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(CCR Title 25 §6202)

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Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
(9) Total of **Moderate and Above Moderate** from Table A3 ►					2	247	249				
(10) Total by income Table A/A3 ► ►					2	247	249				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	**2. 2 - 4 Units**	**3. 5+ Units**	**4. Second Unit**	**5. Mobile Homes**	**6. Total**	**7. Number of infill units***
No. of Units Permitted for **Moderate**				**2**		2	
No. of Units Permitted for **Above Moderate**	29	12	206			247	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2014	2015								Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	604											604
	Non-deed restricted												
Low	Deed Restricted	355											355
	Non-deed restricted												
Moderate	Deed Restricted	381											378
	Non-deed restricted		1	2								3	
Above Moderate		895	325	247								572	323
Total RHNA by COG. Enter allocation number:		2,235	326	249								575	1,660
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
H-1.A. Mixed Use Zoning Designations The City shall develop new zoning designations that are consistent with the Mixed Use General Plan Land Use Designations and require that new development includes a residential component in the Mixed Use/Residential Emphasis land use categories. Include measures in the new Mixed Use Residential and Mixed Use Commercial zoning districts, consistent with the General Plan adopted in 2006, that encourage and facilitate the development of new housing for lower-income families by: • revising Design Review standards and processes; • revising permitting process procedures; and • providing incentives and flexibility in development standards.	N/A	FY 15-16	The City is in the process of creating new zoning regulations for the ateas designated for mixed use development by the General Plan. An ad-hoc committee of Planning and Design Review Commissioners is working with staff to draft the new regulations and adoption is anticipated in July.

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H-1.B. Second Family Units The City shall review, and update as necessary, the City's Second Family Unit Ordinance to address concentration issues that would provide more flexibility aimed at increasing the supply of second family units. The City shall consider modifying or removing the Zoning Ordinance requirement that the number of second units in a Census Tract may not exceed 5 percent of the number of single-family homes in that Tract. The City shall promote the Second Family Unit Ordinance as a method for creating affordable housing and meeting inclusionary housing requirements by continuing to post information on the City website and by distributing handouts.	40 second family units in the 8-year cycle	ongoing	The City continues to implement the second family unit ordinance. Permits for 2 second family units were issued in 2015. In 2016 the city will be reviewing the 2nd family ordinance and consider additional incentive measures as well as modifying or removing the Census Tract requirement.
H-1.C. Innovation Through the Planned Development Process The City shall encourage the use of the planned development process to allow innovative approaches aimed at increasing affordable housing and developing residential projects on smaller lots. During the Preliminary Review Team process, the City shall facilitate maximum allowable density and good design by explaining benefits of the Density Bonus Ordinance, by offering reduced parking requirements for low-income housing, and allowing flexibility of development and parking standards within Planned Development re-zoning.	N/A	ongoing	The city continues to encourage the use of the planned development process to allow for innovative approaches to developing residential projects. In 2015 the City worked with three proposed affordable housing projects to achieve optimal density through the use of the density bonus ordinance. Through the PRT process staff strategized the best way for a multifamily affordable ownership project (Habitat for Humanity) to achieve higher desnity through zoning concessions/incentives, including parking reductions.
H-1.D. Opportunities Sites Inventory The City shall make available to developers a list of Opportunitiy Sites potentially suitable for affordable housing by posting the list on the City website and providing copies of the sites and Housing Element to developers in one-on-one meetings. The City shall update the Opportunity Sites at least annually, or as projects are approved on the sites or key other sites become available.	N/A	Annual Updates	The opportunity sites inventory is periodically reviewed and updated as projects are approved on the sites or as other sites become available.

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H-1.E. Reuse of Institutional Sites As institutional sites become available for redevelopment or reuse, the City shall consider whether or not residential uses would be appropriate for the sites. Based on the findings of the study, if the sites are found to be suitable for residential uses, the City shall take appropriate actions to encourage the development of the sites, such as contacting developers, including affordable housing developers.	N/A	Ongoing	The BART transit village received its approvals in 2015. The mixed use project will provide 600 units, and pay between $6-$7 Million into the City's Housing Trust fund.
H-1.F. Monitor Sewer and Water Capacity The City shall monitor the capacity of sewer and water systems. Should a constraint develop, the City shall give priority to residential land uses over non residential land uses, regardless of the demand generated by these uses. Specifically, consistent with State law, the City shall provide priority status for water and sewer services for residential projects serving lower-income households.	N/A	Ongoing	No update

