) loan/application register (LAR) files, 2018-2019), 2021

Figure E-68: Tenure by Race – 2019 – San Ramon



Source: American Community Survey, 2015-2019 (5-Year Estimates)

2.6.3 Parks, Trails and Recreation

The San Ramon Parks, Trails, Open Space, and Recreation Master Plan was adopted by the City Council in 2020. This Master Plan’s primary purpose was to develop a clear set of objectives to provide direction for the development, re-development, expansion, and enhancement of the City’s park system, trails, open spaces, recreation facilities, and programs for short-term (5 year) and long-term (10-year) planning in accordance with General Plan 2035. Preparation of the Master Plan included a variety of outreach efforts and community input.

Table E-39 below shows the City’s park inventory in 2019, which totaled 68 parks and facilities totaling almost 377 acres.

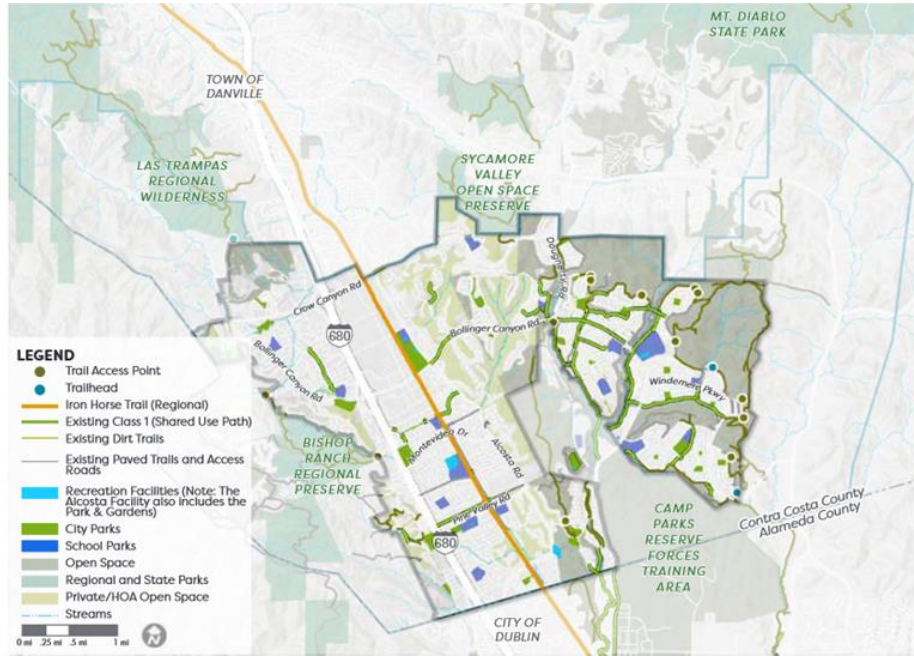
Table E-39: 2019 Inventory of Park Acreage by Park Classification – San Ramon

<i>Park Classification</i>	<i>Number</i>	<i>Acreage</i>
Neighborhood Parks	29	116.18
School Parks	17	78.29
Community Parks	4	101.00
Specialty Parks	7	61.37
Dog Parks		
Trailheads/Staging Areas		
Community Gardens		
Historic Parks		
Specialized Rec Facilities	11	20.11
Aquatic Center		
Senior/Community Center		
Community Theater		
Community Gymnasium		
Tennis Court and Track		
Total	68	376.95

Source: San Ramon Parks, Trails, Open Space and Recreation Master Plan, June 2020 (Table 3)

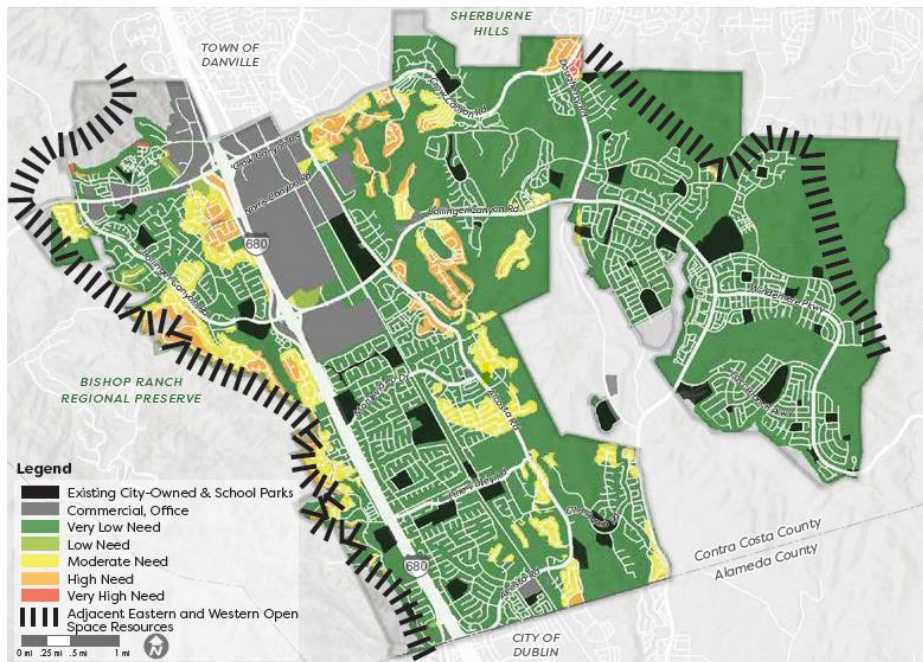
Figure E-69 through Figure E-71 are maps from the 2020 Master Plan that show the existing parks and trail systems in San Ramon, identification of park improvement needs, and a plan of proposed parks. The identified areas of need as well as proposed parks are primarily located in the western side of the City.

Figure E-69: San Ramon Parks and Recreation System Map Existing Park System



Source: San Ramon Parks, Trails, Open Space and Recreation Master Plan, June 2020

Figure E-70: San Ramon Park Need



Source: San Ramon Parks, Trails, Open Space and Recreation Master Plan, June 2020

Figure E-71: San Ramon Proposed Parks – 2020 Master Plan



Source: San Ramon Parks, Trails, Open Space and Recreation Master Plan, June 2020

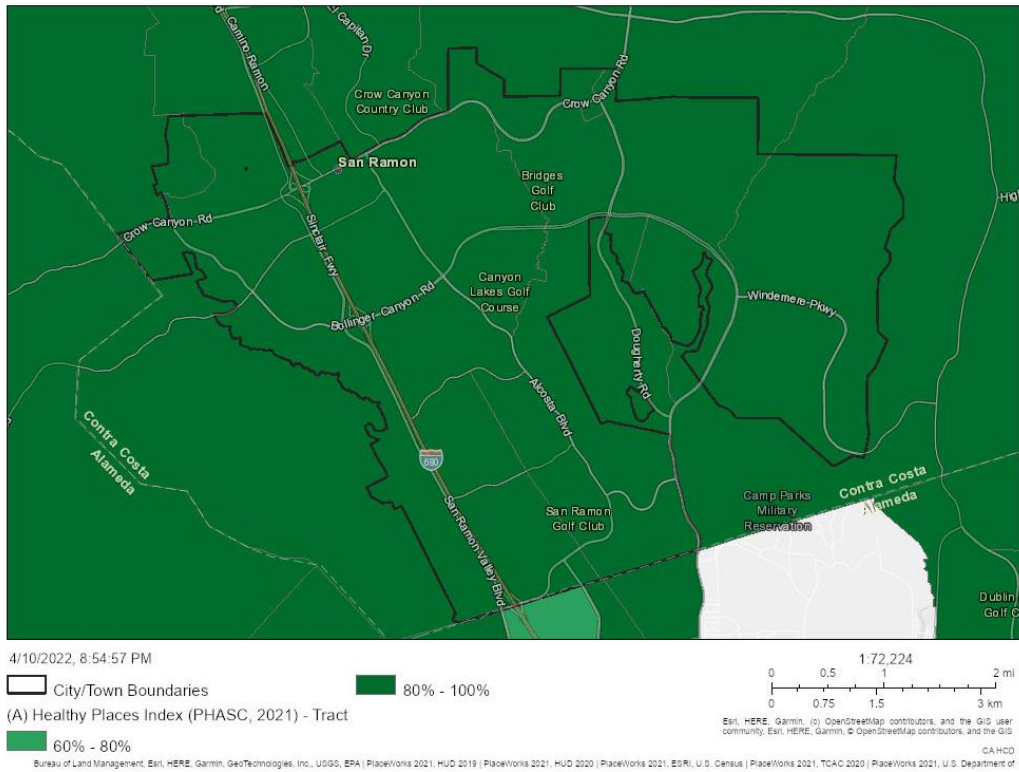
2.6.4 Open Space and Natural Resources

Open spaces, natural habitats, rolling hills, creeks, and canyons define the City's distinct character. The protection and conservation of these scenic surroundings are integral to the natural resources of the City and the quality of life of the community. There are 3,500-acres of land designated as open space within the City limits, which includes the undeveloped hills and ridges that surround the City. The Planning Area includes habitat for several special status species and the native oak trees are protected in an effort to protect the area's natural resources.

2.6.5 Healthy Places

This analysis utilizes the Healthy Places Index (HPI) to measure transportation opportunities and park accessibility in the City (see Section 1.3.4.3, Transportation, and Section 1.3.6.3, Open Space and Recreation). The HPI is a new tool that allows local officials to diagnose and change community conditions that affect health outcomes and the wellbeing of residents. The HPI tool was developed by the Public Health Alliance of Southern California to assist in comparing community conditions across the state and combines 25 community characteristics such as housing, education, economic, and social factors into a single indexed HPI Percentile Score, where lower percentiles indicate lower conditions. [Figure E-72](#) shows the HPI percentile scores for San Ramon tracts. All tracts in the City have the highest HPI score range of 80 to 100 percent.

Figure E-72: Healthy Index by Tract (2021) – San Ramon



2.6.6 SB 535 Disadvantaged Communities

Disadvantaged communities in California are specifically targeted for investment of proceeds from the State's cap-and-trade program. Known as California Climate Investments (CCI), these funds are aimed at improving public health, quality of life and economic opportunity in California's most burdened communities at the same time they're reducing pollution that causes climate change. As identified using the HCD AFFH tool, no areas within San Ramon or the surrounding areas are identified as a disadvantaged community.

2.6.7 2020-2025 Contra Costa County Analysis of Impediments to Fair Housing Choice (AI)

The 2020-2025 Contra Costa County AI was completed in 2019 and outlines impediments to fair housing for the Contra Costa Consortium. The Contra Costa Consortium includes the cities of Antioch, Concord, Pittsburg, and Walnut Creek, and Contra Costa County (with the County representing the other incorporated cities as well the unincorporated areas of the County). San Ramon is a participating City in the Contra Costa Urban County. The following key fair housing issues and contributing factors were identified in the 2020 AI. This list includes only the fair housing issues and contributing factors cited in the 2020 AI that relate or apply to San Ramon:

- Segregation/Integration: Segregation in the area has many drivers or contributing factors including but not limited to zoning and land use laws, the location and type of affordable housing, and source of income discrimination.
- Disproportionate Housing Needs: Hispanic and Black residents face particularly severe housing problems. Rising cost pressures and the extent of residential displacement and relocation throughout the County has become more severe. Contributing factors include availability of family-sized subsidized units throughout the County, displacement of residents due to economic pressures, rising housing costs, source of income discrimination, displacement due to domestic violence and sexual assault, lending discrimination, loss of affordable housing, and lack of regional cooperation.
- Access to Opportunity: Access to opportunity is highest for non-Hispanic Whites and lowest for non-Hispanic blacks and Hispanics in the County. Access to opportunity is lowest in the western and northeastern sections of the County and highest in the central County areas, including San Ramon. Contributing factors include availability of reliable public transportation, lack of access to opportunity due to rising housing costs, lack of regional and local cooperation, location of employers, location of schools and student assignment plans, and location of environmental health hazards.

