



CITY OF SAN RAMON

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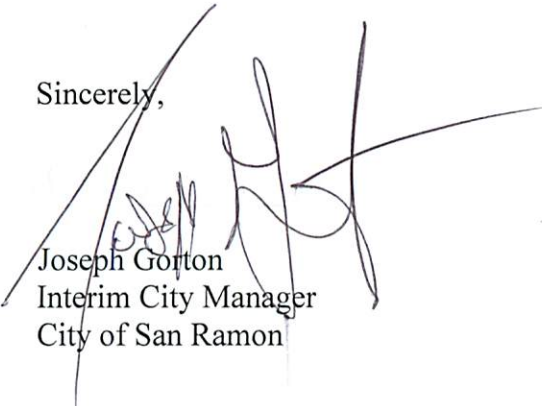
Jim Mellander, Foreperson
Contra Costa County Civil Grand Jury
725 Court St.
P.O. Box 431
Martinez, CA 94553-0091

Dear Mr. Mellander,

On behalf of the City of San Ramon, this letter responds to Contra Costa County Grand Jury Report No. 1614, "Where Will We Live?" The City of San Ramon appreciates the time and effort that you and the Grand Jury spend on these matters and acknowledges the importance of the role in oversight of local government activities.

We trust the Grand Jury will find the responses helpful to its endeavor.

Sincerely,



Joseph Gotton
Interim City Manager
City of San Ramon

FINDINGS

F1. PDAs recognize the importance of housing near transportation and jobs for developing prosperous communities.

City Response: F1. The respondent agrees with the findings.

F2. Plan Bay Area 2040 seeks to combine transportation, jobs and housing as a solution to the needs of our growing population.

City Response: F2. The respondent agrees with the findings.

F3. While State law mandates that ABAG conduct the RHNA process, a city is not required to subsidize and/or build the units; it is only required to demonstrate that local zoning will not impede development.

City Response: F3. The respondent agrees with the findings.

F5. Inclusionary zoning programs provide incentives and regulatory waivers to builders and developers who produce both affordable and market rate homes within the same project.

City Response: F5. The respondent agrees with the findings.

F6. The city's Inclusionary Housing ordinance helps to provide AH in that city.

City Response: F6. The respondent agrees with the findings.

F8. Inclusionary Housing Ordinances sometimes include the option for the developer to pay in lieu fees instead of constructing AH units.

City Response: F8. The respondent agrees with the findings.

F9. The city supplements the shortage of funds for AH by requiring builders to pay impact fees, in lieu fees, or other construction and remodeling fees.

City Response: F9. The respondent agrees with the findings.

F10. Infill costs less to service than new development because it takes advantage of the existing infrastructure.

City Response: F10. The respondent agrees with the findings.

F11. The elimination of redevelopment agencies resulted in a reduction of the number of AH units constructed in the city by eliminating a major source of funding for affordable development projects.

City Response: F11. The respondent agrees with the findings.

F12. The city delegates to the builder, owner, or management company of AH properties the responsibility for gathering and validating AH clientele information, as well as maintaining lists of potentially interested buyers.

City Response: F12. The respondent partially disagrees with the findings. The responsibility for gathering and validating AH clientele information as well as maintaining lists of potentially interested buyers varies on a case-by-case basis depending on the project, the funding source for the development of AH, and the requirements of an Affordable Housing Agreement.

F13. There is no accessible centralized information source for available AH, which compounds the problems created by the AH shortage for those who are searching for affordable housing.

City Response: F13. The respondent partially disagrees with the findings. The City, in conjunction with the Tri-Valley Affordable Housing Committee, produces and maintains a Tri-Valley Affordable Rental Housing Opportunities Guide on a biennial basis that identifies AH rental opportunities in San Ramon, Danville, Dublin, Pleasanton, and Livermore.

RECOMMENDATIONS

R1. The city should consider increasing AH in PDAs.

City Response: R1. The recommendation will not be implemented because consideration of increasing AH in PDAs occurred in 2014-2015 as part of the review, adoption and certification of the City's Housing Element.

R2. The city should consider adopting an Inclusionary Housing Ordinance.

City Response: R2. The recommendation has been implemented. This is a policy of the City's Housing Element. The City is currently in the process of developing and adopting an Inclusionary Housing Ordinance.

R3. The city should explore rehabilitating existing housing stock as AH for purchase or rental, and identify funding to do so.

City Response: R3. The recommendation has been implemented. This is a policy of the City's Housing Element. Additionally, the City has a Home Repair Grant program that provides up to \$5,000 grants to income-qualified households.

R5. The city should explore increasing existing "impact fees" or "linkage fees" or enacting such fees in order to generate revenue with which to assist funding of AH.

City Response: R5. The recommendation has been implemented. This is a policy of the City's Housing Element. The City is currently in the process of finalizing a nexus fee study to determine the appropriate amount for impact and linkage fees to assist funding AH.

R6. The city should consider designating an employee within the city's planning or housing department to coordinate with property management to maintain current waiting and interest lists of available AH and ensure information is posted on the city website, and identifying funding to do so.

City Response: R6. The recommendation will not be implemented because it is not reasonable. Due to the nature of AH availability constantly changing and the demand on staff time, we are unable to commit to maintaining AH waiting and interest lists.

R7. The city should consider seeking federal, state, and local funding sources for AH.

City Response: R7. The recommendation has been implemented. This is a policy of the City's Housing Element.

R8. The city should consider partnering with for-profit and not-for-profit builders to secure land suitable for AH, and identify funding to do so.

City Response: R8. The recommendation has been implemented. This is a policy of the City's Housing Element.

R11. The city should consider undertaking an education initiative in the earliest phase of affordable planning projects in order to alleviate community concerns regarding AH, and identify funding to do so.

City Response: R11. The recommendation has been implemented. This is a policy of the City's Housing Element and implemented as part of a project's development review process.

R13. The city should consider identifying all infill and vacant land not in PDAs and encourage use of it for AH through tax incentives, density bonuses, etc.

City Response: R13. The recommendation has been implemented. This is a policy of the City's Housing Element.

R15. The city should consider creating an easily accessible, online central repository with all relevant information on deed-restricted housing units to assure that inventory of AH is maintained, and identify funding to do so.

City Response: R15. The recommendation has been implemented. The City, in conjunction with the Tri-Valley Affordable Housing Committee, produces and maintains a Tri-Valley Affordable Rental Housing Opportunities Guide on a biennial basis that identifies AH rental opportunities in San Ramon, Danville, Dublin, Pleasanton, and Livermore. The City also maintains and publishes a list of all local AH opportunities which is available on the City's website.