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H-2.A. Pursue State and Federal Funding for Affordable Housing The City shall work to secure additional funding from State, Federal, and regional sources and support applications for funding that can be used to help increase the supply of affordable housing in Walnut Creek. Such programs may include, but are not limited to: • One Bay Area Grants awarded by the Association of Bay Area Governments; • HUD Section 811 funding for supportive housing for extremely low-income residents; • HCD Local Housing Trust Fund Program; • The state Infill Infrastructure Grant program, sponsored by the Department of Housing and Community Development (HCD); and • The state Multifamily Housing Program (MHP), sponsored by HCD. The City shall also identify Community Development Block Grant (CDBG), City revolving bond funds, and other sources of funding to assist with the purchase of land for affordable housing.	Secure new funding to support 100 affordable units	At least once a year, evaluat the feasibility of pursuing additional funding from other sources, such as HCD and HUD	The City is actively reviewing and researching grant opportunties as they come up. In late 2015 the City began discussions with non-profit housing developer, Resources for Community Development, to submit a joint application for the AHSC grant program for the development of a 58 unit affordable project (Rivera Family Apartments) and associated street improvements. The City is also awaiting the call for projects for the One Bay Area Grants which should come out sometime in 2016. Several staff in the CED deparment, including the Housing Program Manager, are on the HCD and HUD email list for notification of upcoming grant opportunities.
H-2.A. Local Funding for Affordable Housing The City shall continue to allocate commercial linkage and housing impact fees for extremely low-, very low-, low-, and moderate-income housing for the City's approved housing programs, which may include new construction, acquisition, and rehabilitation of affordable housing, as well as other housing programs such as first-time homebuyer assistance.	Allocate funding to leverage additional resources to create 170 affordable units in the 8-year cycle.	Ongoing	In 2015, the City allocated $1.7 million to fund new affordable housing development, including an $800,000 predevelopent loan for a proposed 45-unit affordable project, and an additional $1,000,000 comittment to Riviera Family Apartments, an approved 58 unit project that is expected to begin construction in 2016. The Council Housing and Community Development Committee also recommended acquistion funding for a 52 unit ownership project proposed by Habitat for Humanity. The acquisiton funding for Habitat will be considered by Council in 2016.
H-2.C. Allocate CDBG Funding The City shall continue to participate in the Contra Costa Consortium and shall continue to set aside a portion of the City's Community Development Block Grant (CDBG) annual allocation for housing programs, consistent with the Contra Costa Consortium Consolidated Plan and the City's Annual Action Plan requirements.	N/A	Set aside funding annually	The City continues to allocate and use CDBG funds annually for housing programs, including the Home Rehabiltation Loan and Emergency Grant Program. The city continues to be an active participant in the Contra Costa Consortium.

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H-2.D. Inclusionary Housing Ordinance The City shall continue to implement the Inclusionary Housing Ordinance. The City shall evaluate whether it is necessary to prepare an updated nexus study by FY 2020/21. If a nexus study is conducted, the City may update the Inclusionary Housing Ordinance based on the findings of the study.	N/A	FY 20-21	The City continues to implement the Inclusionary Housing Ordinance. Due to recent housing cost increases for both rental and ownership housing, the City contracted with a consultant to update the residential Nexus Study in October, 2015. The draft studies were completed in early 2016 and any policy changes that may result after the public reveiw process are expected to be approved in 2016.
H-2.E. Nexus Study for Commercial Linkage Fee The City shall prepare an updated the nexus study for the Commercial Linkage Fee and, based on the findings of the nexus study, the City may update the fee.	N/A	FY 15-16	The City contracted with Economic and Planning Systems, Inc. (EPS) to update the Residential and Commercial Nexus study in October, 2015. The draft studies were completed in early 2016 and any policy changes that may result after the public reveiw process are expected to be approved in 2016.
H-2.F. Housing Proponents The City shall maintain a list of housing advocates and provide information regarding affordable housing projects and potential housing opportunities to these organizations and individuals on an as-needed basis.	N/A	Update List Annually	The City maintains a list of housing advocates and provides information regarding affordable housing projects and opportunities. The City also maintains a "interest list" of residents who are seeking affordable housing. Additionally, interested parties are now able to sign up online to receive notification of all public meetings for the City.
H-2.G. Community Housing Forums The City shall work with local community organizations to organize housing forums to discuss community housing and homeless issues, brainstorm solutions, raise community awareness of the critical housing needs of local residents, and educate the public on the myths and realities of multi-family housing, affordable housing, and supportive housing.	N/A	15-16 and annually thereafter	In 2015, the Housing Program Manager participated on a panel for a community discussion of affordable housing. City staff is an active participant in the local Community Task Force on Homelessness (comprised of City staff, police department, county departments, local businesses, and community partners), which discusses homeless issues, including challenges, success, and the emergent needs of the homeless, and how to address those needs.
H-2.H. Mortgage Revenue Bonds The City shall continue to collect and to allocate revenues generated from the early redemption of Mortgage Revenue Bonds 1984 Issue for affordable housing programs.	N/A	Allocate Funding Annually	The one mortgage revenue bond that generated revenues was paid off early and is not longer generating revenues.