The 2020 AI includes the following goals to reduce impediments to fair housing choice:

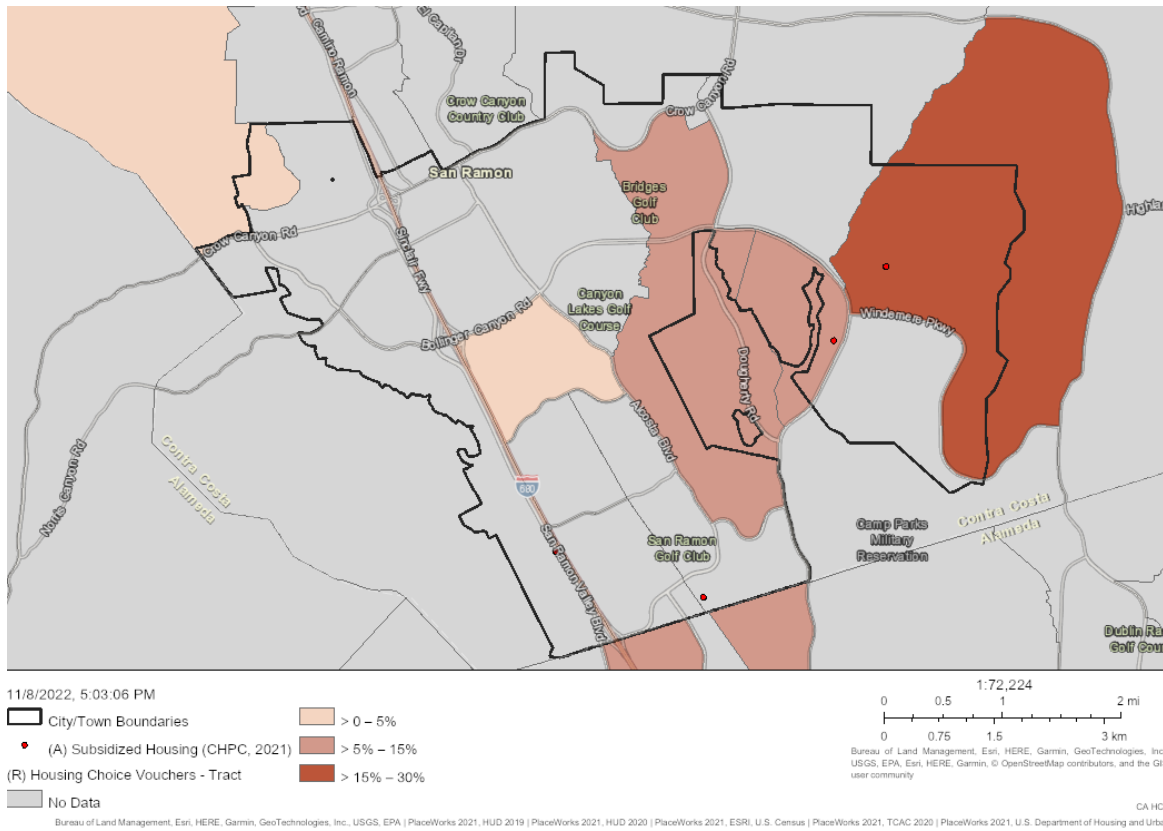
- Increase available financial resources for affordable housing in order to better fund efforts to foster stable residential integration and increased access to opportunity.
- Provide for the production of additional affordable housing through market incentives and improvements.

- Increase residential racial and ethnic integration by increasing the supply of affordable housing for families in high opportunity areas.
- Increase the supply of permanent supportive housing for people with disabilities and services for people with disabilities.
- Reduce housing discrimination and discriminatory barriers to residential mobility.
- Address barriers to mobility for families and individuals in publicly-supported housing, including Housing Choice Voucher participants.
- Reduce the displacement of low-income communities of color by enhancing protections for vulnerable tenants and homeowners and preserving affordable housing in areas that are gentrifying or at risk of gentrification.
- Increase access to opportunity through targeted public investments and efforts to increase economic mobility within Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs).
- Increase and stabilize access to proficient schools.
- Increase coordination of housing and environmental health planning to support access to healthy homes and neighborhoods.
- Improve inter-jurisdictional coordination.

2.6.8 Housing Choice Vouchers and Subsidized Housing Units

Housing choice voucher (HCV) recipients and the location of subsidized housing units can be used to explain patterns of household income distribution and other demographics. As shown in Figure E-73, there are three subsidized housing projects in San Ramon: Highlands Point Apartments (60 affordable units) on the eastern side of the City, Muirlands at Windemere Apartments (349 affordable units) on the eastern side of the City, and Villa San Ramon (24 affordable units) on the southern side of the City. Highlands Point Apartments is located in a tract where 29.6 percent of renters receive HCVs and Muirlands at Windemere Apartments is in a tract where 11.4 percent of renters receive HCVs. The eastern side of the City, where there are more HCV recipients and where Highlands Point Apartments and Muirlands at Windemere Apartments are located, tend to also have larger non-White populations. Cost burdened renters are also significantly more prevalent on the east side of the City compared to the remainder of San Ramon. Muirlands at Windemere Apartments is also located in the only sensitive community at risk of displacement identified in the City. This tract is the only tract in the City where more than 25 percent of households are low or moderate income (LMI) (27 percent). Conversely, Villa San Ramon is located in an RCAA with a non-White population consistent with the citywide trend.

Figure E-73: Housing Choice Vouchers (HCV) by Tract and Subsidized Housing Units (2021)



2.6.8 Improvement Projects and Plans

As discussed above, San Ramon is generally a high resource City where accessible educational, economic, and environmental opportunities citywide. However, certain areas of the City tend to have more substandard housing conditions, such as an aging housing stock, or less access to employment opportunities. While the City's housing stock is generally new, more than half of housing units were built after 1990, the western side of the City tends to have older housing units (see Section 2.5.3, *Substandard Housing Conditions*). Conversely, employment opportunities are less accessible to southern and eastern San Ramon neighborhoods compared to the northwestern area according to HUD jobs proximity indices (see Section 2.4.3, *Economic*). All Transit scores reveal the same areas are less connected with less access to jobs and reduced frequency of service (see Section 2.4.2, *Transportation*). In an effort to improve San Ramon neighborhoods, facilities, and transitways, the City completed the following Capital Improvement Program (CIP) projects in FY 2020-2021:

- Bollinger Canyon Road Widening Projects (central San Ramon)
- Pavement Management (central and eastern San Ramon)
- Bicycle Network Improvements and Enhancements (central western San Ramon)
- Alcosta Senior and Community Center Renovation
- Citywide Exterior Painting and Sealing (Pine Valley and Iron Horse Gymnasiums, Glass House)
- Forest Farm Structures
- Aquatic Center Improvements

- Alcosta Boulevard Street Light Improvement
- San Ramon Valley Boulevard Beautification (northwestern San Ramon)
- Citywide Lighting Zone Improvements
- Vista San Ramon Zone Improvements (central western San Ramon)
- El Nido Zone Improvements (western San Ramon)
- Four Oaks Zone Improvements (western San Ramon)
- Dougherty Valley Tree Management Plan (eastern San Ramon)
- Citywide Park Amenities
- Pedestrian Enhancement Devices (eastern San Ramon)

As shown above, the City allocates improvement projects citywide, including where transportation improvements may be needed due to reduced connectivity or access to employment opportunities. San Ramon has also completed a FY 2022/23 – 2026/27 CIP report. Planned improvement projects include a Bicycle Master Plan Update, Citywide trail amenities replacement and improvements, facility improvements, Local Roadway Safety Plan (LRSP) implementation, and public meeting access enhancements. The City will continue to implement CIP projects citywide to enhance neighborhood conditions and circulation, including in neighborhoods where these characteristics may be lacking.

2.6.9 Measure G (1999)

As discussed in Chapter 11.3, *Housing Constraints*, of this Housing Element, 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 in 1999. Measure G (1999) is implemented by the Growth Management Element of the General Plan 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.” When General Plan and Specific Plan amendments are involved, Measure G (1999) adds approximately three to four months to the overall schedule. Overall, Measure G has the potential to constrain housing development.

However, this Housing Element includes the actions and programs to mitigate constraints related to Measure G (1999):

- The General Plan Update is currently in progress and rezoning/upzoning will be processed as a package, so that no General Plan or Specific Plan amendments will be required in the future to accommodate the RHNA.
- Multiple public meetings were conducted, and property owners and developers consulted, in order to identify the most appropriate and realistic sites for the RHNA to obtain public buy-in to the RHNA sites strategy.
- If/when the sites inventory buffer diminishes, the City will undertake a coordinated and proactive approach to replenish the sites inventory.

11-E.3 SITES INVENTORY

HCD requires the City's sites inventory used to meet the RHNA affirmatively furthers fair housing. This includes ensuring RHNA units, especially lower income units, are not disproportionately concentrated in areas with larger populations of interest or special needs populations such as racial/ethnic minority groups, persons with disabilities, R/ECAPs, cost burden renters, etc. For the purposes of analyzing the City's RHNA strategy through the lens of Affirmatively Furthering Fair Housing, the sites inventory is shown at the tract level by subarea groupings (Table E-40). Areas are grouped by Planning Areas identified in the City's General Plan. [Figure E-74](#) shows the RHNA Sites Inventory.

- Northwest/West San Ramon – between the City's western boundary and I-680
 - Bollinger Canyon, Twin Creeks, Westside Planning Areas
 - Zoning includes the following specific plans: Northwest Specific Plan, San Ramon Village Specific Plan and Westside Specific Plan. Other zoning includes a variety of residential zones, mixed use, commercial, administrative office, public uses, parks and open space.
- Central San Ramon – East of I-680, west of Coyote Creek in the north and Alcosta Boulevard and Old Ranch Road in the southern area)
 - Crow Canyon, Bishop Ranch, Dougherty Hills and Southern San Ramon Planning Areas
 - Zoning includes the North Camino Specific Plan, a variety of residential uses, mixed use, city center mixed use, commercial, administrative office, public uses, parks and open space.
- East San Ramon – generally east of Old Dougherty Road/Stoneleaf Road and west of Bollinger Canyon Road
 - Dougherty Valley Planning Area and Dougherty Valley Specific Plan

Zoning includes mixed use, planned development for single family residential uses, community commercial, parks, public uses and open space.

