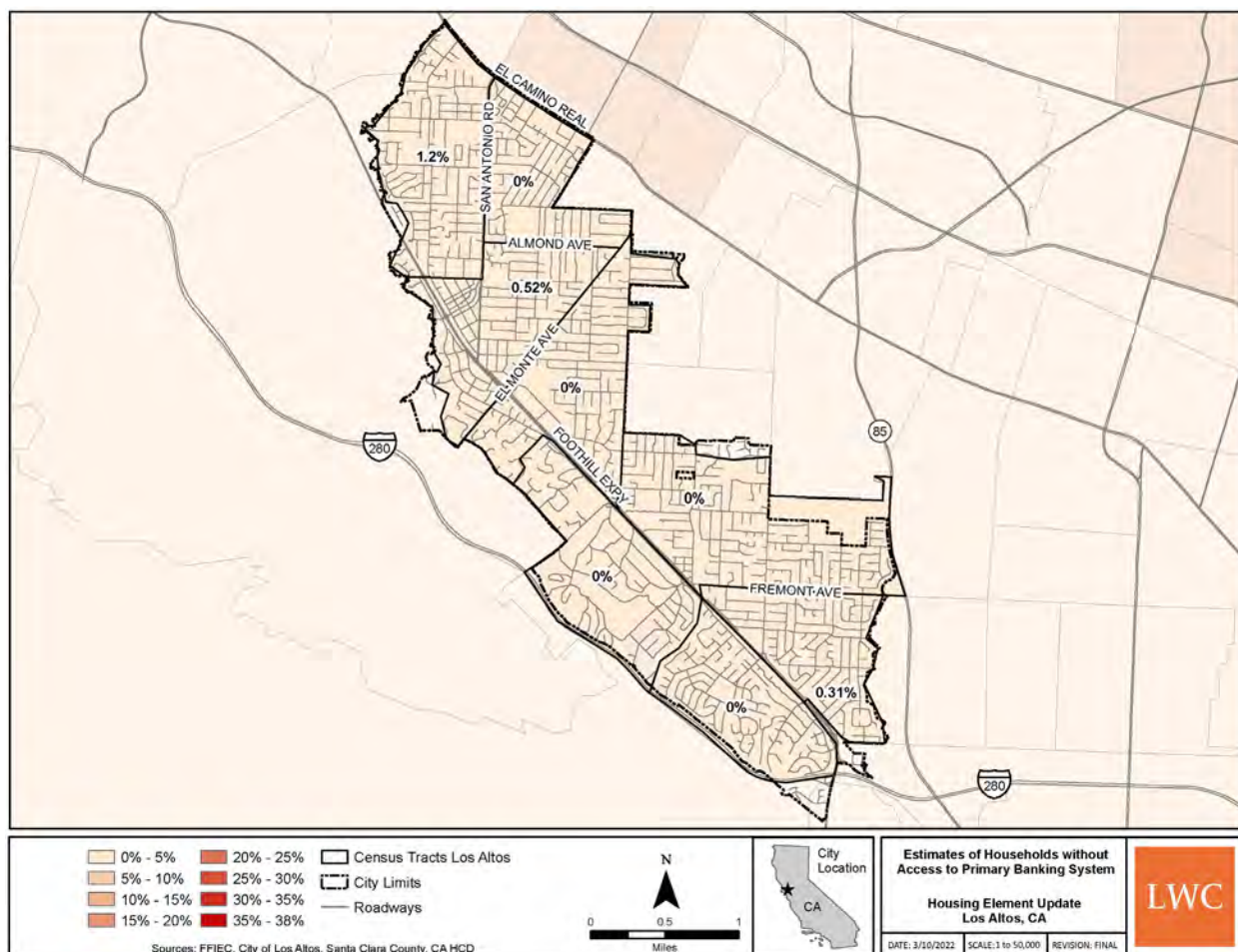


City of Los Altos Housing Element
Section F.2.8, Summary of Fair Housing Issues

to the primary banking system. This index estimates the likelihood of a household will lack both a savings and checking account with a bank, thrift, or credit union.

Figure F-25 presents estimates for the percentages of households that lack access to banking and credit from the CRAMap 2021 Unbanked index. Identifying areas with relatively higher levels of residents without access to the primary banking system can facilitate the process of providing them first-tier financial services. This may aid lower income residents in avoiding a dependency on second-tier services, particularly predatory lenders. Estimates for the percentages of households without access to primary banking and credit is very low across the city.