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H-2.I. Mortgage Credit Certificate Program The City shall continue to participate in the Mortgage Credit Certificate Program, administered by the Contra Costa County Department of Conservation and Development, to assist low-income first-time homebuyers purchase a home. The City shall publicize the program on the City website and prepare and distribute written materials.	30 Credits over 8-year cycle	Ongoing Promotion of the MCC program via website and brochure	The City has links to the MCC program on its website.
H-2.J. First Time Homebuyer Assistance Program The City shall continue to provide assistance to eligible first-time homebuyers in Walnut Creek through the City's First-Time Homebuyer Assistance Program.	40 loans over the 8 year cycle	Ongoing	The City continues to administer the First Time Homebuyer Assistance program. Two loans were approved in 2015. The program is currently underutlized due to the widening affordability gap in ownership housing. The City is considering revising some of the program criteria, such as higher maximum loan amounts, to increase use.
H-2.K. HOA Helper Grant Program In partnership with the Contra Costa Association of Realtors (CCAR), the City shall continue to offer eligible new first-time homebuyers grants to cover a portion of their homeowners association dues.	20 grants over the 8-year cycle	Ongoing	In 2015 the HOA Helper grant was fully expended and the CCAR is not able to renew for another year. The City will continue to seek opportunities to partner with the CCAR for future programs.
H-2.L. Housing Choice Voucher Program The City shall continue to coordinate with the Contra Costa County Housing Authority to ensure full use of the Section 8 Rental Assistance Payments Program in Walnut Creek.	300 extremely low- and very low-income households	Ongoing promtion via the City website and brochure	Utilization of Housing Choice Vouchers in Walnut Creek has become increasingly difficult due to the vast discrepancy of market rate housing costs and HUD's FMR's for the voucher program. The City partnered with other agencies and jurisdictions in Alamed and Contra Costa County's to hire a constultant to do a market rent study, the results of which helped to increase the HUD's FMR determination.

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H-2.M. Density Bonus Ordinance The City shall continue to allow density bonuses consistent with State law and the City's Density Bonus Ordinance. The City shall update the Density Bonus Ordinance to allow units that are required to be maintained as affordable units pursuant to the City's Inclusionary Housing Ordinance to be considered restricted affordable units for the purposes of determining whether the housing development qualifies for a density bonus. The City shall promote the Density Bonus Ordinance by maintaining materials on the City website and by discussing the density bonus with developers at preliminary application review meetings.	50 low- and very low- income units	FY 15-16	The City continues to implement the Density Bonus Ordinance by allowing density bonsuses and consessions/incentives consistent with State law.
H-2.N. Legislative Advocacy for Affordable Housing The City shall continue to actively advocate for additional financial resources for affordable housing as legislation that supports affordable housing advances through the State or Federal legislature.	N/A	Ongoing	The City continues to actively advocate for additional financial resources for affordable housing as legislation that supports affordable housing advances through the State or Federal legislature. In 2015, the City sent a letter in support of AB 1335 - Building Homes and Jobs Act. The City also supported several bills in early 2016 (to be reported next year).
H-2.O. Coordinate with Contra Costa County for Affordable Housing The City shall support the efforts of the Contra Costa County Housing Authority and the Contra Costa County Consortium to increase the supply of affordable housing in Contra Costa County. The City shall coordinate with the Contra Costa County Housing Successor Agency on the the Las Juntas site. The City shall also jointly apply for federal grants, such as Homeless Prevention and Rapid Rehousing funds.	N/A	Ongoing	The City continues to participate in the Contra Costa County CDBG and HOME Consortium's and maintains a close working relationship with County Housing staff. The City, County and Habitat for Humanity worked together to finalize a purchase and sale agreement for the Las Juntas site owned by the county's former redevelopment agency.