Northwest/West San Ramon

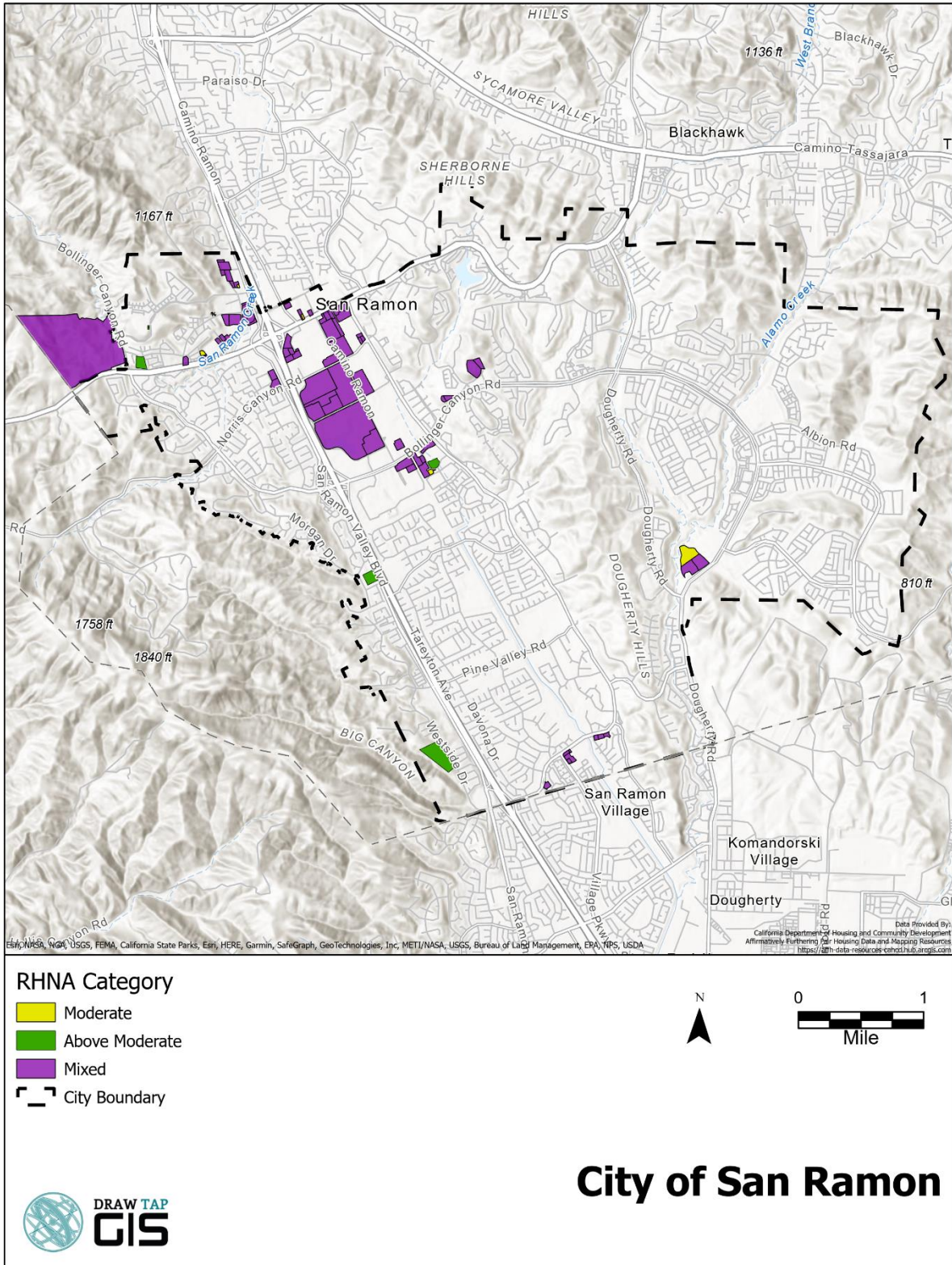
This area consists of three tracts that are all the highest TCAC opportunity category. The percentage of racial/ethnic minority populations ranges from 16.9 percent in the northwest to 53.3 percent in the west. The low and moderate income population is less than 20 percent. Overcrowding is not a significant issue (0.0% to 2.8%) and cost burdened households range from about 21 to 41 percent for owner households and 27 to 47 percent for renter households.

A total of 1,438 RHNA units are included in this area as follows: 485 low income, 129 moderate and 824 above moderate. Tract 345202 has the largest percentage of RHNA units and is located in the Crow Canyon Planning Area that is west of I-80. With 43 percent of the units being for low or moderate income households, the RHNA strategy will allow for housing mobility and help to carry out the goals and visions of the Northwest Specific Plan, San Ramon Village Specific Plan and Westside Specific Plan.

Table E-40: San Ramon RHNA Distribution By Planning Area and Census Tract

Tract	# of HHs	Total Capacity (Units)	Income Distribution			TCAC Opp. Category	% Non-White	% LMI Pop.	R/ECAP	% Over-crowded	Renter Cost Burden	Owner Cost Burden
			Lower	Moderate	Above Moderate							
Northwest/West San Ramon (Bollinger Canyon, Twin Creeks, Westside, Western portion of Crow Canyon Planning Areas)												
345115	1,933	49	0	0	49	Highest	50.2%	6.6%	No	1.0%	27.2%	20.9%
345202	3,030	1,138	475	114	549	Highest	45.0% - 53.3%	18.9%	No	2.8%	31.7%	32.7%
345203	2,733	223	6	12	205	Highest	16.9%	17.3	No	0.0%	47.0%	40.8%
Central San Ramon (Eastern portion of Crow Canyon, Bishop Ranch, Dougherty Hills and Southern San Ramon Planning Areas)												
345101	1,839	214	190	7	17	High	65.8%	22.0%	No	1.8%	32.0%	32.1%
345103	1,757	64	47	5	12	Highest	42.7%	19.6%	No	0.6%	40.8%	26.7%
345105	2,214	87	57	16	14	Highest	34.3%	15.5%	No	0.8%	28.9%	37.2%
345108	3,216	5,223	1,671	421	3,131	Highest	37.7%	14.8%	No	0.0% - 0.4%	41.2%	36.2%
345111	1,854	916	256	27	633	Highest	52.7% - 69.7%	19.5%	No	0.0% - 6.3%	35.5%	28.3%
East San Ramon (Dougherty Valley Planning Area)												
355115	2,672	425	36	269	120	Highest	72.6%	27.0%	No	0.0%	61.3%	24.7%

Figure E-74: San Ramon RHNA Distribution



Central San Ramon

The Central San Ramon area has four tracts with the Highest TCAC opportunity category and one tract (345101) with a High TCAC category. The percentage of non-white residents in this area ranges from approximately 34 percent to 70 percent. The highest percentage of overcrowding in the City is located in tract 345111, which encompasses the southern part of Bishop Ranch and a portion of the Southern San Ramon Planning Area. Renter cost burden varies from 32 percent to 41 percent while owner cost burden ranges between approximately 27 percent and 37 percent. The percentage of low and moderate income households is between 15 percent and 22 percent.

A total of 6,504 RHNA units are included in this area as follows: 2,221 low income, 476 moderate and 3,807 above moderate. The largest portion of units is located in tract 345108, which includes portions of the Bishop Ranch and Dougherty Hills Planning Areas. The City's RHNA strategy in this area builds off of the North Camino Specific Plan, the city center mixed use and a variety of residential zoning designations. The mix of income units will allow for a variety of mobility options.

East San Ramon

One tract with RHNA sites is located in the East San Ramon area (355155). This tract has the Highest TCAC opportunity rating. The area has the highest percentage of non-White residents at almost 73 percent and also has the highest percentage of low and moderate income households of the tracts in this analysis. While no overcrowding has been documented, renter overpayment is over 60 percent and owner overpayment is approximately 25 percent.

This portion of San Ramon has the smallest number of RHNA units at 425. The income categories include 36 low, 269 moderate and 120 above moderate. It should be noted that this area has a significant share of the City's existing affordable housing, as discussed in the Local Knowledge section of this AFFH. The City's RHNA strategy of providing a majority of moderate and above moderate units will allow for mobility and a more even distribution of housing options.

3.1 INTEGRATION AND SEGREGATION

3.1.1 Race/Ethnicity

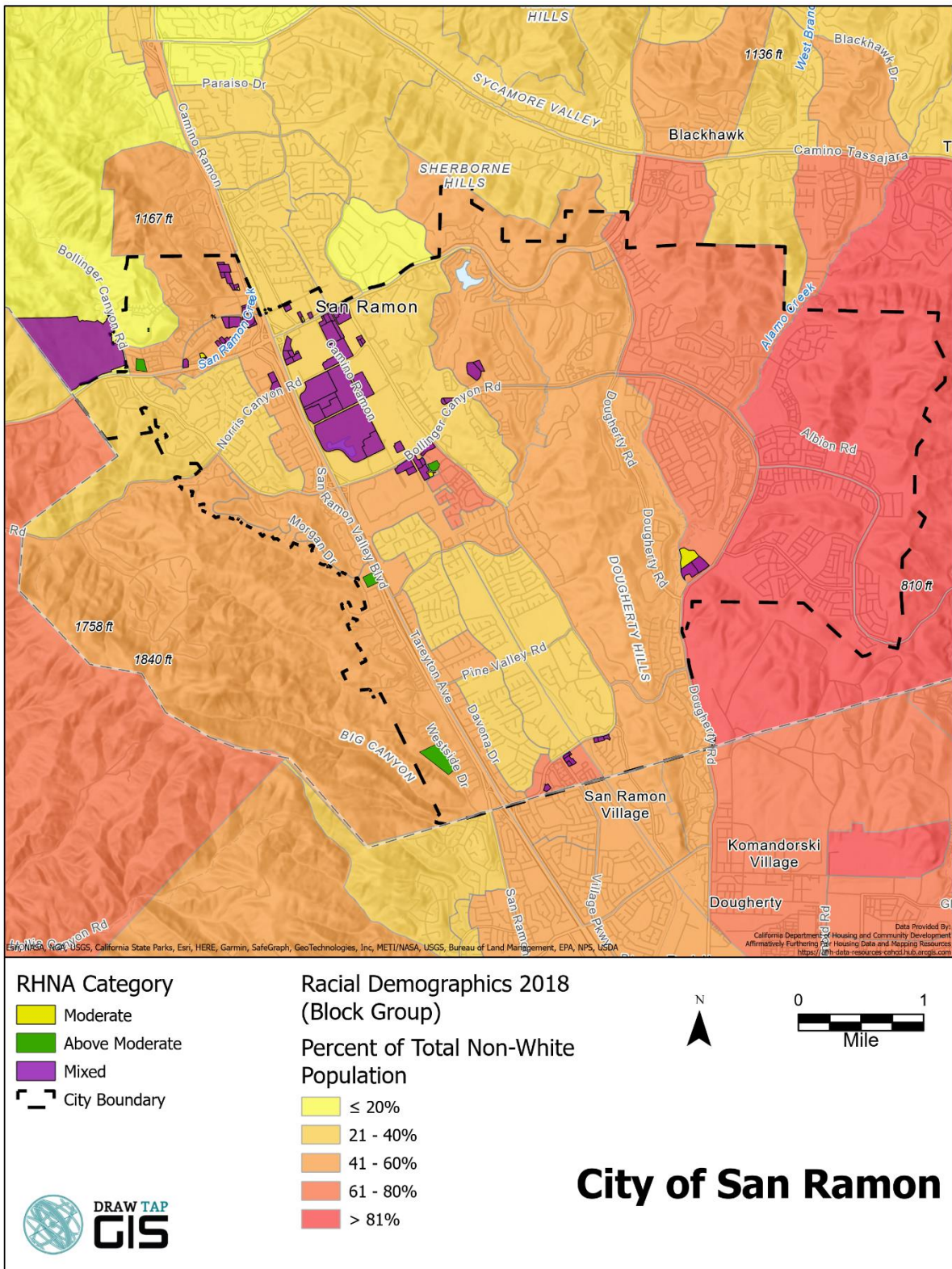
The distribution of RHNA units by income category and racial/ethnic minority population (block group) is shown in Table E-41 and [Figure E-75](#). Most RHNA units are located in block groups where between 21 percent and 40 percent of the population belongs to a racial or ethnic minority group. Only 2.7 percent of RHNA units are located in block groups where less than 20 percent of the population belongs to a racial or ethnic minority group. There are no RHNA units in block groups with racial/ethnic minority populations exceeding 81 percent.

In terms of income distribution, lower, moderate and above moderate RHNA units are located are predominately located in block groups where between 21 percent and 40 percent of the population belongs to a racial or ethnic minority group. For those block groups with a higher percentage of the population belongs to a racial or ethnic minority group, the largest number of RHNA units are in the moderate income category. The distribution of RHNA units across income categories does not exacerbate existing segregation conditions related to race or ethnicity.