Figure F-25: Percentage of Households without Access to Banking or Credit



Source: FPIEC CRAMap 2021 Spatial Data

F.2.8 Summary of Fair Housing Issues

Access to opportunity in Los Altos is approximately evenly distributed across the city as evidenced by the relatively consistent TCAC scores citywide. However, the northwest area of the city, including Downtown, meets the criteria to be considered a Racially or Ethnically Concentrated Areas of Affluence (RCAA), evidence that some non-white residents may experience different

economic conditions than white residents. Black, American Indians, and residents of two or more races are more like to experience poverty and are less likely to own their home than other racial groups.

A citywide fair housing issue is overpayment by renters and homeowners, although homeowners are more cost burdened than renters. Almost 23 percent of renters (457 households) are cost burdened, compared to 28 percent of homeowners (2,416 households). The city also contains high to very high Location Affordability Index rates.

The primary fair housing issue in Los Altos is disproportionate housing needs because it is likely to affect the most residents and protected classes. The contributing factor to this primary issue is land use and zoning laws either limiting where multi-family housing can be built or procedures resulting in a protracted entitlement effort. This contributing factor is evident due to the high levels of overpayment by homeowners and renters within both higher and lower income households. The data indicates that higher and lower income households, encompassing various household sizes and characteristics, may choose more affordable housing if available.

The second fair housing issue is also disproportionate housing needs due to the contributing factor of a lack available affordable units in a range of sizes. A combination of very high Location Affordability Index rates and high levels of overpayment indicate the need for more affordable housing, which could be provided through smaller unit sizes and a mix of housing types. The number of cost-burdened households indicates that many residents are struggling to afford housing costs which can lead to increased homelessness rates for at-risk populations.

The third fair housing issue is segregation and integration because of community opposition to building more affordable housing in the city. This is evident in the development review process, which requires multiple review bodies and meetings (often with City Council approval) and cumbersome requirements (e.g., installation of story poles). Public comments expressed that the City's review process, ranging from accessory dwelling units to large projects, is a challenge to building housing in Los Altos.

The fourth fair housing issue is also segregation and integration due to the contributing factor of limited options for affordable housing, as clearly demonstrated by public comments throughout the Housing Element process. Comments identified that the availability of affordable housing is a critical issue, and housing affordable to low and moderate-income households, families, essential workers, and seniors is needed. New residential development throughout Los Altos would provide housing in high and highest resources areas, as well as in Racially or Ethnically Concentrated Areas of Affluence (RCAA). The RCAAs in Los Altos include Downtown, San Antonio Road, and the west portion of El Camino Real, where various housing sites are located.

City of Los Altos Housing Element
Implementation Program 6.G: Housing Mobility

reached and will be determined with local organizations and groups to be most effective. The goal is to educate at least 40 households or prevent at least 40 households from displacement.

Geographic Targeting: At-risk households citywide, including renter and senior households.

Program 6.F: Affirmatively market physically accessible units.

As a condition of the disposition of any City-owned land, the award of City financing, any density bonus concessions, or land use exceptions or waivers for any affordable housing project, the City will require that the housing developer implement an affirmative marketing plan for State-mandated physically accessible units which, among other measures, provides disability-serving organizations adequate prior notice of the availability of the accessible units and a process for supporting people with qualifying disabilities to apply.

Responsible Body: Development Services Department

Funding Source: General Fund

Time Frame: Ongoing as applications are processed

Objective: Affirmative marketing conducted for 100 percent of affordable housing units approved and permitted in Los Altos from 2023 to 2031.

Geographic Targeting: All future physically accessible units in below market rate housing developments citywide.

Program 6.G: Housing Mobility

Housing mobility strategies consist of removing barriers to housing in areas of opportunity and strategically enhancing access (Los Altos is entirely highest resource in terms of access to opportunity and a concentrated area of affluence). To improve housing mobility and promote more housing choices and affordability throughout Los Altos, including in lower-density neighborhoods, the City will employ a suite of actions to expand housing opportunities affordable to extremely low, very low, low, and moderate income households. Actions and strategies include:

- SB 9 – Monitor the City’s SB 9 standards and amend standards to facilitate SB 9 applications (e.g., duplexes in single-family zones) if the City is not on track to meet its SB 9 application goal during the planning period. See Program 1.M.
- Rezoning – Modify zoning to allow residential or increased residential intensity and/or density of residential throughout Los Altos. This includes zoning amendments along higher intensity corridors (e.g., El Camino Real, San Antonio Road, and Foothill Expressway) and for sites within lower-density neighborhoods (e.g., Loyola Corners Specific Plan, OA-zoned sites on Altos Oaks Drive, and church sites on Magdalena Avenue). See Programs 1.B, 1.C, 1. D, 1.E, and 1.F.