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H-2.P. Affordable Housing and Anti-Displacement Strategies in the West Downtown Specific Plan Area The City shall analyze potential affordable housing and anti-displacement policies and develop a strategy to protect and improve housing affordability and protect lower-income renters from displacement in the West Downtown Specific Plan Area. The City shall study and consider possible implementation policies including: • requiring replacement housing for all units affordable to lower-income renters that are removed or converted to non-residential use; • increasing the relocation assistance to renters who are displaced as a result of development activity enabled by the Specific Plan to the level of assistance required by the Federal Uniform Relocation Act, or comparable levels of assistance, which would allow displaced residents to continue to live in Walnut Creek; • encouraging or requiring developers to dedicate land in the West Downtown Specific Plan area for affordable housing development; and • increasing the City's housing impact fee, commercial linkage fee, and inclusionary requirement.	N/A	Strategies to be developed FY 2014-2015	The West Downtown Specific Plan was delayed and the anti-desplacement stratgies have not yet been explored in depth. The City will move forward with developing a stratgey to protect and improve housing affordabilty and protect renters from displacement in the West Downtown Specific Plan Area in 2016.
H-2.Q. Act as Successor Agency and Housing Successor Agency for Redevelopment Agency The City shall act as the Successor Agency and Housing Successor Agency and carry out the responsibilities and obligations for the former redevelopment agency.	N/A	Ongoing	The City of Walnut Creek is acting as both Successor Agency and Housing Successor Agency for the former Redevelopment Develoment Agency. The City continues to carry out the responsibilities and obligations for the former redevelopment agency.
H-2.R. Land Value Recapture Strategy The City shall study the benefits and drawbacks of implementing a land value recapture strategy to generate resources for affordable housing, infrastructure improvements, and/or other community benefits. The City shall consult with members of the non-profit and private sectors in conducting the study.	N/A	FY 2014-2015	No update

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H-2.S. Analyze Boomerang Funds The City shall conduct an analysis of funds received as part of a one-time distribution of liquidated Low-Moderate Income Housing Trust Funds of the former Redevelopment Agency (aka “Boomerang funds”) and consider options for allocating a portion of the Boomerang Funds for the development of affordable housing.	N/A	FY 2014-2015	Because they City's Redeveloment Areas were winding down at the time of the dissolution, any potential boomerang funds would have been minimal.
H-2.T. Regional Collaboration on Affordable Housing and Homelessness The City shall participate in regional educational forums, including the Contra Costa Mayors’ Conference and other venues, to exchange ideas and discuss strategies to address homelessness and affordable housing.	N/A	Ongoing	The City participates in the local Community Task Force on Homelessness (comprised of City staff, police department, county departments, local businesses, and community partners), which discusses homeless issues, including challenges, success, and the emergent needs of the homeless, and how to address those needs.The City also participates in the Contra Costa Continuum of Care Council on Homelessness and the Contra Costa Mayor's Conference.
H-2.U. Priority Review of Affordable Projects The City shall develop a procedure to provide priority review to affordable housing developments (i.e., projects in which all units are affordable to moderate-, low-, very low-, or extremely low-income households).	N/A	FY 2016-2017	The city prioritizes review of affordable housing projects and works closely with the affordable development to meet their funding timelines and related deadlines.