Table E-41: Distribution of RHNA Units By Racial/Ethnic Minority Population

<i>Racial/Ethnic Minority Population</i>	<i>Lower</i>		<i>Moderate</i>		<i>Above Moderate</i>		<i>Total</i>	
	<i>Units</i>	<i>Percent</i>	<i>Units</i>	<i>Percent</i>	<i>Units</i>	<i>Percent</i>	<i>Units</i>	<i>Percent</i>
<20%	<u>6</u>	<u>0.2%</u>	<u>12</u>	<u>1.4%</u>	<u>205</u>	<u>4.3%</u>	<u>223</u>	<u>2.7%</u>
21-40%	<u>1,715</u>	<u>62.5%</u>	<u>429</u>	<u>49.1%</u>	<u>3,077</u>	<u>64.8%</u>	<u>5221</u>	<u>62.4%</u>
41-60%	<u>777</u>	<u>28.3%</u>	<u>155</u>	<u>17.7%</u>	<u>1,284</u>	<u>27.0%</u>	<u>2216</u>	<u>26.5%</u>
61-80%	<u>244</u>	<u>8.9%</u>	<u>278</u>	<u>31.8%</u>	<u>185</u>	<u>3.9%</u>	<u>707</u>	<u>8.4%</u>
Total	<u>2,742</u>	<u>100.0%</u>	<u>874</u>	<u>100.0%</u>	<u>4,751</u>	<u>100.0%</u>	<u>8367</u>	<u>100.0%</u>

Figure E-75: Sites Inventory and Racial/Ethnic Minority Population By Block Group (2018)



3.1.2 *Persons with Disabilities*

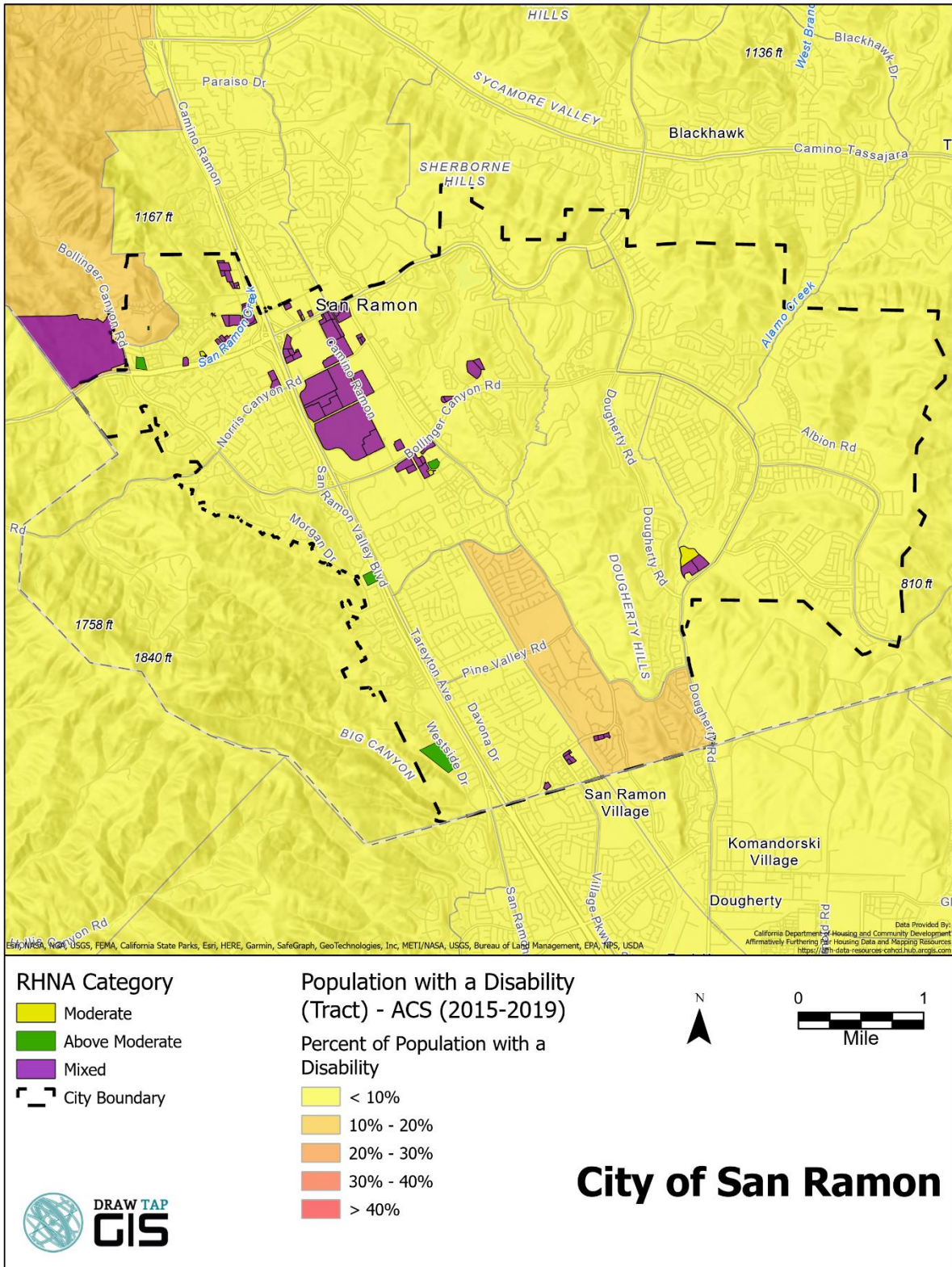
As described above, according to the 2015-2019 ACS, 5.5 percent of San Ramon residents had a disability. This is a smaller portion of the population than the County and the Bay Area. Most of the tracts in the City have less than 10 percent of the population with disabilities. Two areas have between 10 and 20 percent of the population experiencing a disability: the northwest corner north of Crow Canyon Road and an area between Montevideo Drive and San Ramon’s southern boundary, west of Old Ranch Road.

As presented in Table E-42 and Figure E-76, the majority of RHNA units (96.6 percent) are located in tracts that have less than ten percent of the population with a disability. Approximately 3.4 percent of the RHNA units are located in tracts that have ten to 20 percent of the population with disabilities, including 1.9 percent of lower income units, 1.9 percent of moderate income units and 4.6 percent above moderate income units. This distribution of the RHNA units will allow for disabled residents in San Ramon to have housing options across income categories.

Table E-42: Distribution of RHNA Units By Population of Persons with Disabilities

<i>Disabled Population (Tract)</i>	<i>Lower</i>		<i>Moderate</i>		<i>Above Moderate</i>		<i>Total</i>	
	<i>Units</i>	<i>Percent</i>	<i>Units</i>	<i>Percent</i>	<i>Units</i>	<i>Percent</i>	<i>Units</i>	<i>Percent</i>
<10%	<u>2689</u>	<u>98.1%</u>	<u>857</u>	<u>98.1%</u>	<u>4534</u>	<u>95.4%</u>	<u>8080</u>	<u>96.6%</u>
10-20%	<u>53</u>	<u>1.9%</u>	<u>17</u>	<u>1.9%</u>	<u>217</u>	<u>4.6%</u>	<u>287</u>	<u>3.4%</u>
Total	<u>2,742</u>	<u>100.0%</u>	<u>874</u>	<u>100.0%</u>	<u>4,751</u>	<u>100.0%</u>	<u>8367</u>	<u>100.0%</u>

Figure E-76: Sites Inventory and Population of Persons with Disabilities by Tract (2019)



3.1.3 *Familial Status*

The vast majority of census tracts in San Ramon have children in married households and all tracts have a low percentage of children in female-headed households (less than 20 percent). Therefore, the City’s RHNA strategy does not exacerbate existing conditions related to familial status.

Table E-43: Distribution of RHNA Units By Percent of Children in Married Couple Households

<i>Children in Married Couple HHs (Tract)</i>	<i>Lower</i>		<i>Moderate</i>		<i>Above Moderate</i>		<i>Total</i>	
	<i>Units</i>	<i>Percent</i>	<i>Units</i>	<i>Percent</i>	<i>Units</i>	<i>Percent</i>	<i>Units</i>	<i>Percent</i>
60-80%	<u>6</u>	<u>0.2%</u>	<u>12</u>	<u>1.4%</u>	<u>205</u>	<u>4.3%</u>	<u>223</u>	<u>2.7%</u>
>80%	<u>2,736</u>	<u>99.8%</u>	<u>862</u>	<u>98.6%</u>	<u>4,546</u>	<u>95.7%</u>	<u>8144</u>	<u>97.3%</u>
Total	<u>2,742</u>	<u>100.0%</u>	<u>874</u>	<u>100.0%</u>	<u>4,751</u>	<u>100.0%</u>	<u>8367</u>	<u>100.0%</u>

Figure E-77: Sites Inventory and Percent of Children in Married Couple Households by Tract (2019)

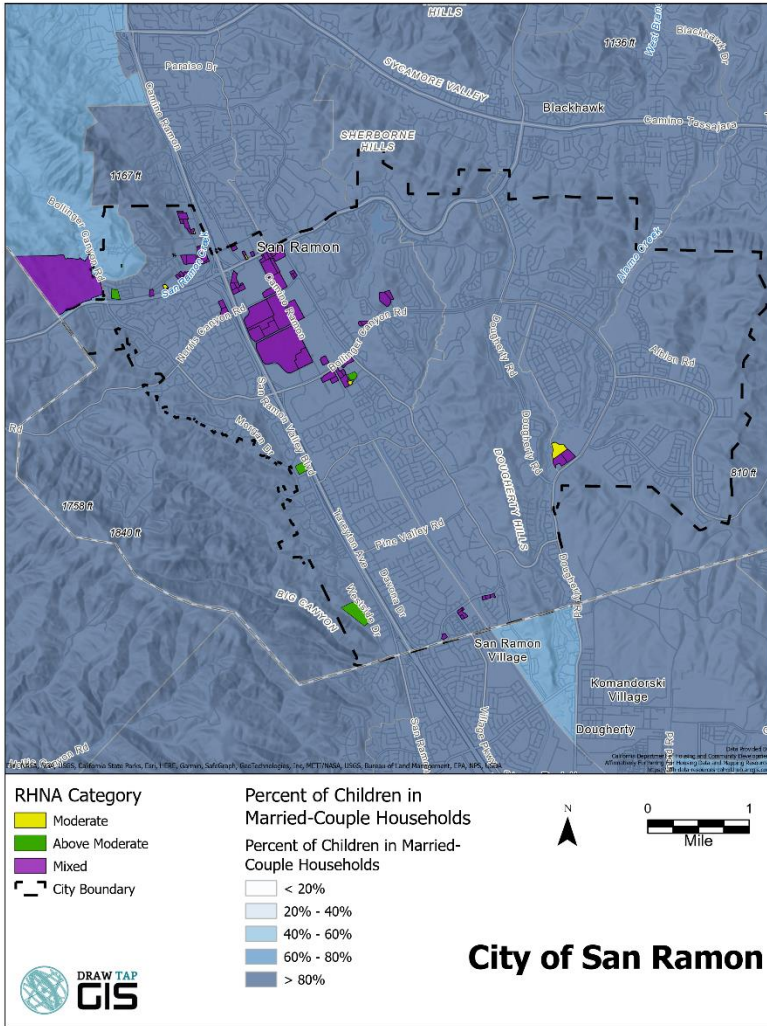
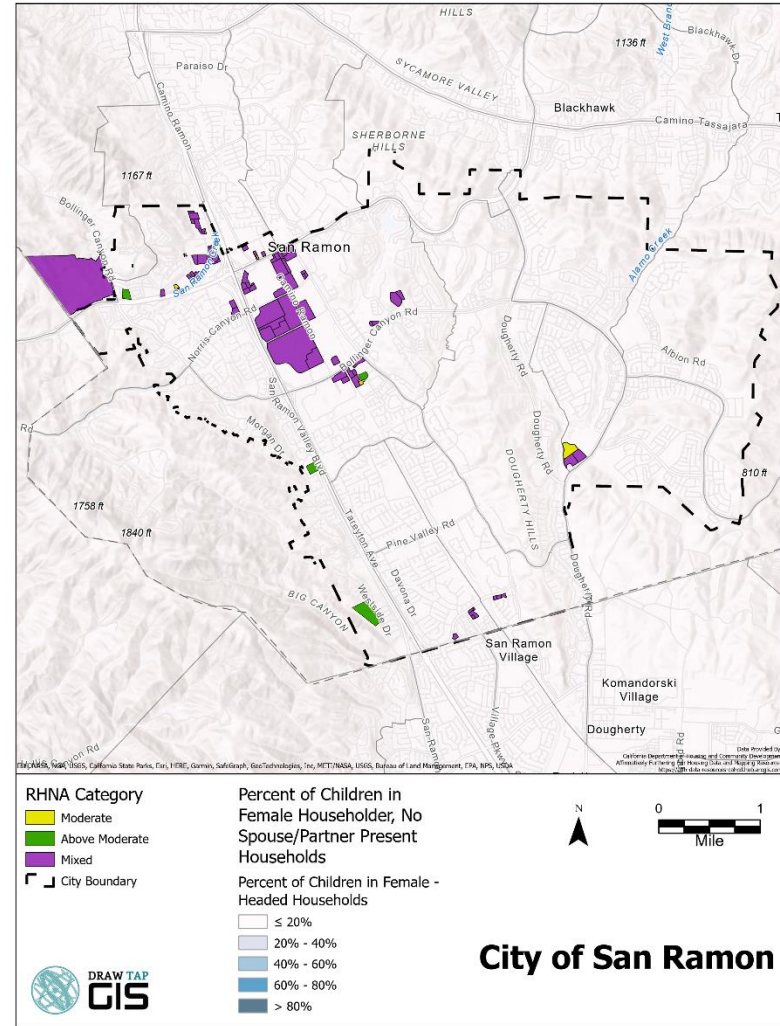


Figure E-78: Sites Inventory and Percent of Children in Female-Headed Households by Tract (2019)



3.1.4 Income Level

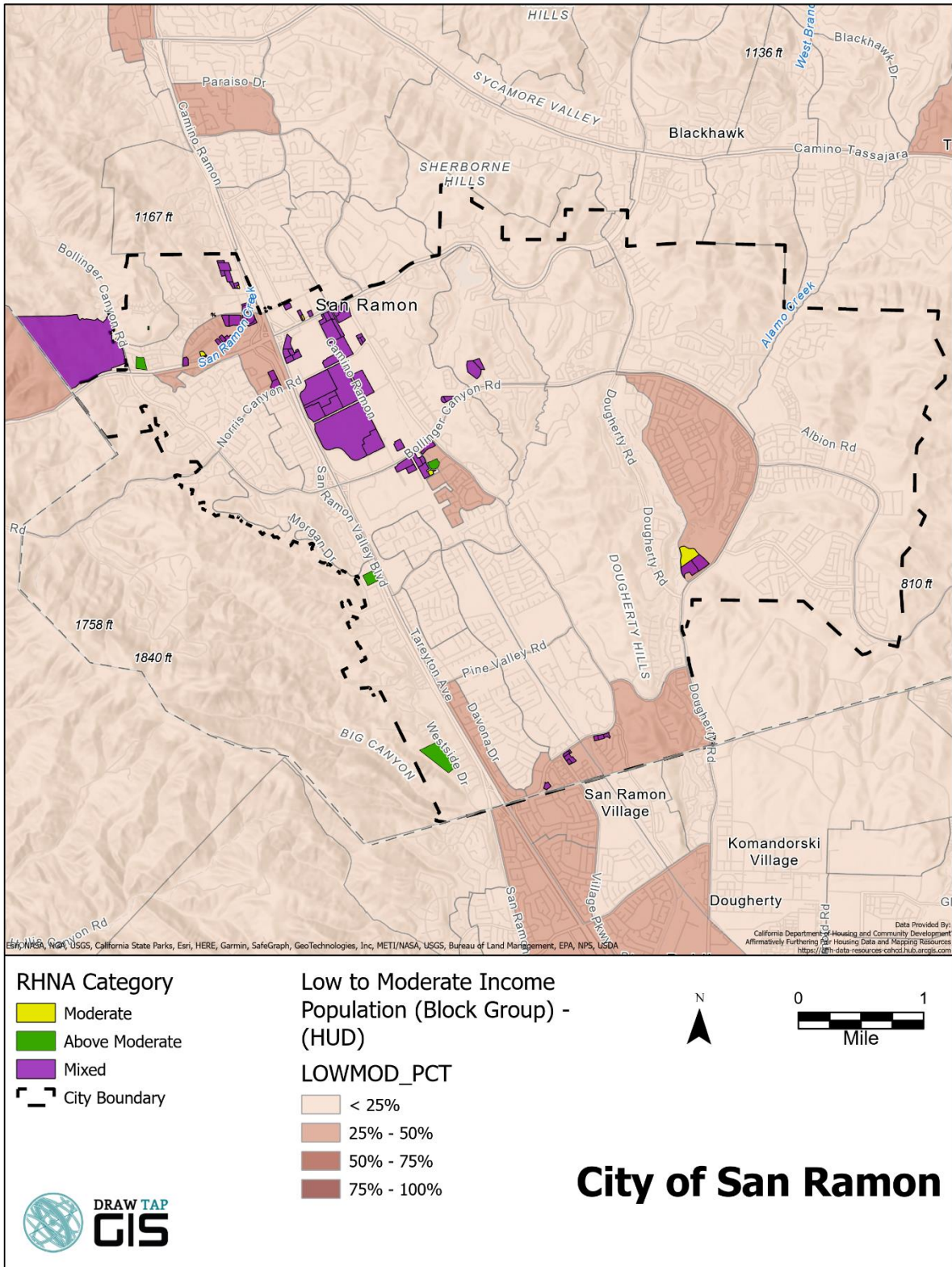
Table E-44 and [Figure E-79](#) show the distribution of RHNA units by LMI population. As noted earlier, Approximately 17 percent of San Ramon households are lower income, compared to almost 37 percent in the County and 39 percent in the Bay Area region. San Ramon also has less neighborhood level income segregation than the average Bay Area city.

For the areas in the City that have between 25 and 50 percent of LMI population, RHNA units are distributed as follows: 1.3 percent lower units, 30.8 percent moderate units and 2.5 percent above moderate units. It should be noted that much of the City's current affordable housing is located in the LMI areas. RHNA units in the tracts with less than 25 percent LMI is: 98.7 percent lower units, 69.2 percent moderate units and 97.5 percent above moderate units. The RHNA strategy will provide for housing mobility options throughout the City and does not exacerbate the existing income levels in San Ramon.

Table E-44: Distribution of RHNA Units By LMI Household Population

<i>LMI Household Population (Tract)</i>	<i>Lower</i>		<i>Moderate</i>		<i>Above Moderate</i>		<i>Total</i>	
	<i>Units</i>	<i>Percent</i>	<i>Units</i>	<i>Percent</i>	<i>Units</i>	<i>Percent</i>	<i>Units</i>	<i>Percent</i>
<25%	<u>2706</u>	<u>98.7%</u>	<u>605</u>	<u>69.2%</u>	<u>4631</u>	<u>97.5%</u>	<u>7942</u>	<u>94.9%</u>
25-50%	<u>36</u>	<u>1.3%</u>	<u>269</u>	<u>30.8%</u>	<u>120</u>	<u>2.5%</u>	<u>425</u>	<u>5.1%</u>
Total	<u>2,742</u>	<u>100.0%</u>	<u>874</u>	<u>100.0%</u>	<u>4,751</u>	<u>100.0%</u>	<u>8367</u>	<u>100.0%</u>

Figure E-79: Sites Inventory and LMI Households by Tract (2019)



3.2 DISPROPORTIONATE HOUSING NEEDS

3.2.1 Cost Burden

In San Ramon, areas with greater cost burden for owners (40 to 60 percent) are located in the north west (this tract extends into Danville and the unincorporated County) and the largely Dougherty Valley area (also with a large unincorporated area).

Renters in the City who experience the highest cost burden are located in the Dougherty Valley area in the eastern portion of the City. The area with the highest percentage of overpayment (60 to 80 percent) is located east of Windemere Parkway.

Cost burdened households by tenure and sites used to meet the City's RHNA are presented in Table E-45 and Table E-46 and [Figure E-80](#) and [Figure E-81](#). The majority of RHNA units are located in areas with 20 percent to 40 percent of cost burdened owner households and between 20 percent and 60 percent of cost burdened renter households. RHNA units in these areas include lower, moderate and above moderate units to provide for housing opportunities and mobility in various areas of the City. The RHNA strategy does not exacerbate the existing cost burden levels in San Ramon.

Table E-45: Distribution of RHNA Units By Population of Cost Burdened Owner Households

<i>Cost Burdened Owner (Tract)</i>	<i>Lower</i>		<i>Moderate</i>		<i>Above Moderate</i>		<i>Total</i>	
	<i>Units</i>	<i>Percent</i>	<i>Units</i>	<i>Percent</i>	<i>Units</i>	<i>Percent</i>	<i>Units</i>	<i>Percent</i>
20-40%	<u>2736</u>	<u>99.8%</u>	<u>862</u>	<u>98.6%</u>	<u>4546</u>	<u>95.7%</u>	<u>8144</u>	<u>97.3%</u>
40-60%	<u>6</u>	<u>0.2%</u>	<u>12</u>	<u>1.4%</u>	<u>205</u>	<u>4.3%</u>	<u>223</u>	<u>2.7%</u>
Total	<u>2,742</u>	<u>100.0%</u>	<u>874</u>	<u>100.0%</u>	<u>4,751</u>	<u>100.0%</u>	<u>8367</u>	<u>100.0%</u>

Table E-46: Distribution of RHNA Units By Population of Cost Burdened Renter Households

<i>Cost Burdened Renter (Tract)</i>	<i>Lower</i>		<i>Moderate</i>		<i>Above Moderate</i>		<i>Total</i>	
	<i>Units</i>	<i>Percent</i>	<i>Units</i>	<i>Percent</i>	<i>Units</i>	<i>Percent</i>	<i>Units</i>	<i>Percent</i>
20-40%	<u>982</u>	<u>35.8%</u>	<u>167</u>	<u>19.1%</u>	<u>1283</u>	<u>27.0%</u>	<u>2432</u>	<u>29.1%</u>
40-60%	<u>1,724</u>	<u>62.9%</u>	<u>438</u>	<u>50.1%</u>	<u>3,348</u>	<u>70.5%</u>	<u>5510</u>	<u>65.9%</u>
60-80%	<u>36</u>	<u>1.3%</u>	<u>269</u>	<u>30.8%</u>	<u>120</u>	<u>2.5%</u>	<u>425</u>	<u>5.1%</u>
Total	<u>2,742</u>	<u>100.0%</u>	<u>874</u>	<u>100.0%</u>	<u>4,751</u>	<u>100.0%</u>	<u>8367</u>	<u>100.0%</u>

Figure E-80: Sites Inventory and Cost Burdened Owner-Occupied Households by Tract (2019)