- **Housing on City Sites** – Enter into a public-private partnership to develop housing, targeting low-income households, on City-owned Downtown Parking Plazas. See Program 1.H.
- **Enhanced Inclusionary Housing** – Assess and amend the City's inclusionary housing requirements to better produce low-income units and units for special needs groups throughout Los Altos. See Program 2.A.
- **Accessory Dwelling Units (ADUs)** – Encourage and streamline ADUs in single-family neighborhoods by preparing standardized ADU plans with a variety of unit sizes and by affirmatively marketing and outreach to increase awareness and the diversity of individuals residing in Los Altos. See Program 2.D.
- **Junior ADUs** – Develop and adopt objective standards to allow more than one (at minimum two) Junior ADU per structure by July 2025. The objective is to achieve at least 10 JADUs in lower-density neighborhoods by January 2031.
- **Religious Institutional Sites** – Allow housing on all religious institutional sites within the City (i.e., all PCF-zoned religious institutional properties in addition to the two sites identified in the housing sites inventory (Program 1.D)). Conduct outreach to owners and operators of religious institutions to raise awareness and encourage housing proposals. Permit 10 housing units on a religious institution/faith-based site(s) during the 2023-2031 planning period. If no application for housing on a religious institution/faith-based site is received by December 2025, the City will expand outreach efforts to be conducted annually. This may include direct mailings to faith-based sites highlighting successful affordable housing units on other faith-based sites, as well as available City resources and programs to support such projects (e.g., Program 2.C – Assist in securing funding for affordable housing projects).
- **Homesharing** – Research and pursue a homesharing program, including coordination with non-profits and other organizations to assist with matching tenants with existing homeowners. The City will publicize and take other actions as necessary (e.g., facilitate presentations at the Los Altos Senior Center, etc.) at least annually with the goal of five opportunities per year.

Responsible Body: Development Services Department

Funding Source: General Fund

Time Frame: Annually review overall progress and effectiveness in April and include information in annual report to HCD. If the City is not on track to meet its 150 affordable housing unit goal for the 8-year RHNA cycle by 2027 (i.e., 75 affordable units built or in process by 2027), the City will consider alternative land use strategies and make necessary amendments to zoning or other land use documents to facilitate a variety of housing choices, including but not limited to, strategies that encourage missing middle zoning (small-scale multi-unit projects), adaptive reuse, and allowing additional ADUs

and/or JADUs, within six months, if sufficient progress toward this quantified objective is not being met.

Objective: Provide 150 housing opportunities affordable to lower income households by January 2031.

Geographic Targeting: Citywide, but especially lower-density neighborhoods.

Goal 7: Encourage energy and resource conservation and sustainability measures.

Policies

Policy 7.1: Energy and Water Conservation.

The City will encourage energy and water conservation measures to reduce energy and water consumption in residential, governmental, and commercial buildings.

Policy 7.2: Energy and Water Efficiency.

The City will continue to implement building and zoning standards to encourage energy and water efficiency.

Policy 7.3: Greenhouse Gas Reduction.

The City will continue to implement the 2022 Climate Action and Adaptation Plan to encourage reducing greenhouse gas emissions.

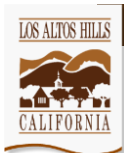
Programs

Program 7.A: Promote energy and water conservation and greenhouse gas reduction through education and awareness campaigns.

Continue to promote residential energy and water conservation and greenhouse gas reduction consistent with the City's adopted 2022 Climate Action and Adaptation Plan, through consumer information on financial assistance and rebates for energy-efficient home improvements published by governmental agencies, nonprofit organizations, and utility companies. This includes information on the Property Assessed Clean Energy (PACE) program that provides eligible property owner financing for energy improvements to their homes—solar panels, water-efficient landscapes, etc.—on their property tax assessment. Other programs include leveraging and promoting other State and commercial initiatives to encourage solar energy, such as grants, tax credits, and rebates, as they are implemented through organizations such as Silicon Valley Clean Energy, PG&E, BayRen, among others.

The City will make the above-described information available at the public counter of the Development Services Department, at the Los Altos Senior Center, Los Altos Library, and through the City's newsletters. The information will also be available on the City's website.

Town of Los Altos Hill Housing Element
Table 49 and Table 50



Fair Housing Issues, Contributing Factors, and Meaningful Action

Table 49 displays the identified fair housing issues, contributing factors, relative priority, and meaningful actions drawn from the analysis of fair housing. Higher priority is given to factors that limit fair housing choice and/or negatively impact fair housing, per Government Code Section 65583(c)(10)(A)(iv).

Table 50 provides a detailed overview of actions included in Housing Element Programs that are aimed at affirmatively furthering fair housing. The table separates the actions by their identified fair housing issue and priority level. It provides an overview of each specific commitment, timeline, a geographic targeting, and metric for each program.

Table 49: Contributing Factors

Identified Fair Housing Issue	Contributing Factor	Action	Priority
Outreach	<ul style="list-style-type: none">Lack of widely publicized housing information	<ul style="list-style-type: none">Program D-3: Landlord-Tenant MediationProgram E-1: Fair Housing Education and CounselingProgram F-3: Fair Housing Outreach and EnforcementProgram G-1: Housing InformationProgram G-2: ADU and SB 9 Education	Low
Integration and Segregation	<ul style="list-style-type: none">History of racial covenantsConcentrated wealth in the Town as compared to the region	<ul style="list-style-type: none">Program A-6: Inclusionary Housing OrdinanceProgram F-3: Fair Housing Outreach and EnforcementProgram E-11: Incentives for Lower-Income Housing Development	Moderate
Disproportionate Housing Needs	<ul style="list-style-type: none">Lack of affordable or any multifamily housing/diverse housing stock	<ul style="list-style-type: none">Program A-6: Inclusionary Housing OrdinanceProgram A-12: Conversion to Duplex or TriplexProgram E-7: Senior Center FundingProgram F-6: Participation in Regional Housing Mobility Efforts	High



Identified Fair Housing Issue	Contributing Factor	Action	Priority
		<ul style="list-style-type: none">• Program G-3: Source of Income Protection / Housing Mobility	
Access to Opportunity	<ul style="list-style-type: none">• Lack of affordable or any multifamily housing/diverse housing stock• Local land use practices/historical zoning policies	<ul style="list-style-type: none">• Program A-1: Multifamily Zone District• Program A-6: Manufactured Home Streamlining• Program A-12: Conversion to Duplex or Triplex• Program F-3: Town Affordable Rental Unit Registry• Program F-6: Participation in Regional Housing Mobility Efforts• Program G-3: Source of Income Protection / Housing Mobility• Program G-5: Tenant Matching and Outreach	High

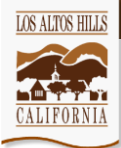


Table 50: AFFH Actions Matrix

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023 - 2031 Metric
Outreach - Low Priority				
Program D-3: Landlord Tenant Mediation	Continue to utilize Santa Clara County's contract with a fair housing specialist to provide fair housing and landlord/tenant mediation services. Distribute information about these services to tenants through a variety of media and online outlets, namely the Town website, the Los Altos Hills and paper materials at the Town Hall.	Continuous and Ongoing	Town-wide	<p>The Town will seek to increase awareness and understanding of fair housing through access to and use of fair housing resources.</p> <p>Metrics include the following:</p> <ul style="list-style-type: none"> • Increase inquiries to fair housing specialist for information and referral • Increase traffic and downloads to the Town's housing website • Provide fair housing materials at Planning and Development Services booth at Town events at least once a year • Promote educational materials and resources through at least three different mediums (paper/hard copies, social media, direct mailers, in-person events, website)
Program E-1: Fair Housing Education and Counseling	Provide education and literature on fair housing, resolving disputes; providing Health, Safety and Building referrals; distributing landlord/tenant guidebooks printed by the Department of Consumer Affairs; provide Housing Choice Voucher Assistance referrals; providing counseling and resolution of housing discrimination complaints.	Continuous and Ongoing	Town-wide	
Program F-3: Fair Housing Outreach and Enforcement	In coordination with program D-3 and E-1, continue to provide fair housing enforcement, landlord-tenant mediation, and fair housing information to residents and property owners. Advertise the Town's fair housing specialist as a resource to resolve disputes and reports of discrimination.	Continuous and Ongoing	Town-wide	



HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
Program G-1: Housing Information	Continue to improve and expand the use of the various media to inform and promote the use of Los Altos Hills housing programs to its residents and developers by creating a dedicated webpage on the Town’s website. Include the resources listed in G-3 on the webpage, in addition to information about new and existing residential units.	Establish webpage within one year of Housing Element adoption	Town-wide	
Program G-2: ADU and SB 9 Education	Develop and implement a comprehensive marketing program to advertise the ability of homeowners to create ADUs and SB 9 units on their properties. The Town will provide pamphlets on the Town website and at Town Hall with detailed information on the SB9, ADU, and JADU processes.	Develop marketing plan by Q1, 2024; implement marketing program by Q1, 2025	Town-wide	Construction of 20 ADUs per year throughout the planning period. Construction of 32 SB 9 units throughout the planning period.
Disproportionate Housing Needs – High Priority				
Program A-6: Inclusionary Housing Ordinance	Conduct an inclusionary zoning feasibility study to identify appropriate inclusionary requirements that will not constrain housing production. Upon a demonstration of feasibility, develop and amend the Zoning Ordinance to establish inclusionary housing requirements so that new developments reserve up to 15 percent of the total units for lower- and moderate-income households.	Within three years of Housing Element adoption	Town-wide	Completed feasibility study and Zoning Ordinance amendment if deemed appropriate
Program A-12: Conversion to Duplex or Triplex	To increase housing opportunity and mobility beyond identified RHNA sites, the Town will amend the zoning ordinance to allow existing, conforming single family residences to be	Rezone by Q1 2027	Focused on areas of high resource	Conversion of 50 single family homes to duplexes or triplexes throughout the planning period.



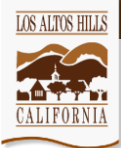
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
	converted to up to three units (i.e., into a duplex or triplex) in specific areas in the current R-A zone that are in lower fire hazard areas with adequate sewer and water service availabilities.			
Program B-9: Reasonable Accommodations Procedure	The Town will adopt a clear and objective procedure to follow for reasonable accommodation requests for land use and zoning decisions and procedures that ensures that housing for people with disabilities is attainable without discretionary review. The reasonable accommodations procedure will include procedures and findings to ensure certainty and provide for clear decision-making standards for the process.	Within two years of Housing Element adoption	Town-wide	Adopted Reasonable Accommodations procedure
Program E-7: Senior Center funding	Continue to provide financial support to the Community Services Agency and the Los Altos Senior Center for the provision of such services as emergency assistance, nutrition and hot meal programs, information and referral, and senior care management.	Annually in the budgeting process	Town-wide	Maintain or increase annual financial support
Program F-6: Participation in Regional Housing Mobility Efforts	The Town will participate and with regional efforts to encourage housing mobility through promotion of affordable units in a common or countywide registry and other County incentives, such as Santa Clara County Housing Authority's cash incentive for first time HCV landlords, and mobility assistance.	Continuous and on-going	Town-wide	Promote available regional resources to 10 households annually.
Program G-3: Source of Income	Within one year, conduct outreach to inform residents of sources of income protection and	Within one year of Housing Element	Town-wide	Conducted workshop within one year of HE adoption.



HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
Protection/Housing Mobility	state rent control laws such as AB 1482. Afterward, conduct outreach to inform landlords and tenants of recent changes to state law that prevent source of income discrimination. Ensure that it is known that HCVs are allowed to establish a renter's financial eligibility.	Adoption. Afterward-continuous and on-going		
Access to Opportunity – High Priority				
Program A-1: Availability of Adequate Sites for New Housing for Regional Housing Needs Allocation (RHNA)	Create an overlay zone to ensure that the Town fully meets RHNA capacity within three years of the adoption of the housing element, including a buffer of 15% of the RHNA to ensure adequate capacity. As a part of the creation of an overlay zone to meet adequate capacity, adopt a multi-family housing zone that permits densities of at least 30 du/ac for at least 30 net developable acres.	By January 31, 2026, or as required by state law	RHNA sites distributed in various census tracts throughout the Town	Creation and implementation of multi-family housing overlay zone
Program A-6: Inclusionary Housing Ordinance	Conduct an inclusionary zoning feasibility study to identify appropriate inclusionary requirements that will not constrain housing production. Upon a demonstration of feasibility, develop and amend the Zoning Ordinance to establish inclusionary housing requirements so that new developments reserve up to 15 percent of the total units for lower- and moderate-income households.	Within three years of Housing Element adoption	Town-wide	Completed feasibility study and Zoning Ordinance amendment if deemed appropriate



HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
Program A-12: Conversion to Duplex or Triplex	To increase housing opportunity and mobility beyond identified RHNA sites, the Town will amend the zoning ordinance to allow existing, conforming single family residences to be converted to up to three units (i.e., into a duplex or triplex) in specific areas in the current R-A zone that are in lower fire hazard areas with adequate sewer and water service availabilities.	Rezone by Q1 2027	Focused on areas of high resource	Conversion of 50 single family homes to duplexes or triplexes throughout the planning period.
Program A-8: Preapproved Plans	<p>The Town will develop pre-approved, “model” plans for ADUs that meet building and fire codes, height and size requirements, including designs that are ADA accessible.</p> <p>The Town will work with the Santa Clara County Housing Collaborative on the option of creating a sub-regional program of pre-approved ADU plans that are available to all residents and cities in Santa Clara County. The Town may use models developed by other cities.</p> <p>The Town will require development of five or more lots to include an ADU option in their development.</p>	Within two years of Housing Element adoption	Town-wide	Adopted and available set of “model” ADU plans.
Program F-1: Place-Based Community Improvements – Streetscape and Right of Way Improvements	<p>Develop programs and strategies to create place-based improvements through investments in the public right of way. Specific actions include:</p> <ul style="list-style-type: none"> Streetscape improvements adjacent to the lower-income RHNA sites to ensure safe 	Six to eight years after Housing Element adoption	RHNA Sites	Adopted programs and strategies to pursue place-based improvement son RHNA sites



HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
	<p>pedestrian and transit access, where applicable.</p> <ul style="list-style-type: none"> Provide technical assistance to property owners and future developers to assist in the design of any required infrastructure improvements 			
Program E-10: Incentives for Senior Development	<p>Create a set of incentives for development of senior housing on RHNA sites zoned for multi-family development. Specifically, the Town will:</p> <ul style="list-style-type: none"> Develop a process for expedited review of senior housing projects Reduce parking standards for senior housing projects <p>Biennially, contact developers to inform them of the opportunity to develop senior housing in the Town and help connect developers to property owners to facilitate their development.</p>	<p>Within two years of Housing Element Adoption; Biennial outreach to developers</p>	<p>RHNA Sites</p>	<p>Adopted set of incentives for senior housing.</p>
Program G-3: Source of Income Protection/Housing Mobility	<p>Within one year, conduct outreach to inform residents of sources of income protection and state rent control laws such as AB 1482. Afterward, conduct outreach to inform landlords and tenants of recent changes to state law that prevent source of income discrimination. Ensure that it is known that HCVs are allowed to establish a renter's financial eligibility.</p>	<p>Within one year of Housing Element Adoption. Afterward-continuous and on-going</p>	<p>Town-wide</p>	<p>Conducted workshop within one year of HE adoption.</p>



HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
Program F-3: Town Affordable Rental Unit Registry	Create a registry of affordable rental units as the units are built. The Town will create a webpage with information about the units and advertise any vacant units.	Continuous and on-going	Town-wide	Affordable rental unit webpage and registry.
Program F-6: Participation in Regional Housing Mobility Efforts	The Town will participate and with regional efforts to encourage housing mobility through promotion of affordable units in a common or countywide registry and other County incentives, such as Santa Clara County Housing Authority's cash incentive for first time HCV landlords, and mobility assistance.	Continuous and on-going	Town-wide	Promote available regional resources to 10 households annually.
Program G-5: Tenant Matching and Outreach	Developing materials for applicants who may be seeking tenants for their ADUs, SB 9 units, and any conversion units created through Program A-12. These affirmative marketing materials will include contact information for housing service providers (such as the home share programs) and non-profit housing organizations. The Town will conduct a survey of ADU tenants and owners to evaluate the demographics of tenants to monitor the success of ADU, SB 9, and unit conversion programs.	By Q1 2025; ADU Survey by Q1 2028	Town-wide	Construction of 32 SB 9 units throughout the planning period. Construction of 20 ADUs per year throughout the planning period. Achieve 50 percent of occupants from outside Los Altos Hills, including those who work but do not live in the City.
Integration and Segregation – Moderate Priority				
Program A-6: Inclusionary Housing Ordinance	Conduct an inclusionary zoning feasibility study to identify appropriate inclusionary requirements that will not constrain housing production. Upon a demonstration of feasibility, develop and amend the Zoning Ordinance to establish inclusionary housing	Within three years of Housing Element adoption	Town-wide	Completed feasibility study and Zoning Ordinance amendment if deemed appropriate.



HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
	requirements so that new developments reserve up to 15 percent of the total units for lower- and moderate-income households.			
Program F-3: Fair Housing Outreach and Enforcement	In coordination with program D-3 and E-1, continue to provide fair housing enforcement, landlord-tenant mediation, and fair housing information to residents and property owners. Advertise the Town's fair housing specialist as a resource to resolve disputes and reports of discrimination.	Continuous and Ongoing	Town-wide	<p>The Town will seek to increase awareness and understanding of fair housing through access to and use of fair housing resources.</p> <p>Metrics include the following:</p> <ul style="list-style-type: none"> • Increase inquiries to fair housing specialist for information and referral • Increase traffic and downloads to the Town's housing website • Provide fair housing materials at Planning and Development Services booth at Town events at least once a year • Promote educational materials and resources through at least three different mediums (paper/hard copies, social media, direct mailers, in-person events, website)
Program G-3: Source of Income	Within one year, conduct outreach to inform residents of sources of income protection and	Within one year of Housing Element	Town-wide	Conducted workshop within one year of HE adoption.



HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023 – 2031 Metric
Protection/Housing Mobility	state rent control laws such as AB 1482. Afterward, conduct outreach to inform landlords and tenants of recent changes to state law that prevent source of income discrimination. Ensure that it is known that HCVs are allowed to establish a renter's financial eligibility.	Adoption. Afterward-continuous and on-going		
Program E-11: Incentives for Lower-Income Housing Development	The Town will amend the zoning ordinance to adopt a set of density bonus incentives beyond state law for ELI housing units. Develop a program that would provide for financial assistance for infrastructure studies related to sewer and water improvements necessary for affordable housing.	By Q3 2025	Town-wide	Development of 62 ELI housing units.

City of Pleasanton Housing Element
Implementation Program 4.6

1. Proceeding with the well rehabilitation project as previously scoped or with a modified scope.
2. Constructing new City wells outside the PFAS plume.
3. Zone 7 pumping City's groundwater allotment on its behalf using newly installed infrastructure.
4. Constructing a regional PFAS treatment facility located at City's Operations Service Center that can treat both City and Zone 7 groundwater.
5. Purchasing 100 percent of water from Zone 7 at the wholesale water rate.

Based on the results of the Study, the City will develop a suite of projects from the list above to ensure adequate supply, or other strategies if determined to adequately address the deficiency in a more effective and/or cost-effective way. Beyond addressing the local groundwater supply constraint, the City will support Zone 7 in its regional efforts to ensure long range water supply is available to support new housing growth in Pleasanton and other communities served by the agency, as documented in the current (2020) and next (2025) Urban Water Management Plan.

- Responsible Agency: Operation Services Department, Planning Division, Zone 7 Water Agency
- Time Period: Complete study of local groundwater supply alternatives: October 2023. Implementation of selected project alternative: December 2025. Complete update to Urban Water Management Plan: December 2025.
- Funding Source: Grant Funding, General Fund, and other sources as appropriate (to be determined through the Study)

Program 4.6

The City allows for parking reductions in certain circumstances, and state law establishes no minimum parking requirement or highly reduced parking rates for qualifying projects (e.g., state density bonus law, SB 35, AB 2097, etc.). To further reduce the impacts of parking requirements on the production of housing, the City will assess and update multi-family parking standards citywide to establish lower rates for studios and one-bedroom units and reduce the covered parking requirement (i.e., not require covered parking for studio and one-bedroom units).

- Responsible Agency: Planning Division
- Time Period: June 2024
- Funding Source: Planning Division Budget

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