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H-2.V. Score Opportunity Sites The City shall collaborate with local non-profit organizations to “score” the Opportunity Sites based on proximity to location amenities that are part of the scoring criteria for the Low Income Housing Tax Credit program (e.g., proximity to transit, public parks, libraries, grocery stores, schools).	N/A	FY 2015-2016	MidPeninsula Housing conducted a LIHTC analysis of the City's opportunity sites based on proximity to location amenities that are part of the scoring criteria for the Low Income Housing Tax Credit program. A majority of the parcels included in the housing element score well for LIHTC. Cumulatively, the parcels that fared well when compared to site and amenity criteria could result in 1,445 additional very-low and low-income homes, exceeding the city's VL/LI allocation of 959. Compatibility against LIHTC criteria is one component of the adequate sites inventory. Other key considerations will influence whether development takes place at all or whether development that moves forward is affordable. The following were some concerns raised by the reviewer: • All but 4 of the sites identified are smaller parcels with different owners. • Existing uses on the identified sites • Lack of affordable housing protections for opportunity
H-3.A. Funding to Assist the Homeless and Special Needs Housing The City shall continue to provide CDBG and CSG funding, when appropriate, to organizations that provide emergency shelter, transitional housing, and support services to assist the homeless. The City shall pursue opportunities to work with non-profits and recommend funding, as feasible, for a permanent homeless shelter and a winter nights shelter in Central Costa County. The City shall also continue to participate in the Contra Costa Consortium to apply for HOME and HOPWA funds for homeless, transitional, and other special needs housing.	N/A	Allocate Funding Annually	In 2015 the City provided grant funding to several agencies that provide emergency shelter and services to homeless residents and low income households at risk of homelessness, including Trinity Center, Shelter, Inc., Contra Costa County's Emergency Shelter, and Anka Behavioral Health Care's Homeless Outreach Project. In 2015, the City council voted unanimously to enter into a licensce agreement with the National Guard for use of the Armory in Walnut Creek as a 90-day emergency shelter, a program that was to be administered by Trinity Center. However, due to a high number of anticipated closure dates, Trinity Center opted to operate the winter emergency shelter from a different location, also in Walnut Creek. Also in 2015, the City awarded a $800,000 predevelopment loan for St. Pau's Commons a proposed 45 unit affordable housing project that will provide housing to extremely low income households.

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H-3.B. Public Outreach to Increase Awareness of Homeless Issues The City shall work with non-profits and service providers that serve the homeless to conduct a public outreach campaign to increase awareness of homeless issues in Walnut Creek. The City will publish articles in The Nutshell City newsletter highlighting the needs of homeless residents to help educate the community about the myths and realities of homelessness.	N/A	Publish First Article in FY 2014-2015	The license agreement with the National Guard for use of the Armory as a winter emergency shelter was a lengthy public process, and was followed by a public use permit process as well. The City and Trinity Center did extensive outreach and held community meetings in addition to the regular public meetings. The City had a front page article in the Winter issue of the Walnut Creek community newsletter (Nutshell) on the emergency shelter.
H-3.C. Coordinate to Update the Consolidated Plan The City shall coordinate with the County and other entitlement cities to develop the Five-Year Consolidated Plan for 2015-2020 and 2020-2025 to address the housing and social service needs of the homeless and other special needs groups in Contra Costa County.	N/A	2015 and 2020	The City worked with the Contra Costa Consortium to complete the 2015-2020 Consolidated Plan. The plan was approved in May, 2015 and is currently being implemented.
H-3.D. Support Counseling and Housing Services for Seniors and Low-Income Households The City shall continue to work with and provide funding, as available, to nonprofit organizations that provide counseling and housing services to senior citizens and low-income families throughout the City.	N/A	Allocate Funding Annually	The City continues to fund ECHO Housing to provide tenant landlord and fair housing services to Walnut Creek residents. The City also funds Senior Legal Services to provide legal assistance to low income seniors.
H-3.E. Work with St. Paul's Episcopal Church and Trinity Center The City shall cooperate with St. Paul's Episcopal Church and Trinity Center to develop new permanent supportive housing on their property.	40 units of permanent supportive housing	ongoing	In late 2015 the City approved a $800,000 predevelopment loan to Resource for Community Development for St. Paul's Commons, a 45 unit affordable housing project proposed to be developed on St. Paul's property in Walnut Creek.