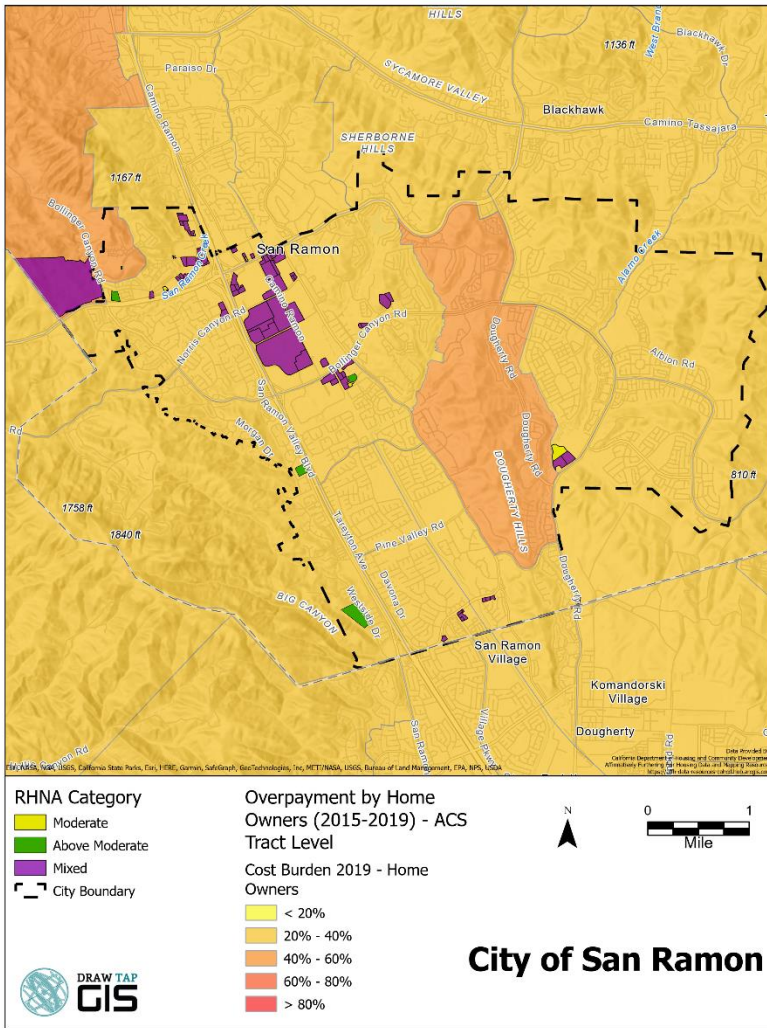
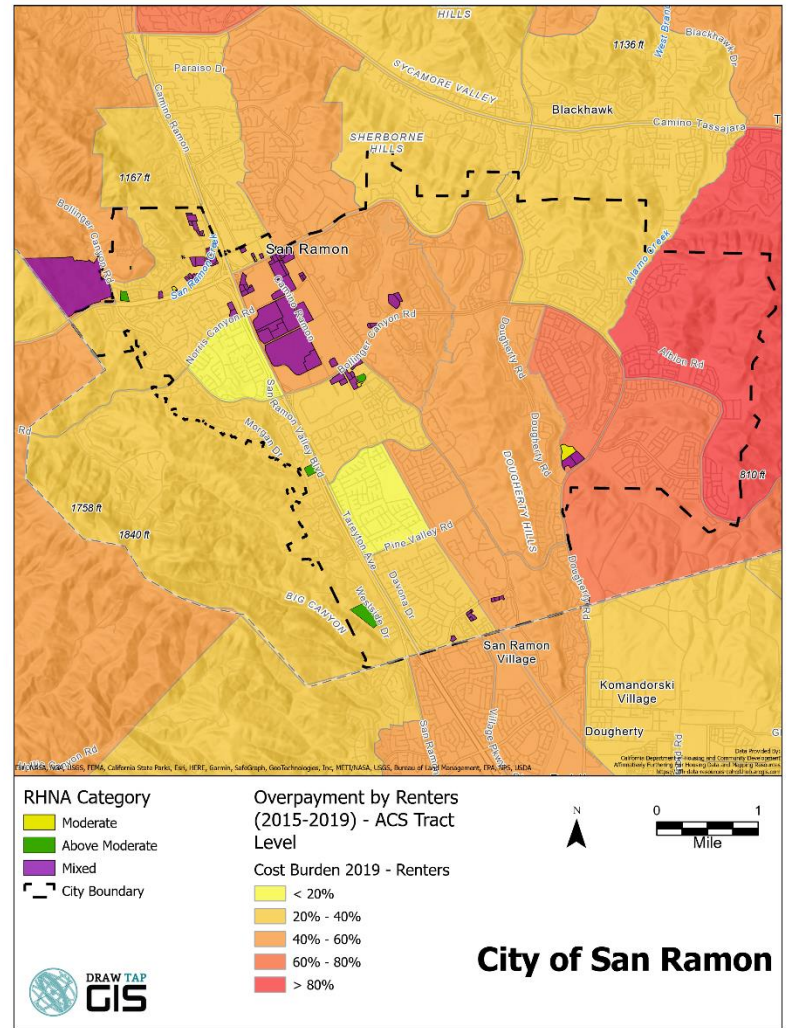


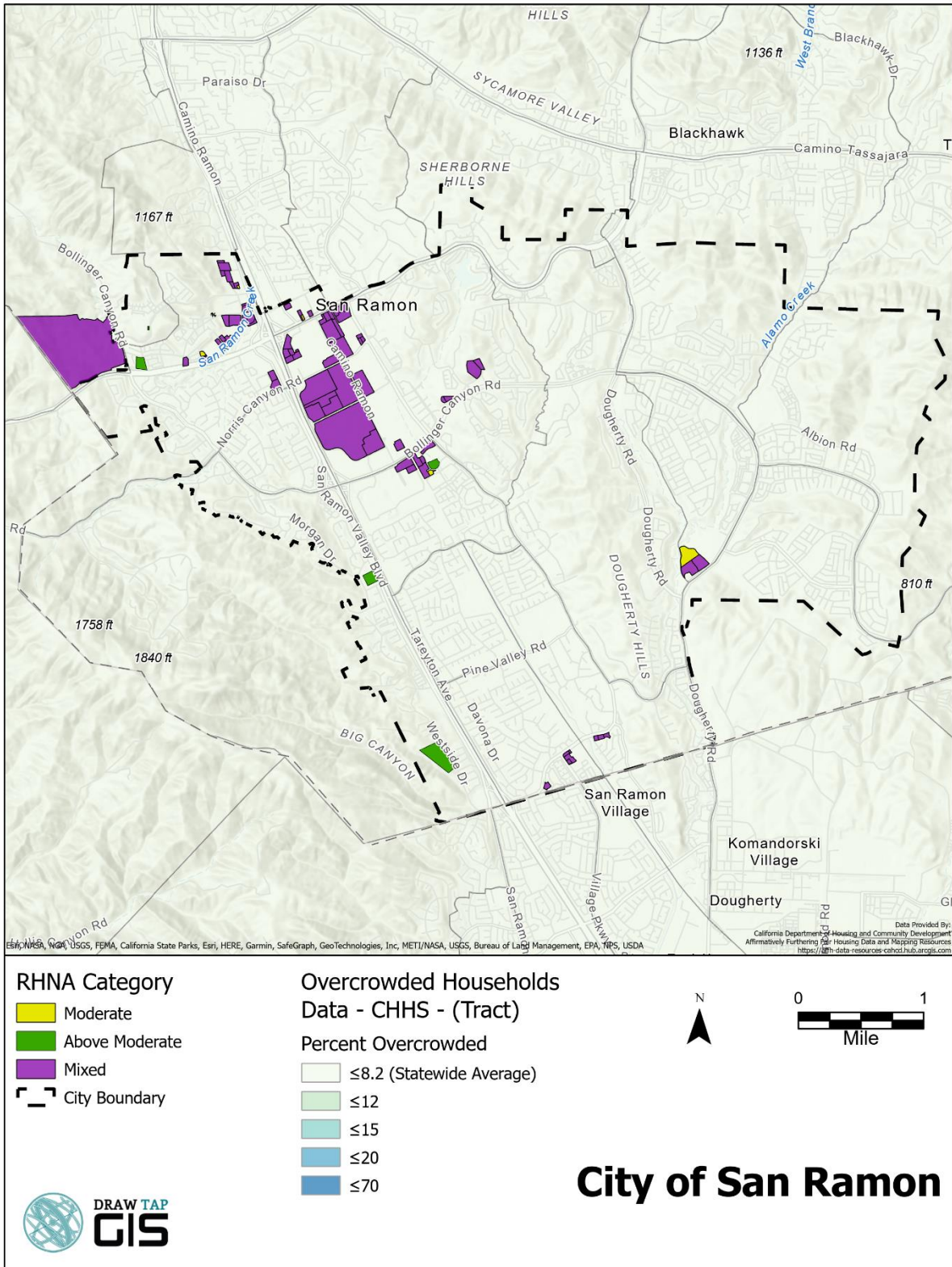
Figure E-81: Sites Inventory and Cost Burdened Renter-Occupied Households by Tract (2019)



3.2.2 *Overcrowded*

There are no tracts in San Ramon where more than 8.2 percent of households, the Statewide average, are overcrowded (Figure E-82). Therefore, the City's RHNA strategy does not exacerbate existing conditions related to overcrowding.

Figure E-82: Sites Inventory and Overcrowded Households by Tract (2017)



11-E.4 IDENTIFICATION AND PRIORITIZATION OF CONTRIBUTING FACTORS

4.1 INSUFFICIENT FAIR HOUSING TESTING AND LIMITED OUTREACH CAPACITY (HOUSING MOBILITY)

Fair housing outreach and education is imperative to ensure that those experiencing discrimination know when and how to seek help. As described earlier in this AFFH, the County AI found that private discrimination continues to be a problem in Contra Costa County and can perpetuate disparities in opportunities. While there are resources in Contra Costa County for fair housing services, the capacity and funding of these groups is generally insufficient. Also, the lack of specific fair housing records for San Ramon is a potential issue. The City is not able to accurately assess the nature and extent of discriminatory practices without local records.

Additionally, if the translation of outreach and education services is not available, it may be difficult for the limited-English proficient (LEP) population. The County AI found that San Ramon residents with limited proficiency in speaking English include Chinese and Korean speakers. The eastern side of San Ramon has both sizable and predominant Asian populations.

Contributing Factors:

- Lack of outreach due to language barriers
- Lack of resources for fair housing agencies and organizations
- More education needed by the public sector for residents to be familiar

4.2 NEW OPPORTUNITIES IN HIGH RESOURCE AREAS (PLACE-BASED STRATEGIES, HOUSING MOBILITY)

All of San Ramon has been identified as high or highest resource areas. High-scoring schools, the proximity to San Francisco and the open space and recreation resources help contribute to the quality of life. The AFFH analysis did find that existing affordable housing options in San Ramon are limited and are primarily located in the eastern portion of the City. This includes the available data on housing choice vouchers and the location of affordable housing discussed under the Local Knowledge section. In addition, outreach for the Housing Element found that many residents want to protect the current feel of San Ramon and the many environmental resources. Projects with increased densities or affordability restrictions were a cause for concern among many respondents. Further, additional housing opportunities in San Ramon, a high resource area, may be especially important due to the County's overall character. Eastern Contra Costa County has significantly reduced access to opportunities compared to the western County, including San Ramon. The eastern County is comprised of mainly TCAC low resource tracts. Additional housing in San Ramon may promote mobility for low income households currently residing in the County.

Contributing Factors:

- Location and type of affordable housing, including Housing Choice Vouchers
- Development patterns in existing neighborhoods, including predominately single-family homes

- Community concern regarding high density development
- Environmental and open space resources

4.3 DISPLACEMENT RISK IN AREAS WITH DISPROPORTIONATE HOUSING NEEDS AND SENSITIVE COMMUNITIES (ANTI-DISPLACEMENT AND TENANT PROTECTIONS, HOUSING MOBILITY)

As housing prices continue to rise in the Bay Area and San Ramon, challenges to finding affordable housing options increases. One sensitive area at risk of displacement has been identified in San Ramon. This census tract, 355115, is located between Bollinger Canyon Road and Dougherty Road in the eastern portion of the city. Information from the 2015-2019 ACS Estimates and HCD Data includes the following:

- The share of renter-households in this tract is higher than the citywide average (52 percent versus 28 percent).
- Of the renter-households, approximately 63 percent are overpaying for housing (spending more than 30 percent of their income on housing).
- This tract has one of the highest percentages of low and moderate income households in the City at 36 percent (one block group along the 680 freeway and the city's southern boundary is higher with 45 percent low/mod residents).
- Approximately 83 percent of the population are non-white. The predominant population is Asian, comprising 63 percent of the tract's residents.

Contributing Factors:

- The availability of affordable units in a range of sizes
- Displacement of residents due to economic pressures
- High cost of housing and resulting cost burden
- Challenges faced in sensitive communities

Exhibit 2: City of San Ramon 2023-2031 Housing Element Update Findings and Responses to HCD October 18, 2022 Letter

December 20, 2022

	Finding/Comment #	Response	Reference
A.1	Fair Housing Enforcement and Capacity: The housing element must include a summary of fair housing enforcement and outreach capacity. The analysis must address how the City complies with state and federal fair housing laws, including regulations, lawsuits, and related enforcement actions.	Added discussion of how the City complies; added umbrella statement regarding fair housing laws.	Appendix 11-E (Affirmatively Furthering Fair Housing) 11.E-2
A.1 (cont.)	Local to Regional Patterns of Income and Concentrated Areas of Affluence (RCAA): The element briefly mentions a concentrated area of affluence (p. H.E-47) and that the City has a much smaller proportion of lower-income households compared to the County and Bay Area region (p. H.E-35). However, the element should include specific analysis of these areas to guide an appropriate policy response. The analysis should at least address evaluating trends, conditions, comparisons to other neighborhoods and cities beyond the I-680 corridor, effectiveness or absence of past strategies, local data and knowledge and other relevant factors related to equitable quality of life. The element must add or modify meaningful programs based on the outcomes of this analysis.	Added discussion of how City relates to the broader region, including income; added ABAG region discussion; added more comparison to region.	Appendix 11-E (Affirmatively Furthering Fair Housing), 11.E-2
A.1 (cont.)	Local Data and Knowledge: The element must include local data, knowledge, and other relevant factors to discuss and analyze any unique attributes about the City related to fair housing issues. The element should complement federal, state, and regional data with local data and knowledge where appropriate to capture emerging trends and issues, including utilizing knowledge from local and regional advocates and service providers, City staff and related local and County planning documents.	Discussion included on a history of zoning and land use policies and how it contributes to housing patterns today, and on the City's Measure G. Additional local data and knowledge discussion included in section.	Appendix 11-E (Affirmatively Furthering Fair Housing), 2.4, 2.5, 2.6 And Section 11.2
A.1 (cont.)	Other Relevant Factors: The element must include other relevant factors that contribute to fair housing issues in the City. For instance, the element can analyze historical land use, zoning and barriers to housing choices, investment practices, seeking investment or lack of seeking investment to promote affordability and inclusion, information about redlining/greenlining, restrictive covenants and other discriminatory practices, land use related lawsuits, local initiatives, demographic	Discussion included on a history of zoning and land use policies and how it contributes to housing patterns today, and on the City's Measure G.	Appendix 11-E (Affirmatively Furthering Fair Housing), 2.6 And Section 11.2

	trends, or other information that complements the state and federal data.		
A.1 (cont.)	Contributing Factors to Fair Housing Issues: Based on the outcomes of a complete analysis, the element should re-assess contributing factors and particularly prioritize those factors then formulate appropriate policies and programs.	AFFH updated to include further analysis on contributing factors and includes programs and policies incorporated based on revisions.	Appendix 11-E (Affirmatively Furthering Fair Housing) And Section 11.5
A.2	Extremely Low-Income (ELI) Households: The element does include some data on the number of existing and projected ELI households, but it must also analyze their housing needs. The analysis should evaluate tenure, overpayment, resources, and strategies available and the gap and magnitude of housing needs to better formulate policies and programs.	Added additional discussion recognizing the vulnerability of this group.	Section 11.2.4.8
A.2 (cont.)	Analysis of Special Needs Population: While the element quantifies the City's special needs populations, it must also analyze their special housing needs. For a complete analysis of each population group, the element should discuss challenges faced by the population, the existing resources to meet those needs (availability senior housing units, # of large units, # of deed restricted units, etc.), an assessment of any gaps in resources, and proposed policies, programs, and funding to help address those gaps. This analysis should also address elderly by tenure (renters and owners).	Added additional discussion analysis of housing needs for special needs population	Section 11.2.4
A.3	Entitled Projects: While the element may utilize pending, approved or under construction projects toward the Regional Housing Needs Allocation (RHNA), it must also demonstrate their affordability and availability in the planning period. Affordability must be demonstrated based on actual sales price, rent level or other mechanisms ensuring affordability (e.g., deed restrictions). Availability should account for the likelihood of project completion in the planning period and should address the status, necessary steps to issue permits, any barriers to development and other relevant factors.	Added additional discussion regarding entitled projects and affordability/availability.	Table 11.4-2, Section 11.4.2.2
A.3 (cont.)	Realistic Capacity: Where zoning allows 100 percent nonresidential uses, the calculation of residential capacity should account for the likelihood of 100 percent nonresidential development. For example, the element could analyze all development activity in nonresidential zones allowing 100 percent nonresidential uses, how often residential development occurs and adjust residential capacity calculations, policies, and programs accordingly. This analysis may	Added additional discussion regarding entitled projects and affordability/availability.	Appendix 11-D (Sites Inventory) And Section 11.4.3, 11.4.4

	incorporate any proposed policies such as residential performance standards, prohibition of commercial uses and should clarify that all zones allow residential uses, particularly 100 percent residential uses.		
A.3 (cont.)	Suitability of Nonvacant Sites: The element must include an analysis demonstrating the potential for additional development on nonvacant sites. While the element includes parcel by parcel descriptions intended to demonstrate potential for redevelopment, it should complement these descriptions with a discussion of existing uses and recent trends or expressed interest to support various factors (e.g., age, improvement to land value, lot coverage) utilized to identify nonvacant sites.	Expanded descriptions and support of potential on specific sites; responses provided to public comments incorporated into Appendix	Appendix 11-D (Sites Inventory) And Section 11.4.4.2, Program 13 and Program 15
A.3 (cont.)	Nonvacant Sites (Existing Uses): The element must address the extent existing uses impede additional development such as market demand for the existing use and existing leases, contracts or other conditions that would perpetuate the existing use or prevent additional residential development. For example, many sites are parking lots, offices, San Ramon Visitor Conference Center, and similar uses. The element could generally describe these typologies and whether the existing uses impede additional development. Finally, the City should consider and address public comments regarding the potential of redevelopment on some identified sites.	Expanded descriptions on existing use sites; responses provided to public comments incorporated into section and Appendix.	Appendix 11-D (Sites Inventory) And Section 11.4.4.2
A.3 (cont.)	Nonvacant Sites (Recent Trends): Many sites utilize factors such as age, improvement to land value and lot coverage to demonstrate the potential for redevelopment. The element should evaluate recent trends or expressed interest in redevelopment to support the validity of these factors. For example, the element could list recent redevelopment or expressed interest in redevelopment by the existing use and factors then evaluate the similarities to identified sites.	Provided additional information on recent trends and tables on recent development trend in San Ramon.	Table 11.4-4 and Section 11.4.4.2
A.3 (cont.)	Nonvacant Sites (Continued): In addition, if relying upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower income households, the housing element must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.	Noted. Housing Element has demonstrated that the existing uses are not an impediment to additional development and will likely discontinue in planning period. Incorporated in findings	Appendix 11-D (Sites Inventory) And Section 11.4
A.3 (cont.)	AB 725: For jurisdictions that are considered Metropolitan, the element must identify at least 25	Statement added about compliance	Section 11.4.4

	percent of the remaining moderate and above moderate RHNA on sites that allow at least four units of housing (e.g., four plex or greater) (Gov. Code, § 65583.2, subd. (c)(4)).		
A.3 (cont.)	Electronic Sites Inventory: Pursuant to Government Code section 65583.3, subdivision (b), upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov . HCD has not received a copy of the electronic inventory. Please note, the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory.	Noted. Will provide HCD an electronic site inventory upon adoption of the Housing Element	Appendix 11-D (Sites Inventory) And Section 11.4
A.3 (cont.)	Emergency Shelters: The element mentions emergency shelters are permitted in the Thorough Fare Commercial district with capacity to accommodate the need for emergency shelters but should also discuss proximity to transportation and services and any conditions inappropriate for human habitability. The analysis should also list and evaluate development standards and add or modify programs if necessary.	Updated sections to address emergency shelter analysis and incorporated program revision	Section 11.3.1.8 and Section 11.5 Program 19
A.3 (cont.)	Accessory Dwelling Units (ADU): After a cursory review of the City's ordinance, HCD discovered some areas which are not consistent with State ADU Law. HCD will provide a complete listing of ADU non-compliance issues under a separate cover. As a result, the element should modify Program 16 (ADU) to update the City's ADU ordinance and comply with state law.	Program 16 updated	Section 11.5 Program 16
A.4	Land Use Controls: The element must identify and analyze all relevant land use controls impacts as potential constraints on a variety of housing types. While the element lists various development standards, it should also evaluate those development standards for impacts on housing supply (number of units), cost, feasibility, and the ability to achieve maximum densities.	Program modifications related to development standards such as height, parking, and increase in density range to address missing middle housing. Added analysis of impacts on cost, feasibility and ability to achieve maximum densities.	Section 11.3.1.5 and Section 11.5 Program 19
A.4 (cont.)	Land Use Controls (Continued): In addition, the element should include a discussion of compliance with State Density Bonus Law. (Gov. Code, § 65915.), including whether the City has an ordinance and implementing mechanisms such as application requirements, granting of density bonuses, concession	Updated density bonus provisions based on changes to State law and included action in Program 19.	Section 11.3 and Section 11.5 Program 19

	and incentives, waivers and modifications and parking reductions. Based on the outcomes of this discussion, the element should add or modify programs if necessary.		
A.4 (cont.)	Building Codes: The element should identify and evaluate any local amendments to the building code for impacts on housing costs.	Added discussion on local adoption of 2022 Building Code and impacts.	Section 11.3.1.11
A.4 (cont.)	Local Processing and Permit Procedures: While the element mentions typical timeframes and that developments are subject to various reviews; it should also describe the procedures for a typical single family and multifamily development complying with zoning. The analysis should address the approval body, the number of public hearing if any, approval findings and any other relevant information. The analysis should evaluate approval findings for impacts on approval certainty and timing.	Added discussions and tables on permit type, typical number of hearings, processing procedure. Added analysis of approval findings.	Section 11.3 and 11.5
A.4 (cont.)	Processing and Permit Procedures (Continued): In addition, the element must clarify whether there are written procedures for the SB 35 (Chapter 366, Statutes of 2017) Streamlined Ministerial Approval Process and add a program to address these requirements, if necessary.	Added discussion and included in Program 19	Section 11.3.1.9 and Section 11.5 Program 19
A.4 (cont.)	Constraints on Housing for Persons with Disabilities: The element indicates group homes for seven or more persons are allowed in all residential zones and subject to a conditional use permit (CUP). The element also indicates these uses are subject to parking requirements of one space per three beds plus guest and employee parking. The element should analyze the CUP and parking requirements for impacts on housing for persons with disabilities including approval certainty, objectivity, feasibility, timing and cost and add or modify programs to address the constraint.	Analysis added to address land use permit requirements; program added to address parking and modification of zoning requirements.	Section 11.3.1.12 and 11.5
A.4 (cont.)	Other Local Ordinances: The element must analyze any locally adopted ordinances that directly impact the cost and supply of residential development (e.g., inclusionary requirements, short term rentals, growth controls). While the element (p. H.3-2) explains Measure G is primarily a growth management requirement related to the Urban Growth Boundary, coordinating infrastructure and promoting infill development, it also explains that any general plan amendment is subject to four fifths voting requirements (p. H.E-92). The element should analyze the impacts of requiring a four-fifths vote for any general plan amendment on housing supply, cost, timing and feasibility and add or modify programs as appropriate to address identified constraints.	Added process requirements and analysis of Measure G; added Program 14 to evaluate Measure G with clear objectives and timeframe to address potential impacts	Section 11.2.6.9, 11.3.1.3, and Program 13 and 14 in Section 11.5

<p>A.4 (cont.)</p>	<p>Potential Nongovernmental Constraints: The element must be revised to identify the price of land (vacant or nonvacant) and analyze requests to develop housing at densities below those anticipated in the sites inventory, including hinderance on the construction of a locality’s share of the regional housing need. The element notes projects are often approved below the maximum allowable densities but should also discuss requests of densities below the realistic capacity assumptions in the sites inventory.</p>	<p>Added analysis of land costs and development trends related to densities.</p>	<p>Section 11.3.2</p>
<p>B.1</p>	<p>To have a beneficial impact in the planning period and address the goals of the housing element, programs must be revised with specific commitment and discrete timelines (e.g., at least annually or month and year). Examples include:</p> <ul style="list-style-type: none"> • <i>Program 1 (Neighborhood Preservation)</i>: The Program should commit to how often outreach will be conducted in targeted areas and consider additional outreach methods, beyond updating a website. • <i>Program 2 (City Rehabilitation Grants)</i>: The Program should commit to annually explore and pursue additional funding. • <i>Program 6 (Housing Choice Vouchers)</i>: The Program should commit to how often the City will work with fair housing service providers to educate the community on source of income protections (SB 329 and SB 222). • <i>Program 5 (Preservation of Existing Affordable Housing Stock)</i>: The Program could commit to proactively work with non-profit and public agencies early in the planning period to develop a strategy, seek funding and other resources to preserve at-risk units and support tenants. • <i>Program 9 (Below Market Rate Home Ownership Program)</i>: The Program should commit to how often the City will promote the availability of the program and consider distribution at a broader regional level. • <i>Program 10 (Affordable and Special Needs Housing Development)</i>: The Program commits to annual outreach at community events and seeking grants to defray outreach costs. However, the Program should also specifically commit to annually contact affordable housing developers to identify development opportunities, including assisting with funding or supporting funding applications, for lower-income households, including extremely low-income and special needs households. • <i>Program 21 (Regional Partnerships for Affordable Housing)</i>: The Program could commit to support and assist with pursuing funding such as past efforts related to the Homeless Emergency Aid Program (HEAP) as noted on page H.C-12. 	<p>Added specific commitment and discrete timelines. Table provided for clarity.</p>	<p>Section 11.5</p>

B.2	As noted in Finding A3, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.	Updated the site analysis with additional information on capacity of sites, non-vacant sites, and large sites and updated programs accordingly.	Appendix 11-D (Sites Inventory) And Section 11.4
	<i>Concurrent Rezoning:</i> HCD understands the City will be completing rezoning prior to the start of the planning period (January 31, 2023) to accommodate the RHNA, including for lower-income households. Please be aware, if rezoning is not completed by January 31, 2023, the element must include a program(s) to rezone sites with appropriate zoning and development standards pursuant to Government Code section 65583, subdivision (c)(1), and meet all the requirements of Government Code section 65583.2, subdivisions (h) and (i).	Updated to Program 13 and 15 to acknowledge the City's rezone commitment and by-right approval requirements.	Section 11.5 Program 13, Program 15
B.2 (cont.)	<i>Large Sites:</i> The element should include a program to encourage the development of housing for lower-income households on sites greater than ten acres. Actions could include coordination with property owners and developers to facilitate appropriate parceling or site planning (e.g., one to five acres), establishing incentives, priority processing and fee reductions.	Included narratives to discuss San Ramon's large sites and strategies to achieve affordability on larger sites such as Inclusionary Housing Ordinance.	Appendix 11-D (Sites Inventory) And Section 11.4
B.3	As noted in Finding A4, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.	Program 14 added as requested by HCD to consider the impacts of Measure G and to review/determine opportunities to streamline approvals. Added Program 18 to intensify and increase housing choices and affordability by raising the baseline density RS and RM zone Program to update zoning standards that are seen as	Section 11.3 and 11.5 Program 14 and Program 18

		constraints to development.	
B.4	As noted in Finding A1, the element must include a complete analysis of AFFH. The element must be revised to add goals and actions based on the outcomes of a complete analysis. Goals and actions must specifically respond to the analysis and identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment, discrete timing or milestones, geographic targeting and metrics or numerical targets toward AFFH outcomes. As appropriate, actions must address housing mobility, new housing choices and affordability in higher resource or higher income areas throughout the City (e.g., a variety of choices and affordability such as missing middle housing types in lower density single family areas), place-based strategies for community preservation and revitalization and displacement protection.	Updated Appendix to include analysis of how the City complies with enforcement of housing laws, analysis of regional patterns of income and concentrated areas of affluence, and discussion of local data related to fair housing issues. The City has also updated Program 24 to include specific commitments and timelines for meaningful actions related to furthering fair housing.	Appendix 11-E (Affirmatively Furthering Fair Housing) And Section 11.5 Program 24
C.1	While the element includes quantified objectives for new construction, rehabilitation, and conservation by income group; it could consider quantified objectives for conservation beyond at-risk preservation. Examples of programs that could be utilized include Programs 3 (Green Building), 4 (Code Enforcement), 6 (Housing Choice Vouchers), 7 (Condominium Conversions) and 15 (Replacement Housing).	Updated Table 11.5-2 to include quantified objectives for housing conservation.	Section 11.5, Table 11.5-2
D.1	The element should discuss or commit to immediately deliver the housing element to all public agencies that provide water and sewer service.	Upon adoption of the Housing Element, the City is required to deliver the Housing Element to all public agencies that provide water and sewer service to the City.	Section 11.1.10

**Exhibit 3: Errata Revisions to the City of San Ramon 2023-2031 Housing Element Update in Response to HCD
Comments on January 12, 2023
January 12, 2023**

Errata Change No.	HCD Comment on January 12, 2023	Redline Revision
1.	<p>Nonvacant Sites: Address Church of the Valley comments on draft Housing Element (dated June 10, 2022)</p>	<p>Added on Page H-D-23, Notes: Church of the Valley; Previously unsuccessful Senior Care Facility; open to residential opportunity; capacity based preserving existing primary building and landscaped portions of site and developing remaining area to 75% of max density. Property owner/developer has been seeking development opportunities on the property, with most recent plan in 2019 for a senior assisted living facility. HE update will facilitate rezone to allow housing land use and provide more flexibility that will not require a use permit for residential homes. The rezoning proposed is a residential overlay to the underlying PS zone and development standards set to facilitate residential development at 6 to 14 du/ac with parking and height standards in line with density ranges of the surrounding neighborhood.</p>
2.	<p>Land Use Control: Add analysis of impacts on cost, feasibility and ability to achieve maximum densities</p>	<p>Edits made previously on pages H.3-10, 3-38, 3-39 and Program 19. Additional summary language added to page H.3-10 and 3-11 as follows:</p> <p>Height Limits Residential development up to 30 units per acre has a height limit of 35 feet, able to accommodate a three-story multi-family structure. However, this 35-foot limit may limit unit size, potentially constraining the development of a range of unit sizes, especially larger units suitable for family households. Therefore, this Housing Element includes a program action to increase the height limit to 40 feet.</p> <p>For residential development above 30 units per acre (as in RVH) or mixed use development (as in MU), the City’s height limit is increased to 50 to 60 feet, able to accommodate a four-story mixed use structure. For example, the recent ROEM Apartments is a four-story development Type V construction at a density of approximately 66 units per acre. Other similar developments in Contra Costa County include 1501 N. California Boulevard in Walnut Creek. This project is also a four-story building at about 64 units per acre. In San Pablo, the five-story Central Avenue Housing has a density of about 67 units per acre and a height of 61 feet.</p> <p>Parking Standards Parking requirements for single-family and multi-family residential uses in San Ramon are summarized in Table 11.3-3. Parking required for a prototypical 100-unit multi-family residential development in San Ramon and other Tri-Valley area communities is presented in Table 11.3-4. 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</p>

		<p>requirements for single-family detached dwellings, except for four-bedroom units. Three parking spaces are required for a four-bedroom multi-family unit but only two spaces are required for a four-bedroom single-family unit. This requirement may potentially constraint the development of large multi-family units. The City will amend the ZO to reduce the parking requirement for large multi-family units (four bedrooms) from three spaces to two spaces. Guest space requirements for multi-family developments are 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. The City offers flexible or alternative parking arrangements to facilitate multi-family housing and mixed use construction. These may include tandem parking and shared parking. For example, the City Walk project utilizes shared parking between residential and commercial uses.</p> <p>Furthermore, parking standards for single-family homes with more than four bedrooms are higher than other cities. Given that the City has a large proportion of families with children and extended/multi-generation family members, there is a demand for larger homes. The City will revise the parking standards for large single-family homes to be consistent with regional trends.</p> <p>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. <u>However, for projects not eligible for a density bonus, the City's parking standards may constrain development due to the cost of parking construction. This Housing Element includes a program action to amend the ZO to utilize the State Density Bonus parking standards for all projects. As part of the rezoning of sites to meet the City's RHNA, the City will establish appropriate development standards, including parking, to ensure maximum densities can be achieved. Furthermore,</u> the City will amend the ZO to reduce parking standards for large single-family and multi-family units as discussed above.</p>
3.	<p>Other Local Ordinances : Should establish measures; should commit to streamline approvals and other mechanisms to address the constraint, including taking an initiative</p>	<p>Added to Program 14 on Page H.5-16:</p> <p>Program 14: Growth Management (Measure G) Land use decisions triggering Measure G require a four-fifth super-majority vote of the Council. This requirement can potentially hinder the City's ability to address the need for new housing opportunities. The City will conduct an education program to educate the public regarding the impact of Measure G and compliance with State law.</p> <p>Responsible Agency: City of San Ramon, Community Development Department, Planning Division</p> <p>Financing: General Fund</p> <p>Objectives/Timeframe:</p> <ul style="list-style-type: none"> • Annually evaluate housing proposal processed under Measure G, to determine if the super majority requirement delayed approval. • By 2026, conduct an education program to educate the public regarding the impact of Measure G and compliance with State law.

	<p>to the voters to modify or remove the 4/5ths requirement. Provided suggested language to amend Program 14</p>	<ul style="list-style-type: none"> By 2028, <u>review and determine pursue and establish</u> opportunities to streamline Measure G approvals <u>and if necessary, pursue and complete other mechanisms to ensure the process does not constraint development, including a ballot measure.</u> <p>AFFH Themes: New Opportunities in High Resource Areas Housing Mobility</p> <p>Targeted Neighborhoods: Not applicable</p>
<p>4.</p>	<p>Concurrent Rezoning: Commit to appropriate development standards and to meet all by right requirements</p>	<p>Added to Program 13 on page H.5-14 and 5-15:</p> <ul style="list-style-type: none"> Six sites: 20 to 60 du/ac <p><u>The rezoned sites will meet the requirements of Government Code 65583.2, including but not limited to a minimum density of 20 units per acre, minimum site size to permit at least 16 units on site, and zoned to allow ownership and rental housing by right in which at least 20 percent of the units are affordable to lower income households (see also Program 14). As part of the rezoning, appropriate development standards (including but not limited to setbacks, lot coverage, height, and parking, among others) will be established to ensure the allowable maximum density of each zone can be achieved.</u></p> <p>Overall, rezone sites will provide an estimated capacity of 5,287 units (1,477 very low income; 711 low income; 593 moderate income; and 2,506 above moderate income units), adequate to fulfill the City’s RHNA shortfall of 2,190 units. To ensure that the City complies with SB 166 (No Net Loss), the City will monitor the consumption of residential and mixed use acreage to ensure an adequate inventory is available to meet the City’s RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and if necessary, rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.</p> <p>Responsible Agency: City of San Ramon, Community Development Department, Planning Division</p> <p>Financing: General Fund</p> <p>Objectives/Timeframe:</p> <ul style="list-style-type: none"> Complete redesignation/rezoning of 55 sites as outlined in Appendix D to fully accommodate the RHNA by the end of 2023. <u>As part of the rezoning, establish a procedure to provide by-right approval of projects on reuse sites (identified in the previous Housing Elements) and rezone sites that include 20 percent of the units as housing affordable to lower income households (see also Program 14).</u> Maintain an inventory of the available sites for residential development and make it available on City website. Update sites inventory annually.

<p>5.</p>	<p>Large Sites: Add Large Sites Program</p>	<p>Add New Program Number 20; renumber programs 20 and after to reflect addition of new Program 20:</p> <p><u>Program 20: Development of Large Sites</u></p> <p><u>The sites inventory for meeting the RHNA includes four large sites (larger 10 acres) that are expected to offer affordable housing opportunities for lower income households. To facilitate the development of these large sites, the City will:</u></p> <ul style="list-style-type: none"> <u>• Provide site planning tools such as clustered development, allowing flexibility for the transferring of densities within the property.</u> <u>• Meet with property owners and developers to encourage the development of mixed income housing with a mix of unit sizes, types, and prices.</u> <u>• Allow the development in phases within eight years of the Housing Element Planning period.</u> <p><u>Responsible Agency: City of San Ramon, Community Development Department</u></p> <p><u>Financing: General Fund</u></p> <p><u>Objectives/Timeframe:</u></p> <ul style="list-style-type: none"> <u>• Meet with developers/property owners at least semi-annually beginning 2023 to facilitate development of sites.</u> <u>• By 2024, establish objective development standards for clustered development to facilitate large-site development.</u> <p><u>AFFH Themes: New Opportunities in High Resource Areas Housing Mobility</u></p> <p><u>Targeted Neighborhoods: Not applicable</u></p>
<p>6.</p>	<p>AFFH: Increase missing middle objectives to 200 units; set parameters for evaluation and response. Provided suggested edits to Program 18</p>	<p>Modified Program 18, page H.5-15 as follows:</p> <ul style="list-style-type: none"> <u>• A waiver system to ensure development standards do not preclude the maximum allowable density.</u> <p><u>The City shall evaluate the effectiveness of meeting missing middle housing targets of these strategies in 2027 year and if half of the objective is not achieved, the City will pursue and establish additional measures, including but not limited to further increasing development intensity and additional measures as appropriate such as fee mitigation (in-lieu or other) single family zones within the following year to achieve more inclusive neighborhoods throughout City.</u></p>