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H-3.F. Encourage Development of Housing for Persons with Disabilities The City shall reach out annually to developers of supportive housing to encourage development of projects targeted for persons with disabilities, including developmental disabilities. The City shall support applications for County, State, and Federal funding in support of housing construction and rehabilitation for persons with disabilities, including developmental disabilities.	N/A	Initiate in 14-15, reach out annually to developers, and support applications as needed.	In 2015 construction on the Arboldeda (48 affordable units) was completed, with 15 units reserved for households with disabilities. The project also provides on site services to support the independence of people with disabilities. Arboleda's grand opening was in May of 2015 and is fully leased up.
H-3.G. Coordinate with the Regional Center of the East Bay The City shall work with the Regional Center of the East Bay to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities. The City shall make information available on the City website.	N/A	Fy 15-16	Information on all of the City's affordable housing units is available online, and the City maintains an interest list of residents interested in affordable housing of all types. The City also has resource and referrals online for persons with disabilities.
H-3.H. Identify Incentives for Larger Housing Units The City shall conduct an analysis of potential incentives for encouraging larger units (i.e., units with three or more bedrooms) in both market rate and affordable housing developments in order to encourage more housing for large households.	N/A	FY 17-18	No actions in 2015.

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H-4.A. Lot Consolidation The City shall facilitate lot consolidation where possible, particularly as it relates to parcels included in the Housing Element sites inventory. For example, the City will work with non-profit developers and owners of small sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households. The City will also post the lot consolidation procedure on the City website and discuss the procedure with developers during the preliminary review team process. Lot merger requests in the same zoning district will be processed ministerially Incentives offered for lot consolidation could include allowing higher FAR ratios in MU-R and MU-C zones for larger parcels once consolidated, and flexibility in development standards.	N/A	Ongoing	Riviera Family Apartments, a 58 unit affordable project consisting of two separate multfamily developments (and entitled in 2015), involved the consolidation of several lots. The City worked closely with the developer to secure and acquire the sites. The City's lot merger procedures and application are available on the website. The City is currently in the process of crafting new zoning regulations for MU-C and MU-R general plan land use classifications, including higher FAR ratios for larger parcels which will encouraging lot consolidation.
H-4.B. Exemptions of Transit Priority Projects from Environmental Review The City shall implement the provisions of SB 375 streamlining the CEQA process for Transit Priority Projects and projects that conform to the Sustainable Communities Strategy (i.e., One Bay Area Plan) and meet specific criteria set forth in SB 375.	N/A	Ongoing	No tranisty priority projects have been submitted.
H-5.A. Residential Rehabilitation Loan and Emergency Grant Program The City shall continue the residential rehabilitation loan and emergency grant program to provide loans and emergency grants, using CDBG funds, Housing Successor Agency, or other sources of funds, to low- and moderate-income households for single-family housing rehabilitation and maintenance.	50 low- and moderate- income households over 8 year cycle	Ongoing	The City is continuing to administer the Home Rehabilitation Loan and Emergency Grant program. 1 grant was processed in 2015.
H-5.B. Foreclosure Assistance The City shall continue to provide assistance to homeowners who may be at risk of foreclosure by continuing to fund nonprofit organizations that provide housing counseling and foreclosure prevention assistance to residents.	40 households over 8-year cycle	Ongoing	The City continues to fund ECHO Housing, a non profit housing counseling agency that provides assistance to walnut creek residents. The City also funds Senior Legal Services, a non profit that provides legal services to low income seniors.

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H-5.C. Clarify Condominium Conversion Ordinance The City shall develop and consider adopting clarifying language in the Condominium Conversion Ordinance (Article 7 of the Subdivision Ordinance) to correct ambiguous language.	N/A	FY 15-16	No action in 2015.
H-5.D. Code Enforcement The City shall continue to investigate complaints and take action about Building and Housing Code Violations in single- and multi-family rental housing to encourage the rehabilitation of substandard residential properties by homeowners and landlords and improve overall housing quality and conditions in the city.	N/A	Ongoing	The City continues to investigate complaints and take action on Building and Housing Code Violations in single and multi family rental housing.
H-6.A. Funding to Support Fair Housing The City shall continue to allocate funds to support local non-profit organizations for fair housing counseling and education and outreach efforts, and shall provide information on fair housing services at City Hall, the library, City website, and other community facilities.	N/A	Allocate Funding Annually	The City continues to fund ECHO Housing, a non profit housing counseling agency to provide fair housing services to Walnut Creek residents. ECHO Housing conducts trainings and public awareness events throughout the County. The City has flyers available at City Hall, and information on the City's website regarding fair housing services. A Housing Counselor is available once a week to meet with residents, particularly seniors, at the Walnut Creek Senior Center.
H-6.B. Analysis of Impediments to Fair Housing The City shall continue to implement the actions included in the Contra Costa Con¬sortium's Analysis of Impediments to Fair Housing Choice (AI). As part of the annual Housing Element review, the City will review and report on implementation of the AI.	N/A	Implement consistent with HUD requiremetns	The City continues to inplement the recommendations outlined in the Analysis of Impediments to Fair Housing Choice. In collaboration with the Contra Costa Consortium, the City is in the process of updating its AI.

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H-7.A. Residential Energy Conservation Program The City shall implement the Climate Action Plan to reduce energy consumption in residential buildings.	N/A	Ongoing	The City has a staff person (.5FTE) devoted to implementing the CAP. The City sponsored the California Youth Energy Services program for the first time in 2015, which resulted in 332 residents (both tenants and owners in apartments and homes) receiving no-cost energy and water efficiency assessments; having energy and water saving equipment like LEDs and low-flow showerheads installed; and resulting in 46,705 kWh, 886 therms, and 36.9 MT CO2 saved. Over 100 of the residents lived in Rossmoor. In 2014, the City Council approved three PACE (Property Assessed Clean Energy) providers to operate in Walnut Creek. Two of the providers, HERO and Figtree, had residential PACE financing programs available in Walnut Creek in 2015 that include financing for energy efficiency, water conservation, and solar improvements for single-family homeowners and multi-family properties with 3 or fewer units. At least 20 retrofits were completed in 2015 using PACE programs.
H-7.B. Energy Retrofits Through the Home Rehabilitation Loan Program The City shall continue to partner with Contra Costa County to fund energy efficiency loans through the Home Upgrade Program, providing loans with money from the Bay Area Regional Energy Network (BayREN).	Loans to 4 households	Onging	The City shares information on Energy Upgrade California on its website (www.walnut-creek.org/goinggreen), its e-newsletter, social media, workshops, and the Nutshell. In addition, the City hosted 3 solar workshops in 2015, at which is distributed flyers and information about the EUC program for single-family homeowners and PACE financing.
H-7.C. Energy Upgrade California The City shall support regional efforts to implement the Energy Upgrade California Program, which offers incentives for single-family homeowners to retrofit homes for energy efficiency.	N/A	Ongoing	The City shares information on Energy Upgrade California on its website (www.walnut-creek.org/goinggreen), its e-newsletter, social media, workshops, and the Nutshell. In addition, the City hosted 3 solar workshops in 2015, at which is distributed flyers and information about the EUC program for single-family homeowners. The City also hosted an Energy Upgrade California workshop for multi-family property owners regarding the multi-family energy efficiency retrofit rebate program in September 2015.

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H-7.D. Public Outreach for Energy Efficiency and Conservation The City shall continue and expand existing partnerships with the East Bay Municipal Utility District (EBMUD), PG&E, and the Contra Costa Water District (CCWD) to educate residents and business owners about resources and opportunities for increased energy efficiencies. The City will further develop the City's sustainability website to help inform and educate the community about energy efficient behavioral changes, maintenance practices, and more, and develop public service announcements through Walnut Creek Television, promoting energy efficiency practices in action.	N/A	Onging	The City shares information on energy efficiency programs, behavior change, financing/rebates, and more through its website (www.walnut-creek.org/goinggreen), its Going Green Together e-newsletter, social media, workshops, tabling at community events such as Earth Day, and the Nutshell. The California Youth Energy Services is jointly funded and sponsored by PG&E, the City, and the water utility districts. In addition to sharing information about programs provided through PG&E or the water utilities, the City may also sponsor its and promote its own programs. In 2015, the City Council explored joining a Community Choice Energy program, which could provide additional funds and programs for homeowners to save energy, and voted in March 2016 to join MCE, a Community Choice Energy program.
H-7.E. CalGreen Building Standards The City shall phase in adoption of the CALGreen tiers, with adoption of Tier 1 by 2014 and Tier 2 by 2017.	N/A	Adopt Tier 1 by 2014 and Tier 2 by 2017	No update
H-8.A. Annual Progress Report The City shall review and report annually on the implementation of Housing Element programs and the City's effectiveness in meeting the program objectives for the prior calendary year. The City shall present the annual report to the City Council at a public hearing before submitting the annual report to the California Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR).	N/A	Annually before April 1	The Annual Housing Report is scheduled to be presented to the City Council on May 17, 2015.

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General Comments: