

DANVILLE 2014-2022 HOUSING ELEMENT

Approved by the Danville Town Council on April 7, 2015

Note about HCD Streamlined Review:

The California Department of Housing and Community Development (HCD) allows jurisdictions that meet certain requirements to approve an update to their Housing Element following a streamlined update review of their Draft Housing Element by HCD. Danville's Draft Danville 2014-2022 Housing Element qualified for HCD's streamlined update review - with the HCD review occurring during the 90-day review period running between December 26, 2014 and February 24, 2015.

The approved Danville 2014-2022 Housing Element incorporates numerous changes and updates from the approved Danville 2007-2014 Housing Element (i.e., the Town-approved and HCD-certified Housing Element covering the 2007-2014 Housing Element planning period). The areas of changes and updates are reflected in the approved Danville 2014-2022 Housing Element as **yellow highlighted** text. Use of yellow highlighted text to denote changes and updates from the 2007-2014 Housing Element satisfied a HCD requirement for the streamlined update review. The approved Danville 2007-2014 Housing Element retains the yellow highlight text to allow the reader to discern the changes and updates made from the 2007-2014 Housing Element. Changes made to the Draft Danville 2014-2022 Housing Element after it's review by the Danville Planning Commission at the public hearing of December 17, 2014 - being changes prompted by comments received from HCD based on their review of the Draft Housing Element - appear in the approved Danville 2014-2022 Housing Element as **turquoise highlighted** text. The approved Danville 2007-2014 Housing Element retains the **turquoise highlighted** text to allow the reader to discern the changes and updates made from to the Draft 2014-2022 Housing Element in response to HCD's review of the Draft Housing Element.

TABLE OF CONTENTS

Section	Page
EXECUTIVE SUMMARY	ix
I. INTRODUCTION	
A. COMMUNITY CONTEXT	1
B. ROLE AND CONTENT OF HOUSING ELEMENT	1
C. DATA SOURCES	2
D. PUBLIC PARTICIPATION	3
E. RELATIONSHIP TO GENERAL PLAN	5
II. HOUSING NEEDS ASSESSMENT	
A. POPULATION CHARACTERISTICS AND TRENDS	7
1. Population, Housing Units, and Households	
2. Age Characteristics	
3. Race and Ethnicity	
4. Employment	
B. HOUSEHOLD CHARACTERISTICS	14
1. Household Type	
2. Household Size	
3. Household Income	
4. Overpaying for Housing	
5. Overcrowding	
C. SPECIAL NEEDS GROUPS	18
1. Senior Households	
2. Persons with Disabilities	
a. Zoning Regulations	
b. Building Codes	
c. Planning Entitlement Permitting Fees and Review Process	
d. Definition of Family	
3. Developmental Disabilities	
4. Single Parent Households	
5. Large Households	
6. Agricultural Workers	
7. Extremely Low Income Households	
8. Homeless Persons	
D. HOUSING STOCK CHARACTERISTICS	31
1. Housing Growth	
2. Housing Type and Tenure	
3. Housing Age and Condition	
4. Housing Costs and Affordability	
a. Sales and Rental Survey	
b. Housing Affordability by Household Income	
5. Assisted Housing at Risk of Conversion	

E.	REGIONAL HOUSING NEEDS	41
III.	HOUSING CONSTRAINTS	
A.	MARKET CONSTRAINTS	43
1.	Vacant/Underdeveloped Land	
2.	Cost of Housing Construction	
3.	Availability of Financing	
4.	Foreclosures	
B.	GOVERNMENTAL CONSTRAINTS	45
1.	Land Use Controls	
2.	Residential Development Standards	
a.	Single Family and Multifamily Zoning Regulations	
b.	Parking Standards	
c.	Planned Unit Development Process	
d.	Mixed Use Development	
e.	Density Bonus Regulations	
f.	Inclusionary Housing Program	
g.	Conclusion	
3.	Provision of a Variety of Housing	
4.	Growth Management Program	
5.	Dougherty Valley and Alamo Creek Settlement Agreements	
6.	Site Improvements, Development Impact Fees and Processing Fees	
7.	Environmental and Development Review and Permitting Process	
8.	California Building Codes and Enforcement	
9.	Summary - Removal and/or Mitigation of Governmental Constraints	
C.	ENVIRONMENTAL, INFRASTRUCTURE AND PUBLIC SERVICE CONSTRAINTS	71
1.	Environmental Constraints	
a.	Seismic Hazards/Geologic Hazards	
b.	Landslides and Soil Erosion	
c.	Fire Hazard	
d.	Flood Hazard	
2.	Infrastructure, Urban Services and Facilities Constraints	
IV.	HOUSING RESOURCES	
A.	AVAILABILITY OF SITES FOR HOUSING DEVELOPMENT.....	77
1.	Sites Available for Residential Development with Residential Land Use and Zoning Designation	
2.	Land Inventory Analysis	
3.	Progress Made to Satisfy Danville's 2014-2022 RHNA	
4.	Analysis of Densities Appropriate to Accommodate Housing for Lower Income Households	
a.	Market Conditions	
b.	Financial Feasibility	
c.	Development Experience - Danville Area and San Ramon Areas	

5.	Quantified Objectives for 2014-2022 Housing Element Planning Period	
B.	FINANCIAL RESOURCES	103
1.	Community Development Block Grant Program	
2.	HOME Investment Partnership Act Program	
3.	Emergency Shelter Grants Program	
4.	Housing Successor Funds (former Redevelopment Set Aside Funds)	
5.	Bond Financing	
6.	Mortgage Credit Certificates	
7.	Low Income Housing Tax Credits	
8.	Section 8 Assistance	
C.	ADMINISTRATIVE RESOURCES	105
1.	Danville Community Development Department	
2.	Contra Costa County Department of Conservation and Development	
3.	Section 8 Assistance	
4.	Housing Successor Agency (former Community Development Agency of the Town of Danville)	
5.	Danville Building Inspection Division	
6.	Contra Costa County Health Services Department	
7.	Non-profit Housing Developers	
a.	Bridge Housing Corporation	
b.	Shelter, Inc. of Contra Costa County	
c.	Mercy Housing California	
d.	EAH	
e.	Eden Housing, Inc.	
f.	Resources for Community Development	
g.	Habitat for Humanity East Bay	
h.	Satellite Affordable Housing Associates	
D.	OPPORTUNITIES FOR ENERGY CONSERVATION	110
V.	HOUSING ACCOMPLISHMENTS	
A.	EVALUATION OF ACCOMPLISHMENTS UNDER THE 2007-2014 HOUSING ELEMENT	113
B.	COMPARISON OF THE 2007-2014 RHNA ALLOCATION WITH UNITS BUILT	113
C.	APPROPRIATENESS OF GOALS, POLICIES, AND IMPLEMENTATION MEASURES	114

VI. HOUSING PLAN

A. HOUSING GOALS	121
B. HOUSING PROGRAMS	122

APPENDICES

A. METHODOLOGY FOR DEVELOPMENT OF RHNA	A-1
B. RESIDENTIAL FINALS AND OTHER RESIDENTIAL ACTIVITY 2007-2015	B-1
C. EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED 2007-2014 HOUSING ELEMENT	C-1
D. GLOSSARY OF TERMS.....	D-1
E. MAILING LIST AFFORDABLE HOUSING PROVIDERS AND ADVOCACY GROUPS.....	E-1
F. NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE AND INITIAL STUDY CHECKLIST	F-1
G. HCD IMPLEMENTATION REVIEW WORKSHEET.....	G-1
H. HCD COMPLETENESS CHECKLIST WORKSHEET.....	H-1
I. HCD STREAMLINED UPDATE TEMPLATE WORKSHEET.....	I-1
J. PLANNING COMMISSION RESOLUTION NO. 2014-19.....	J-1
K. TOWN COUNCIL RESOLUTION NO. 35-2015.....	K-1
L. HCD COMMENT LETTER FEBRUARY 24, 2015.....	L-1
M. DECEMBER 17, 2014 PLANNING COMMISSION STAFF REPORT WITH COMMENT LETTERS RECEIVED.....	M-1
N. APRIL 7, 2015 TOWN COUNCIL ASR AND COVER MEMO WITH COMMENT LETTERS RECEIVED.....	N-1
O. ACKNOWLEDGEMENTS	O-1

FIGURES

Figure A - Sites Available for Residential Development with Land Use and Zoning Designation (October 2014)	86
Figure B - Danville Inclusionary Housing Efforts (October 2014)	119

TABLES (Tables have been renumbered per HCD’s request that two new tables be added)

Table 1	Regional Housing Needs Allocation (RHNA) by Household Income Category (June 2013)	2
Table 2	Housing Units (1990 - 2013) - Town of Danville	8
Table 3	Population and Households (1980 - 2010) - Town of Danville	8
Table 4	Population Characteristics (2000 & 2010) - Town of Danville and Contra Costa County	9
Table 5	Population by Race / Ethnicity (2000 & 2010) - Town of Danville and Contra Costa County	11
Table 6	Total Population / Household Population / Households (1980 - 2010) - Town of Danville and Tri-Valley Region	12

Table 7	Jobs / Employed Persons (1990 - 2020) - Town of Danville and Tri-Valley Region	13
Table 8	Household by Type / Housing Tenure (1990, 2000, 2010 & 2007-2013) - Town of Danville	15
Table 9	Renter-Occupied and Owner-Occupied Households Overpaying for Housing (2006-2010) - Town of Danville	17
Table 10	Renter-Occupied and Owner-Occupied Households that live with Overcrowding or Severe Overcrowding (2006-2010) - Town of Danville	18
Table 11	Special Needs Groups - Town of Danville	21
Table 12	Licensed Community Care Facilities (August 2014) - Town of Danville	22
Table 13	Age and Condition of Housing - Town of Danville	32
Table 14	Median Housing Values - State of California, Alameda & Contra Costa Counties and Tri-Valley Area	33
Table 15	Fair Market Rent by Unit Bedrooms (Fiscal Years of 2005, 2008, 2011 and 2014) - Contra Costa County	35
Table 16	Median Gross Rents - State of California, Alameda & Contra Costa Counties and Tri-Valley Cities	35
Table 17	Median Gross Rent (2000 and 2011) - Town of Danville and Contra Costa Counties	36
Table 18	Rental Rates for Danville Apartments and for Apartments in the Surrounding Area (October 2014) - Town of Danville and Surrounding Area	37
Table 19	HUD Income Category and Maximum Household Income by Household Size (February 2014) - Alameda and Contra Costa Counties Area	38
Table 20	Affordable Housing Costs for Renter-Occupied Households (February 2014) - Alameda and Contra Costa Counties Area	39
Table 21	Affordable Housing Costs for Owner-Occupied Households (February 2014) - Alameda and Contra Costa Counties Area	40
Table 22	Residential Land Use Categories (October 2014) - Town of Danville	46
Table 23	Single Family Residential Development Standards (October 2014) - Town of Danville	47
Table 24	Multifamily Residential Development Standards (October 2014) - Town of Danville	48
Table 25	Parking Requirements by Residential Housing Type (October 2014) - Town of Danville	51
Table 26	Housing Types Permitted - Single Family Residential District (October 2014) - Town of Danville	56
Table 27	Housing Types Permitted - Multifamily Residential and DBD Zoning Districts (October 2014) - Town of Danville	57

Table 28	Estimate of Development Fees for a Typical Five-Unit Single Family Residential Detached Project (October 2014) - Town of Danville	62
Table 29	Estimate of Development Fees for a Typical Seven-Unit Apartment Project (October 2014) - Town of Danville	63
Table 30	Estimate of Development Fees for Second Dwelling Units (October 2014) - Town of Danville	64
Table 31	Typical Processing Steps and Timeline for a Residential PUD - Rezoning & Major Subdivision (October 2014) - Town of Danville	66
Table 32	Sites Available for Residential Development with Land Use and Zoning Designation (October 2014) - Town of Danville	78
Table 33	Existing Vacant Single Family Residential Parcels (October 2014) - Town of Danville	82
Table 34	Multifamily Residential Land Available for Development (October 2014) - Town of Danville	84
Table 35	Projected Housing Production Capacity 2014 - 2022 by Product Type (January 2015) - Town of Danville	90
Table 36	Projected Housing Production Capacity 2014 - 2022 by Income Level (January 2015) - Town of Danville	91
Table 37	Land Costs Per Unit (February 2015) - Town of Danville	100
Table 38	Multifamily Projects in the Danville and San Ramon Area with an Affordable Housing Component (February 2015) - Town of Danville.....	101
Table 39	Housing Production 1/1/07 through 12/31/13 by Residential Product Type (October 2014) - Town of Danville	115
Table 40	Housing Unit Production 1/1/07 through 12/31/13 by Income Level (October 2014) - Town of Danville	116
Table 41	Summary of Inclusionary Housing Efforts (October 2014) - Town of Danville	117
Table 42	Quantified Objectives for 2014-2022 Planning Period - Town of Danville	148

EXECUTIVE SUMMARY

This Executive Summary provides key information contained in the body of the Danville 2014-2022 Housing Element. Much of the data used to compile this document was taken from the 1990, 2000, and 2010 Decennial Census counts—and from various *American Community Survey (ACS)* 3- and 5-Year Estimates. It is noteworthy that, as compared to data taken from decennial census counts, the ACS data has a measurably larger margin of error. Also used was data from various *ABAG Projections* publications, data compiled by the California Department of Finance, and data compiled by the Danville Community Development Department.

Population

Danville's 2010 population was established by the 2010 Census to be 42,039 persons. The Town's population increased by 10,733 persons (a 34.3% increase) between 1990 and 2010. The Town's population is projected to increase by an additional 1,461 persons (a 3.5% increase) between 2010 and 2020, taking the population to 43,500 persons. To put these increases in context, the 1990 Census and 2010 Census indicated the population increase for the entire Tri-Valley Region was 114,344 persons (a 58.0% increase) from 1990 to 2010, taking population in the area from 197,132 to 311,476. *Projections 2013 forecasts* that the population for the Tri-Valley Region will increase by an additional 27,824 persons (an 8.9% increase) between 2010 and 2020, taking the population to 339,300 persons.

Households

The number of households is the number of occupied housing units. Danville has historically experienced a 3%+/- vacancy rate for its housing units, meaning the number of households present is 3%+/- less than the number of housing units present. The number of households in Danville was established by the 2010 Census to be 15,420 households. The number of households increased by 4,253 (a 38.1% increase) between 1990 and 2010, with the vast majority of the increase (i.e., 3,649 households – or 85.8% of the change) occurring between 1990 and 2000. *Projections 2013 forecasts* the number of households in Danville will increase by 520 households (+3.4%) between 2010 and 2020, taking the total to 15,940 households. To put these increases in context, the 1990 Census and 2010 Census indicated the increase in households for the entire Tri-Valley Region was 40,130 households (a 57.4% increase) from 1990 to 2010, taking the number of households from 69,866 to 109,996, with just over one half of the increase (i.e., 20,653 households – or 51.4%) occurring between 1990 and 2000. *Projections 2013*

forecasts the number of households in the Tri-Valley Region will increase by 10,814 households (+9.8%) between 2010 and 2020, taking the total to 120,810 households.

As a result of the Great Recession, Danville and the other cities making up the Tri-Valley Region saw a decline in the number of households after the tabulation of household in the 2010 Census. The decline resulting from the Great Recession (a result in a temporary upward spike in vacancy rates for the cities in the Region) is reflected in data from the 2006-2010 ACS, which indicates a drop from the 2010 Census totals of 245 households for Danville (a 1.6% decline) and 3,556 households for the Tri-Valley Region (a 3.2% decline).

Average household size for Danville is assumed to have declined slightly between 1990 and 2010, dropping from 2.79 persons per household to 2.74 persons per household. The vacancy rate for housing in Danville was estimated by the California Department of Finance to be 3.3% (514 units) in 2010, up from 2.1% (314 units) in 2000.

Income and Housing Costs

The 2010 Census estimated Danville's median household income to have been \$125,867. The 2007-2011 ACS estimated the median income to be \$148,013. The median household income for Contra Costa County was estimated to be \$73,039 by the 2000 Census and \$78,385 by the 2006-2010 ACS for 2010.

The 2000 median housing value for single family residential units in Danville was estimated to be \$724,950 (in 2011 dollars) by the 2010 Census. The 2007-2011 ACS estimated the median housing for single family residential units to be \$877,000, also expressed in 2011 dollars (an increase of 21.0%). The corresponding figures for Contra Costa County were \$342,630 in 2000 and \$490,200 as estimated by the 2007-2011 ACS (an increase of 43%).

Employment

Based on *Projections 2013* and the 2010 Census data, the estimated number of jobs in Danville is projected to rise from 13,460 jobs in 2010 to 15,680 jobs in 2020 (an increase of 16.5%). For comparisons, *Projections 2013* estimates that by 2020 the number of jobs in the entire Tri-Valley Region will increase by 33,950 jobs (an increase of 20.3%), taking the number of jobs in the region from 167,020 to 200,970.

The Danville area continues to be a net supplier of housing as regards the jobs-housing balance. The 2007-2011 ACS estimated there were 18,843

employed residents in the Danville in 2010 which, when compared to the estimated 13,460 local jobs, provided a ratio of 1.40 employed residents for each local job). It is anticipated that Danville will continue to supply more employed residents than there are local jobs into the immediate future. The Tri-Valley Region as a whole did not supply sufficient housing relative the number of jobs present in the area, providing 0.90 employed residents present for each local job in 2010 (i.e., 150,080 employed residents aligned with 167,020 local jobs).

As the current decade concludes, the Tri-Valley area will have experienced a 40-year conversion from bedroom community to major employment center. Total jobs in the area will have increased by more than a 412% increase (200,970 jobs projected in 2020 compared to 48,775 jobs estimated to have been present in 1980). Meanwhile, total households in the area will have increased by over 250% in the same time frame (120,810 households projected in 2020 compared to 47,081 households estimated to have been present in 1980). Total population in the area will have increased by over 230% in the time frame (339,300 persons projected in 2020 compared to 145,807 persons estimated to have been present in 1980).

Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) for Danville for the 2014-2022 planning period (which looks to housing units delivered between January 1, 2014 and October 31, 2022), as assigned by ABAG, is as follows:

Very low income	196 units
Low income	111 units
Moderate Income	124 units
Subtotal	431 units
Above Moderate Income	126 units
Total Need	557 units (an average of 80 units per year)

Housing Supply and Mix

Data from the State of California Department of Finance indicates that, as of January 1, 2011, there were 15,934 housing units in Danville (counting both occupied and non-occupied units). The mix of units was estimated to be 12,067 detached single family units (75.7% of the total units); 2,900 attached single family units (18.2%); 153 of the multifamily units are in buildings with 2 to 4 units per building group (1.0%); and 797 multifamily units in buildings

with 5-plus units per building group (5.0%). A total of 514 of the Danville's units were estimated to be non-occupied units (3.3%) by the 2010 Census.

Ability to Meet Danville's Regional Housing Needs Allocation (RHNA)

With the adoption of the Danville 2030 General Plan in March, 2013, the Town determined there was sufficient infrastructure and public facilities in place and/or planned to accommodate the projected amount of residential growth through the planning period covered by the 2030 Plan (i.e., through 2030, the "horizon year" for the Plan).

To satisfy a jurisdiction's RHNA allocation, the jurisdiction must identify adequate sites to accommodate housing that is affordable to extremely low, very low, low, moderate and above moderate income households. Progress meeting the RHNA for the 2014-2022 planning period will come from several categories of residential development activity, which are summarized on Tables 35 and 36. The following provides expanded discussion of the subcategories of residential activity included on those tables.

As of January 1, 2014, the sites in Danville available for residential development (i.e., sites with land use and zoning designations in place to accommodate residential development) have a demonstrated capacity to accommodate between 875-1,075 approximately 800 and 1,000 new residential units. **(Refer to Tables 32, 33 and 34 and Figure A)**

A total of 66 net new housing units were completed in Danville during the 2014 calendar year (being net production after accounting for the loss of seven units through demolition). **(Refer to Line A of Tables 36 and 37 and Pages 25-28 of Appendix B)** The 73 new units constructed were determined to have the following household income distribution: no units for extremely low income households; seven units for very low income households; four units for low income households; eight units for moderate income households; and 54 units for above moderate income households. The 73 new units constructed are not a subset of the 800 to 1,000 unit development capacity (i.e., these units are above and beyond the cited development capacity).

As of January 1, 2014~~2015~~, there were 45~~52~~ housing units under construction (net after accounting for the loss of five units through demolition) and 68~~27~~ additional units that either had a building permit status of either "Issued" or "Approved" or were at an earlier stage in the building permit plan check process. **(Refer to Lines B and C of Tables 36 and 37 and Pages 25-28 and 3029-34 of Appendix B)** These~~113~~79 units are projected to have the following

household income distribution upon their construction completion: no units for extremely low households; sevenno units for very low income households; ninefour units for low income households; 15eight units for moderate income households; and 8267 units for above moderate income households. The 113 units areThe 79 units are not a subset of the above-cited 875-1,075800 to 1,000 unit development capacity (i.e., these units are above and beyond the cited development capacity).

As of January 1, 20142015, 121154 additional units (being net production after accounting for the loss of eight units through anticipated demolition) had been authorized for development (i.e., had secured the requisite planning entitlements to allow development) but had not yet initiated the building permit plan check process. (Refer to Line D of Tables 35 and 36 and Page 3135 of Appendix B) These 121 unitsWhen the 162 new units are constructed, they are projected to have the following household income distribution upon their construction: no units for extremely low households; no units for very low income households; nine units for low income households; no unitsone unit for moderate income households; and 112152 units for above moderate income households. The 121 units162 new units authorized for development are a subset of the above-cited 875-1,075800 to 1,000 unit development capacity cited above.

As of January 1, 20142015, there were 4027 additional residential units (being net production after accounting for the loss of three units through anticipated demolition) linked to pending planning entitlement requests. (Refer to Line E of Tables 35 and 36 Page 3236 of Appendix B) These 40When the 30 new units are constructed, they are projected to have the following household income distribution upon their construction: no units for extremely low households; no units for very low income households; fourno units for low income households; no units for moderate income households; and 3630 units for above moderate income households. The 4030 new units are a subset of the above-cited 875-1,075800 to 1,000 unit development capacity cited above.

In addition to the projected housing production discussed above-cited subsets of units, and based on recent development trends, it is reasonable to anticipate 84 individually sponsored second units (i.e., second units on existing developed single family residential lots) will be constructed between January 1, 20142015 and the end of the 2022the 2014-2022 planning period, providing an average of twelveten and one half second dwelling units per year for the 2014-2022 planning period. Based on the anticipated sizes of these units 84 units (as extrapolated from the size of the 101 units built or under construction during the 2007-2014 planning period - refer to Appendix M - Tables M-1 and M-2), these 84 units are projected to have the following

household income distribution upon their construction: no units for extremely low households; no units for very low income households; 30 units (35% of the units) for low income households; 46 units (55% of the units) for moderate income households; and eight units (15% of the units) for above moderate households units. The 84 units are not a subset of the above-cited 875-1,075-800 to 1,000 unit development capacity (i.e., these units are above and beyond the cited development capacity).

~~Another subset of the above-cited 875-1,075 unit development capacity~~ are Additional units that can be anticipated to be developed during the planning period are units that would be constructed on existing individual lots of record available for single family development that are not included in any other total sub-category. At the time of adoption of the 2014-2022 Housing Element there were 4832 such lots. It is anticipated that a range of 16 to 1913 to 15 units of these lots would be developed during the 2014-2022 planning period. (Refer to Line F of Tables 35 and 36) Residential development on this subset of 16 to 19 these 13 to 15 units is projected to have the following household income distribution upon occupancy: no units for extremely low, very low, low, or moderate income households; and 16 to 1913 to 15 units for above moderate income households. These 13 to 15 units are a subset of the 800 to 1,000 unit development capacity cited above.

~~An additional subset of the above-cited 875-1,075 unit development capacity~~ are the Additional units that can be anticipated to be constructed during the 2014-2022 planning period are replacement single family detached (RSFD) units anticipated to be constructed during the 2014-2022 planning period. Reflecting the rate of development of RSFD units during the 2007-2014 planning period, it is anticipated that 5452 RSFD units will be developed during the 2014-2022 planning period. (Refer to Line J of Tables 35 and 36) As each RSFD is associated with a corresponding demolition of an existing single family residence, the construction of RSFD units would not result in any net new residential units. All 52 projected RSFD units developed would be anticipated to serve the housing needs of above moderate income households. The 52 units are not a subset of the 800 to 1,000 unit development capacity (i.e., these units are above and beyond the cited development capacity).

After accounting for the aggregate number of anticipated units listed above that are a subset of the cited 800 to 1,000 unit development capacity (i.e., a range of 374 to 377 205 to 207 units), there are approximately 500 to 700 650 to 800 units of development potential remaining from the above-cited 875-1075 unit development capacity. During the course of the 2014-2022 planning period it is projected that a range of 449 to 528 483 to 562 units of the remaining 500 to

700650 to 800 units of development capacity will be constructed. (Refer to Lines H and I of Tables 35 and 36)

Residential development of this subset of 449 to 528483 to 562 units has the capacity to have the following household income distribution upon their construction: 105 to 126 extremely low income units; 114 to 137 very low income units; 85 to 103 low income units; 6 to 7 moderate income units; and 173 to 189 above moderate income units. (Refer to Lines H and I of Table 33)

It was established through analysis contained within the Danville 2007-2014 Housing Element that the Town had a RHNA "shortfall" for the planning period. The 2007-2014 Housing Element established that Danville needed to fill a shortfall of multifamily land with minimum development densities adequate to accommodate the needs of 187 extremely low and very low income households and to fill a shortfall of multifamily land with minimum development densities adequate to accommodate the needs of 34 low income households.

In response to the identified RHNA shortfall, by way of the Town's adoption of the 2030 General Plan in March 2013, the Town designated 8.75 acres to a newly established Residential - Multifamily - High (25-30 units per acre) land use designation and designated an additional 2.0 acres to the Residential - Multifamily - High/Medium (20-25 units per acre) land use designation. The High/Medium land use designation was recalibrated by the adoption of the 2030 Plan from an 18 units per acre minimum density to a 20 units per acre minimum density to meet HCD's requirements to qualify as land suitable to accommodate the needs of low income households.

Both sites affected by these actions (i.e., the Borel/EBRPD site and the Danville Office Partners, LLC site) were subsequently rezoned by Town-initiated rezoning actions to establish the ability to develop at the cited densities as an at-right land use - a requisite step in addressing Danville's RHNA shortfall for the 2007-2014 planning period. These two sites (10.75 net acres in aggregate area) remain available for development at the time of the adoption of the 2014-2022 Housing Element and constitute the majority of the land needed to meet the extremely low and very low income components of the 2014-2022 RHNA and a measurable portion of the low income component of the 2014-2022 RHNA.

Taking all the subsets cited above into account, the aggregate residential development capacity for the 2014-2022 planning period is a range of 852 to 934888 to 969 units (with net production being in the range of 801 to 882 units after accounting for a projected 87 units lost due to demolition to accommodate new construction). As established in the above paragraphs, the development

capacity would yield the following household income distribution: 105 to 126 extremely low income units; 121 to 144 very low income units; 137 to 155 132 to 150 low income units; 67 to 68 69 to 70 moderate income units; and 489 to 508 548 to 566 above moderate income units. (Refer to "Totals" Lines Tables 35 and 36 and Table 42 - Quantified Objective for 2014-2022 Planning Period) After accounting for the projected demolition of 79 existing residential units during the planning period, the capacity for new units is a range of 840 to 922 net new residential units.

As shown on Table 31, the amount and type of land available for multifamily development, coupled with the anticipated production of second dwelling units, assures that Danville exceeds the requisite development capacity for the extremely low, very low and low income household components of Danville's 2014-2022 RHNA. Specifically, as detailed on Table 31, Danville has the development capacity for 118-138 low income units (where the current RHNA allocation for low income household need is 111 units) and has the development capacity for 219-263 very low income units (where the current RHNA allocation for very low income household need is 196 units).

Special Needs Populations

Seniors (persons ≥ 65 years in age) represented an estimated 14.4% (6,048 persons) of the Danville's 2010 population. Danville's population is aging as persons ≥ 65 in 2000 constituted 10.3% of the total population (4,300 persons) in 2010, 8.4% of the total population (2,616 persons) in 1990, and only 4.9% of the total population (1,450 persons) in 1980.

The 2011-2013 ACS estimated that 917 of all households in Danville (5.9%) were headed by a single parent. The 2007-2011 5-Year ACS estimated that while only 2.9% of Danville's households had household incomes placing them below poverty level, household incomes of 22.3% of female headed households were below poverty level and household incomes of 29.9% of female headed households with children under 18 were below poverty level.

The 2007-2011 ACS estimated that 1,525 Danville households included five or more people (9.9% of all households) - qualifying them as large family households. As a subset of this total, it was estimated there were 199 renter-occupied large family households. While large family households do not necessarily live in overcrowded or severely overcrowded conditions, the 2006-2010 ACS estimated there were 35 renter-occupied overcrowded households, 75 owner-occupied overcrowded households and 25 owner-occupied severely overcrowded households in Danville.

The 2006-2010 ACS estimated that 465 of the 2,205 renter-occupied households present at the time in Danville (21.1%) assigned between 30% and 50% of their total income to housing costs in 2010, with another 470 renter-occupied households (21.3%) estimated to be assigning over 50% of their total income to housing costs at that time. The 2006-2010 ACS estimated that 3,115 of Danville's 12,970 owner-occupied households present at the time (24.0%) assigned between 30% and 50% of their total income to housing costs in 2010, with another 2,240 owner-occupied households (17.3%) estimated to be assigning over 50% of their total income to housing costs.

Opportunities for Energy Conservation

Danville enforces California's energy regulations (i.e., Title 24 of the California Administrative Code) through its plan checking and building inspection process. Energy conservation is also addressed through the Town's environmental and development review and permitting process.

Governmental Constraints

Land slated for residential development in Danville currently carries development densities in the range of one unit per five acres to 30 units per acre. Minimum development density regulations are in place for all four of Danville's multifamily residential land use designations. Goals and policies in the 2007-2014 Housing Element led to the creation of a new multifamily residential land use designation which provides for a range of 25 - 30 units per net acre. The 2007-2014 Housing Element policies also resulted in the recalibration of existing multifamily residential land use designations in the 2030 General Plan to amend the maximum allowable density range for the Multifamily - High/Medium designation from 18 - 22 units per acre to 20 - 25 units per acre, the Multifamily - Low/Medium designation from 13 - 17 units per acre to 13 - 20 units per acre, and the Multifamily - Low designation from 7 - 12 units per acre to 8 - 13 units per acre.

The State's density bonus law, having been significantly modified in 2004 by SB1818, can be considered a voluntary inclusionary housing ordinance providing large incentives to developers who include specified amounts of affordable housing in their projects. SB1818 requires cities and counties to grant developers both density bonuses of 20 to 35 percent, depending on the amount and type of affordable housing provided, and "concessions" - exceptions from normally applicable zoning and other development standards.

Qualifying projects would be projects of five or more units where at least one of the following occupancy characteristics is present: a minimum of 5 percent of the units are for very low income households; a minimum of 10 percent of the units are for low income households; a minimum of 10 percent of the units are for moderate income households and the project is a qualifying common interest, for-sale project; or 100 percent of the units are in a senior citizen project (with no corresponding standard for affordability).

A variety of development impact fees are assessed upon new residential projects, including both Town-controlled fees (such as child care fees and park land in-lieu fees) and fees not controlled by the Town (such as regional traffic mitigation fees and school impact fees). Another component of project costs is utility service connection fees (e.g., sewer and water connection fees).

Town-controlled development and impact fees contribute approximately \$33,000 to the development cost for each new single family unit, \$14,750 per apartment unit and \$3,425 per second dwelling unit. Development and impact fees imposed by agencies other than Danville contribute approximately \$57,400 to the development cost for each new single family unit, \$31,250 per apartment unit and \$15,750 per second dwelling unit. The estimated combined per-unit totals of development and impact fees are \$90,250 per new single family unit, \$46,000 per apartment unit, and \$18,000 per second dwelling unit. (Refer to Tables 28, 29 and 30)

To put these costs in context, the Draft Contra Costa County 2014-2022 Housing Element estimates the per-unit range of planning and processing fees for a typical single-family residence in the unincorporated area to range from \$48,000 to \$88,500. The estimated per-unit range of planning and processing fees for a for-rent project (the County analysis was for a 25-unit multifamily complex) was estimated to be in the range of \$22,750 to \$45,000 per apartment unit.

Development standards and permit procedures are not a significant constraint to housing development in Danville as they are comparable with the standards and procedures of other jurisdictions in the region.

Non-Governmental Constraints

High land values and construction costs continue to constrain the development of affordable housing in Danville and the region. A comparative reduction of sites that are available for residential development has become a constraint as the Town moves towards a built out condition.

Community opposition to projects pursuing medium to high density multifamily housing has been expressed when development is proposed adjoining, or within, established single family neighborhoods.

Housing Goals, Policies, and Implementation Measures

The following goals will serve to direct Danville's actions relative its housing efforts. Each goal matched with supporting policies and implementation measures.

- GOAL 1 Increase the supply of housing with a priority on the development of affordable housing, including housing affordable to lower income households.
- GOAL 2 Improve housing affordability for both renters and homeowners.
- GOAL 3 Increase the supply of appropriate supportive housing for special needs populations.
- GOAL 4 Maintain and improve the quality of existing housing stock and residential neighborhoods.
- GOAL 5 Mitigate governmental constraints to housing development and affordability.
- GOAL 6 Promote equal opportunity for all residents to reside in the housing of their choice.
- GOAL 7 Preserve the existing affordable housing stock in Danville.

I. INTRODUCTION

A. COMMUNITY CONTEXT

Danville began as a small rural village formed in the 1850s to serve commercial and cultural needs of the surrounding agricultural areas. With the construction of the Bay Bridge in 1936 and the Caldecott Tunnel in 1937, Central Contra Costa County became accessible to the large and growing employment centers in San Francisco and other parts of the Bay Area. A significant amount of residential development began to occur in the San Ramon Valley during the late 1940s. The first large residential subdivisions in Danville occurred during this period.

During the 1950s and 1960s, Danville evolved into a desirable residential community. The completion of I-680 in 1968 greatly improved access to the area and led to increased amounts of residential development activity throughout the San Ramon Valley. During the 1970s, major changes began to occur in the San Ramon Valley. Large new developments were proposed and construction began, including the residential community of Blackhawk to the northeast of Danville and the Bishop Ranch Business Park in San Ramon. Danville was one of three Tri-Valley Region communities (covering the communities of Danville, San Ramon, Dublin, Pleasanton, and Livermore and occupying the valley areas identified as San Ramon, Livermore and Amador Valleys) to incorporate in the early 1980s. During the 1980s and 1990s, the San Ramon Valley, the northernmost of the three valley areas constituting the Tri-Valley Region) became a focus of major development activity. Once a predominantly residential and rural area, the San Ramon Valley has experienced major residential, commercial and office growth, which has altered its historic rural character.

B. ROLE AND CONTENT OF HOUSING ELEMENT

Section 65583 of the State Government Code establishes the required components of housing elements. The housing element must make adequate provision for the existing and projected housing needs of all economic segments of the community.

In brief, Danville's housing element must contain:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs;
- A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement and development of housing;
- A program that sets forth a schedule of actions (implementation strategies) during the planning period, each with a timeline, to implement

- the policies and to achieve the goals and **quantified** objectives of the housing element;
- An identification of adequate sites to meet the community’s need for housing (including its need for housing for extremely low, very low, low, moderate, and above moderate income households); and
 - An identification of governmental and non-governmental constraints, coupled with a program that, as appropriate and legally **feasible**, serves to remove or mitigate **identified** governmental constraints to housing development.

Lack of affordable housing is a problem affecting the greater Bay Area Region that cannot be addressed solely on a local level. The inability to pay for decent housing, paying higher amounts for housing, and the inadequacy of public resources to support affordable housing development are problems that cross jurisdictional boundaries.

The Association of Bay Area Governments (ABAG) is the Council of Government (COG) for the Bay Area Region and is the agency assigned by the State Department of Housing and Community Development to allocate regional housing need for cities and counties for the nine-county Bay Area Region. Danville's Regional Housing Needs Allocation (RHNA) is presented in Table 1.

Table 1
Regional Housing Needs Allocation (RHNA)
by Household Income Category (June 2013)
- Town of Danville

[Amends and replaces Table 1 of the Danville 2007-2014 Housing Element]

RHNA by Household Income Category	Allocation	Distribution
Very Low Income (<50% of Median Income)	196 units	35.2%
Low Income (50%-80% of Median Income)	111 units	19.9%
Moderate Income (80%-120% of Median Income)	124 units	22.3%
Above Moderate Income (>120% of Median Income)	126 units	22.6%
Total Allocation	557 units	100.0%

Source: ABAG, Final Regional Housing Needs Allocation (2014-2022). June 2013

C. DATA SOURCES

Various sources of information are used to prepare the Housing Element. Much of the data used to compile the document was taken from the 1990, 2000, and 2010 Decennial Census counts and from various American Community Survey (ACS) 3- and 5-Year Estimates (published by the Bureau of Census).

It is noteworthy that, as compared to data taken from decennial census counts, the ACS data has a measurably larger margin of error. Other data sources used included demographic and housing data provided in various ABAG Projections publications, information compiled by the California Department of Finance, and information compiled by the Danville Community Development Department.

D. PUBLIC PARTICIPATION

In preparation of the Draft Danville 2014-2022 Housing Element, the public was provided an opportunity to review and comment on the draft document and the associated environmental documents. Notice of the availability of the Draft Danville 2014-2022 Housing Element for review and the intent to adopt a Negative Declaration of Environmental Significance for the policy document was posted on the Town's website, posted at community locations, posted by the Contra Costa County Clerk, and published (on November 10, 2014) in the San Ramon Valley Times.

A total of over 600 groups and individuals were notified of the public hearings for the 2014-2022 Housing Element before the Planning Commission and the Town Council, including the following groups:

- Alameda and Contra Costa Counties
- Town of Danville Departments
- Tri-Valley region cities
- Other local agencies and special districts
- Transportation committees
- Danville Chamber of Commerce
- San Ramon Valley Unified School District
- Danville Library
- For-profit and non-profit housing developers
- Housing advocacy groups
- Real estate associations
- Bay Area Council
- Home Builders Association of Northern California
- California Alliance for Jobs
- Greenbelt Alliance
- Faith community
- Social service providers

In addition, mailed notification of the public hearings for the 2014-2022 Housing Element update were sent to all agencies and organizations copied on the Housing and Community Development (HCD) agency comment letter for the

Danville 2007-2014 Housing Element. By way of articles placed onto the Town's website, residents and business property owners in the Town were advised of the 2014-2022 Housing Element update effort. The articles discussed the Regional Housing Needs Allocation (RHNA) process that was utilized to establish Danville's allocation of the projected housing need for the 2014-2022 planning period. The articles summarized the content requirements of the housing element; the time frame for its preparation and submittal to the HCD; the availability of a draft document for public review; and also provided direction to interested individuals and groups as to the manner that they could direct questions and comments to the Town regarding the update. Following a formal review and comment period, the Town made revisions to the draft document in response to comments received. In advance of the Planning Commission's December 17, 2014 public hearing on the draft 2014-2022 Housing Element, the Town posted a copy of the updated draft document on the Town's website.

As required by the Government Code, the Town reached out to all economic segments of the community in the preparation of the 2014-2022 Housing Element. The outreach process started in Fall 2012, as the Regional Housing Needs Allocation (RHNA) for the 2014-2022 period was being finalized. At the time, the Town was adopting its 2030 General Plan, which called for rezoning multifamily sites to ensure sufficient capacity to meet the RHNA.

More than 25 study sessions or public hearings were held as part of the General Plan Update process. Every Danville household received post card notification of the public hearings and was invited and encouraged to attend. Attendance was particularly high at the hearings convened between November 2012 and March 2013, with several hundred people in attendance at each meeting. More than 20 hours of testimony and discussion regarding housing needs, affordability, and housing sites was received. Danville residents, housing advocacy groups, lower income persons, seniors, students, environmental groups, representatives of the faith community, and developers were all part of the discussion. Press coverage of these meetings was extensive.

The feedback received at these meetings has shaped the policies and programs in the 2014-2022 Housing Element. The list of housing opportunity sites directly reflects input from the public. The strategies to meet housing needs have been developed in an effort to meet the RHNA obligations and balance input from hundreds of residents on how to best meet the Town's housing needs.

E. RELATIONSHIP TO GENERAL PLAN

The Danville 2014-2022 Housing Element is a required component of the Danville General Plan. The Town of Danville adopted its current General Plan in March 2013 (i.e., the Danville 2030 General Plan). The Town will ensure consistency between the 2014-2022 Housing Element and the Danville General Plan through the Housing Element update process and any subsequent update or amendment of the 2030 Plan. As may be determined necessary, and consistent with SB 244 (Wolf, 2011), the Town will amend the land use element of the Danville 2030 General Plan to indicate that a determination has been made that there are no unincorporated disadvantaged communities (DUCs) present in Danville's Planning Area as depicted in the general plan. If the 2030 Plan is amended during the planning period covered by the 2014-2022 Housing Element, the Town will make conforming amendments to the Housing Element, and/or consider whether the amendments under consideration to the 2030 Plan would impede the Town's ability to meet its RHNA.

The 2014-2022 Housing Element establishes goals, quantified objectives, and policies, accompanied with a detailed work plan (i.e., implementation strategies). It was established through the Danville 2007-2014 Housing Element that the Town had a RHNA "shortfall". The analysis performed for the RHNA shortfall established that Danville needed to fill a shortfall of multifamily land with minimum development densities adequate to accommodate the needs of 187 extremely low and very low income households and a shortfall of multifamily land with minimum development densities adequate to accommodate the needs of 34 low income households. In response to the identified RHNA shortfall, by way of the Town's adoption of the 2030 General Plan in March 2013, designated 8.75 acres to a newly established Residential - Multifamily - High (25-30 units/acre) land use designation and designated an additional 2.0 acres to the Residential - Multifamily - High/Medium (20-25 units per acre) land use designation. The High/Medium land use designation was recalibrated by the adoption of the 2030 Plan from an 18 units/acre minimum density to the requisite 20 units/acre minimum density to qualify as land suitable to accommodate the needs of low income households.

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II. HOUSING NEEDS ASSESSMENT

A. POPULATION CHARACTERISTICS AND TRENDS

1. Population, Housing Units, and Households

The 2010 Census set Danville's population at 42,039 persons, inclusive of 243 persons in group quarters. The 2010 population was split between 20,313 males (48.3%) and 21,726 females (51.7%). The 2010 Census indicated 84.4% of all households were owner-occupied households (13,020 households) with the remaining 15.6% of households being renter-occupied households (2,400 households). At the time, 3.2% of all housing units were vacant (514 housing units). At the time of the 2010 Census, Danville contained 15,934 housing units, consisting of 12,067 detached single family residential units (75.7% of the total units); 2,900 attached single family residential units (18.2%); 153 multifamily units in buildings with 2-4 units per building (1.0%); and 797 multifamily units in buildings with 5-plus units per building (5.0%). (Refer to Table 2) The 2010 Census estimated that there were 514 vacant housing units in Danville, representing 3.3% of the housing units. The number of households in a community is the number of occupied housing units. Danville's vacancy rate has generally been in the range of 2% to 3%, meaning there are generally 2% to 3% less households than there are housing units. During the Great Recession the Town experienced an unusually high vacancy rate, which converted to a drop in the number of households present. The number of households in Danville was established by the 2010 Census to be 15,420 households. The number of households increased by 4,253 (a 38.1% increase) between 1990 and 2010, with the vast majority of the increase (i.e., 3,649 households - or 85.8% of the change) occurring between 1990 and 2000. Projections 2013 forecasts the number of households in Danville will increase by 520 households (+3.4%) between 2010 and 2020, taking the total to 15,940 households. To put these increases in context, the 1990 Census and 2010 Census indicated the increase in households for the entire Tri-Valley Region was 40,130 households (a 57.4% increase) from 1990 to 2010, taking the number of households from 69,866 to 109,996, with just over one half of the increase (i.e., 20,653 households - or 51.4%) occurring between 1990 and 2000. Projections 2013 forecasts the number of households in the Tri-Valley Region will increase by 10,814 households (+9.8%) between 2010 and 2020, taking the total to 120,810 households. As a result of the Great Recession, Danville and the other cities making up the Tri-Valley Region saw a decline in the number of households after the tabulation of household in the 2010 Census. The decline resulting from the Great Recession (a result in a temporary upward spike in vacancy rates for the cities in the Region) is reflected in data from the 2006-2010 ACS, which indicates a drop from the 2010 Census totals of 245 households for Danville (a 1.6% decline) and 3,556 households for the Tri-Valley Region (a 3.2% decline).

Table 2
Housing Units (1990-2013)
- Town of Danville

[Amends and replaces, in part, Table 2 of the Danville 2007-2014 Housing Element]

Housing Units	1990 Census ⁽¹⁾	2000 Census ⁽²⁾	2010 DOF ⁽³⁾	2013 DOF ⁽³⁾
Total Housing Units	11,466	15,336	15,934	15,962
<i>Single Family Detached</i>	8,886 (77.5%)	11,780 (76.8%)	12,067 (75.7%)	12,091 (75.7%)
<i>Single Family Attached</i>	2,081 (18.1%)	2,592 (16.9%)	2,900 (18.2%)	2,904 (18.2%)
<i>Multifamily 2 to 4 Units</i>	150 (1.3%)	273 (1.8%)	153 (1.0%)	153 (1.0%)
<i>Multifamily 5-plus Units</i>	302 (2.6%)	691 (4.5%)	797 (5.0%)	797 (5.0%)
<i>Mobile Homes</i>	47 (0.4%)	0 (0%)	17 (0.1%)	17 (0.1%)

Sources:

1. US Census Bureau, 1990 Census of Population and Housing Characteristics, California.
2. US Census Bureau, 2000 Decennial Census Count.
3. State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2013 with 2010 Census Benchmark.

Note: The drop in the number of units shown in the Multifamily 2 to 4 category between 2000 and 2010 reflects a change in methodology in the manner that single family attached units are defined. The units dropped from this category shifted into the 2010 total in the Single Family Detached category.

Table 3
Population and Households (1980 - 2010)
- Town of Danville

[Amends and replaces, in part, Table 2 of the Danville 2007-2014 Housing Element]

Population and Households	1980 Census	1990 Census	2000 Census	2010 Census
Total Population	26,446	31,306	41,715	42,039
<i>In Households</i>	Not Available	30,875	41,251	41,796
<i>In Group Quarters</i>	Not Available	134	464	243
Total Households	8,357	11,167	14,816	15,420
<i>Family Households</i>	7,388 (88.4%)	9,304 (83.3%)	11,869 (80.1%)	11,978 (77.7%)
<i>With own children <18 years</i>	4,430 (53.0%)	4,547 (40.7%)	6,259 (42.2%)	5,858 (40.0%)
<i>Persons per family</i>	Not Available	3.05	3.13	3.10
Average Household Size	3.15	2.79	2.78	2.74
Vacancy Rate	Not Available	3.5% (390 units)	2.1% (314 units)	3.3% (514 units)

Source: US Census Bureau, 1980, 1990, and 2000 Decennial Census Counts SF1, SF3, DP1-DP4, CTPP, Census 2010 DP-1.

2. Age Characteristics

The median age of Danville residents in 2010 was calculated to be 44.5 years (compared to a median age of 38.5 for Contra Costa County as a whole). (Refer to Table 4) Age trends for Danville are revealed when Census 2000 data is compared to Census 2010 data. Danville's population is trending older, as evidenced by the relative decrease in the percentage of residents under five years of age (i.e., 2,961 persons for 7.1% of total population in 2000 versus 2,044 persons for 4.9% of the population in 2010) and the relative increase in the percentage of residents 65 and older in age (i.e., 4,300 persons for 10.3% of total population in 2000 versus 6,048 persons for 14.4% of the population in 2010).

Table 4
Population Characteristics (2000 & 2010)
- Town of Danville and Contra Costa County

[Amends and replaces Table 3 of the Danville 2007-2014 Housing Element]

Population by Gender and Age Grouping and Median Age	2000 Census - Danville	2000 Census - County	2010 Census - Danville	2010 Census - County
Population by Gender				
Total Population ⁽¹⁾	41,715 (100.0%)	948,816 (100.0%)	42,039 (100.0%)	1,049,025 (100.0%)
Male ⁽²⁾	20,228 (48.5%)	463,270 (48.8%)	20,313 (48.3%)	511,526 (48.8%)
Female ⁽²⁾	21,487 (51.5%)	485,546 (51.2%)	21,726 (51.7%)	537,499 (51.2%)
Population by Age Grouping⁽³⁾				
Under 5	2,961 (7.1%)	66,128 (7.0%)	2,044 (4.9%)	67,018 (6.4%)
5-19	9,635 (23.1%)	208,172 (21.9%)	9,961 (23.7%)	220,495 (21.0%)
20-64	24,819 (59.5%)	567,244 (59.8%)	23,986 (57.1%)	631,074 (60.2%)
65 & Older	4,300 (10.3%)	107,272 (11.3%)	6,048 (14.4%)	130,438 (12.4%)
Median Age ⁽³⁾	39.9 years	36.4 years	44.5 years	38.5 years
Group Quarters Population⁽⁴⁾				
Institutionalized - Nursing Homes	94	3,081	243	3,306
Institutionalized - Other	-	2,211	4	2,040 ^(a)
Not Institutionalized	370	4,550	56	4,968

Sources:

1. US Census Bureau, 2000 and 2010 Decennial Census Counts SF1:P1 and SF1:P1.
2. US Census Bureau, 2000 and 2010 Decennial Census Counts SF1:P12 and SF1:P12.
3. US Census Bureau, 2000 and 2010 Decennial Census Counts SF1:P13 and SF1:P13.
4. US Census Bureau, 2000 and 2010 Decennial Census Counts SF1:P37 and SF1:P20.

3. Race and Ethnicity

Danville's population is less racially diverse than Contra Costa as a whole. (Refer to Table 5) The 2010 Census indicates that Contra Costa County is now a "minority majority" County, with 52.2% of the population identifying as non-white. Data from the 2000 Census and 2010 Census also indicates both jurisdictions are becoming more diverse over time. The data indicates decreases in the percentage of residents identifying as white, with a decrease in Danville from 83.0% to 78.1% and in the County from 57.9% to 47.8% between the two survey periods.

4. Employment

Up until the early 1980's, the Tri-Valley Region was primarily a bedroom community. *Projections 1994* indicated that the Tri-Valley Region had 51,386 total households, 76,875 employed residents, and 48,775 total jobs in 1980. This meant that the area had a net surplus of housing as a function of available area jobs. Specifically, there were 0.63 jobs present in the area per employed resident in 1980. For its portion of the jobs/housing picture, Danville was estimated to have had 0.47 jobs per employed resident in 1980.

The Tri Valley Region experienced massive job growth along with an extensive amount of residential development between 1980 and 2000. The 2000 Census indicated that the Tri-Valley Region had 161,820 total jobs in 2000 (a 230+% increase from 1980). While some of this job growth is likely attributable to changes implemented in the methodology to count jobs (i.e., how home-based jobs were accounted for), it is clear that the increase in total jobs outpaced the development of total households in the area. Households were estimated to have increased by around 75% to 90,159 total households over the same period of time. (Refer to Tables 5 and 6) The 2000 Census indicated that the number of employed residents in the area has increased by around 95% between 1980 and 2000, rising to 150,080 employed residents by 2000.

The growth the area experienced favored the development of new jobs over new housing. The ratio of jobs per household shifted from 0.95 jobs per household to 1.79 jobs per household in the twenty year period. Danville's status as a net provider for housing to the area and region solidified during this period when the total number of jobs in the Tri-Valley Region caught up, and surpassed, the total number of employed residents in the area.

Table 5
Population by Race / Ethnicity (2000 & 2010)
- Town of Danville and Contra Costa County

[Amends and replaces Table 4 of the Danville 2007-2014 Housing Element]

Population by Race/Ethnicity ⁽¹⁾	2000 Census - Danville	2000 Census - County	2010 Census - Danville	2010 Census - County
Total Population	41,715 (100.0%)	948,816 (100.0%)	42,039 (100.0%)	1,049,025 (100.0%)
Hispanic	1,945 (4.7%)	167,776 (17.7%)	2,879 (6.8%)	255,560 (24.4%)
Not Hispanic				
<i>White – Not Hispanic^(a)</i>	34,618 (83.0%)	549,409 (57.9%)	32,834 (78.1%)	500,923 (47.8%)
<i>Black – Not Hispanic^(b)</i>	375 (0.9%)	86,851 (9.2%)	355 (0.8%)	93,604 (8.9%)
<i>AIAN – Not Hispanic^(c)</i>	66 (0.2%)	3,648 (0.4%)	47 (0.1%)	2,984 (0.3%)
<i>Asian – Not Hispanic^(d)</i>	3,722 (8.9%)	102,681 (10.8%)	4,360 (10.4%)	148,881 (14.2%)
<i>NHPI – Not Hispanic^(e)</i>	46 (0.1%)	3,157 (3.3%)	61 (0.1%)	4,382 (4.2%)
<i>Other – Not Hispanic^(f)</i>	68 (0.2%)	2,636 (0.3%)	110 (0.3%)	3,122 (0.3%)
<i>2Plus – Not Hispanic</i>	875 (2.1%)	32,658 (3.4%)	1,393 (3.3%)	39,569 (3.8%)

Source: US Census Bureau, 2000 and 2010 Decennial Census Counts SF1:P8 and SF1:P5.

Notes:

- a. "White" refers to a person having origins in any of the original peoples of Europe, the Middle East, or North Africa. It includes people who indicated their race(s) as "White" or reported entries such as Irish, German, Italian, Lebanese, Arab, Moroccan, or Caucasian.
- b. "Black or African American" - or "Black" - refers to a person having origins in any of the Black racial groups of Africa. It includes people who indicated their race(s) as "Black, African Am., or Negro" or reported entries such as African American, Kenyan, Nigerian, or Haitian.
- c. "American Indian and Alaska Native" - or "AIAN" - refers to a person having origins in any of the original peoples of North and South America (including Central America) and who maintains tribal affiliation or community attachment. This category includes people who indicated their race(s) as "American Indian or Alaska Native" or reported their enrolled or principal tribe, such as Navajo, Blackfeet, Inupiat, Yup'ik, or Central American Indian groups or South American Indian groups.
- d. "Asian" refers to a person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent, including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam. It includes people who indicated their race(s) as "Asian" or reported entries such as "Asian Indian," "Chinese," "Filipino," "Korean," "Japanese," "Vietnamese," and "Other Asian" or provided other detailed Asian responses.
- e. "Native Hawaiian or Other Pacific Islander" - or "NHPI" refers to a person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands. It includes people who indicated their race(s) as "Pacific Islander" or reported entries such as "Native Hawaiian," "Guamanian or Chamorro," "Samoan," and "Other Pacific Islander" or provided other detailed Pacific Islander responses.
- f. "Other" includes all other responses not included in the White, Black or African American, American Indian or Alaska Native, Asian, and Native Hawaiian or Other Pacific Islander race categories described above. Respondents reporting entries such as multiracial, mixed, interracial, or a Hispanic or Latino group (for example, Mexican, Puerto Rican, Cuban, or Spanish) in response to the race question are included in this category.

Table 6
Total Population / Household Population / Households (1980 - 2010)
- Town of Danville and Tri-Valley Region

[Amends and replaces, in part, Table 5 of the Danville 2007-2014 Housing Element]

Total Population		1990 Census⁽¹⁾	2000 Census⁽¹⁾	2010 Census⁽¹⁾	2020 Projection⁽³⁾
Danville Total Population		31,306	41,715	42,039	43,500
	<i>Percentage Increase</i>	-	33.2%	0.8%	3.5%
Tri-Valley Region Total Population		197,132	253,409	311,476	339,300
	<i>Percentage Increase</i>	-	28.6%	22.9%	8.9%
	<i>Danville as a Percentage of Tri-Valley</i>	15.9%	16.5%	13.5%	12.8%
Household Population		1990 Census⁽¹⁾	2000 Census⁽¹⁾	2010 Census⁽¹⁾	-
Danville Household Population		30,875	41,251	41,796	-
	<i>Percentage Increase</i>	-	33.6%	1.3%	-
Tri-Valley Region Household Population		192,550	247,132	304,418	-
	<i>Percentage Increase</i>	-	28.3%	23.2%	-
	<i>Danville as a Percentage of Tri-Valley</i>	16.0%	16.7%	13.7%	-
Households		1990 Census⁽¹⁾	2000 Census⁽¹⁾	2010 Census⁽¹⁾	2020 Projection⁽⁵⁾
Danville Households		11,167	14,816	15,420	15,940
	<i>Percentage Increase</i>	-	32.7%	4.1%	3.4%
Tri-Valley Region Households		69,866	90,519	109,996	120,810
	<i>Percentage Increase</i>	-	29.6%	21.5%	9.0%
	<i>Danville as a Percentage of Tri-Valley</i>	16.0%	16.4%	14.0%	13.2%

Sources:

1. US Census Bureau, 1990, 2000 and 2010 Decennial Census Counts.
2. American Community Survey 2006-2010 5-year estimates.
3. ABAG, *Projections 2013 2020 Total Population*.
4. American Community Survey 2007-2011 5-year estimates.
5. ABAG, *Projections 2013 2020 Households*.

Note: The Tri-Valley Region includes the incorporated jurisdictions of Danville and San Ramon for the Contra Costa County sub-region and the incorporated jurisdictions of Dublin, Pleasanton and Livermore for the Alameda County sub-region.

Table 7
Jobs / Employed Persons (1990 - 2020)
- Town of Danville and Tri-Valley Region

[Amends and replaces, in part, Table 6 of the Danville 2007-2014 Housing Element]

Jobs	1990 Projection⁽¹⁾	2000 Census⁽²⁾	2010 Census⁽²⁾	2020 Projection⁽³⁾
Danville Jobs	8,800	13,760	13,460	15,680
<i>Percentage Increase</i>	-	56.4%	(3.0%)	16.5%
Tri-Valley Region Jobs	125,360	161,820	167,020	200,970
<i>Percentage Increase</i>		29.1%	3.2%	20.3%
<i>Danville as a Percentage of Tri-Valley</i>	7.0%	8.5%	8.1%	7.8%
Employed Persons	1990 Census⁽²⁾	2000 Census⁽²⁾	2006-2010 ACS⁽⁴⁾	--
Danville Employed Persons	17,052	20,907	19,005	-
<i>Percentage Increase</i>	-	22.6%	(9.1%)	-
Tri-Valley Region Employed Persons	108,876	133,277	147,620	-
<i>Percentage Increase</i>	-	22.4%	10.7%	-
<i>Danville as a Percentage of Tri-Valley</i>	15.7%	15.7%	12.9%	-

Sources:

1. ABAG, *Projections 2007*. 1990 Total Jobs.
2. US Census Bureau, 1990, 2000 and 2010 Decennial Census Counts.
3. ABAG, *Projections 2013*. 2020 Total Population.
4. American Community Survey 2006-2010 5-year estimates.

Note: The Tri-Valley Region includes the incorporated jurisdictions of Danville and San Ramon for the Contra Costa County sub-region and the incorporated jurisdictions of Dublin, Pleasanton and Livermore for the Alameda County sub-region.

Projections 2013 forecasts that the prior trends in place for the region continue through to the year 2020. *Projections 2013* estimates that total jobs in the Tri-Valley Region will increase by 33,950 (20.3%) in the decade, rising to 200,970 total jobs from the 2010 total of 167,020 jobs. *Projections 2013* estimates the number of households added to the area will increase by 25,436 (6.8%) in the decade, rising to 120,810 households from the 2010 total of 109,996 households. *Projections 2013* estimates the population added to the area will increase by 27,824 (9.0%) in the decade, rising to 339,300 persons from the 2010 total of 311,476 persons.

As the current decade concludes, the Tri-Valley area will have experienced a 40-year conversion from bedroom community to major employment center. Total jobs in the area will have increased by more than a 412% increase (200,970 jobs projected in 2020 compared to 48,775 jobs estimated to have been present in 1980). Meanwhile, total households in the area will have increased by over 250%

in the same time frame (120,810 households projected in 2020 compared to 47,081 households estimated to have been present in 1980). Total population in the area will have increased by over 230% in the time frame (339,300 persons projected in 2020 compared to 145,807 persons estimated to have been present in 1980).

B. HOUSEHOLD CHARACTERISTICS

1. Household Type

Housing needs and/or desires vary with household type. According to the 2010 Census, a large percentage of Danville's households are family households (77.7%). For Contra Costa County at large, the 2010 Census indicates that 70.4% of households were family households. Except for the larger number of households that are family households, household compositions in Danville are generally similar to household compositions present at the countywide level.

Danville has a wide range of housing product types. Home to one of the State's first Planned Unit Developments, Danville has, since the 1970's, provided for mixed residential densities in its various neighborhoods. As of January 1, 2014, Danville's housing stock consisted of 12,091 detached single family residential units (75.7% of all units); 2,904 attached single family residential units (18.2%); 153 multifamily residential structures with 2 to 4 units (1.0%); and 797 multifamily residential structures with 5 or more units (5.0%). (Refer to Table 2)

2. Household Size

The 2010 Census determined Danville's average household size to be 2.74 persons per household (down from 2.78 for the average household size determined by the 2000 Census). Both the California Department of Finance and the Bureau of Census had shown a trend for household size decline in Danville - but the Department of Finance has shown an incremental increase each year since 2010, with household size estimated to again having reached 2.78 persons by the start of 2014.

The Bureau of Census estimated Danville's the average household size at 3.15 in the 1980 Census (Refer to Table 3) The reduction in the average household size has impacted Danville's rate of population increase. While the number of households increased by 4.1% from 2000 to 2010 (from 14,816 to 15,420), Danville's population only increased 0.8% (from 41,715 to 42,039) - with this limited increase also influenced by a temporary rise in the vacancy rate of housing units in Danville. (Refer to Tables 3 and 8)

Table 8
Household by Type / Housing Tenure (1990, 2000, 2010 & 2007-2013)
- Town of Danville

[Amends and replaces Table 7 of the Danville 2007-2014 Housing Element]

Household Characteristics	1990 Census ⁽²⁾	2000 Census ⁽³⁾	2010 Census ⁽⁴⁾	2007-2011 or 2011-2013 ACS
Total Households	11,167	15,130	15,934	Not Available
Occupied Housing Units	11,064	14,816	15,420	Not Available
<i>Owner-Occupied</i>	9,632 (87.1%)	13,198 (89.1%)	13,020 (84.4%)	Not Available
<i>Renter-Occupied</i>	1,414 (12.8%)	1,618 (10.9%)	2,400 (15.6%)	Not Available
<i>Vacant Units</i>	Not Available	314 (2.1%)	514 (3.2%)	Not Available
Family Households - Total	9,115 (82.4%)	11,865 (80.1%)	11,978 (77.7%)	Not Available
<i>With Own Children <18 yrs.</i>	Not Available	6,249 (42.2%)	5,858 (38.0%)	Not Available
Female Householder - Total	746 (6.7%)	1,049 (8.8%)	1,140 (9.5%)	Not Available
<i>With Own Children <18 yrs.</i>	Not Available	670 (63.9%)	657 (57.6%)	Not Available
Non-Family Household - Total	1,949 (17.6%)	2,951 (19.9%)	2,951 (19.9%)	Not Available
<i>Householder Living Alone</i>	1,413 (12.8%)	2,295 (10.9%)	Not Available	Not Available
Householder ≥ 65 Living Alone	372 (3.4%)	826 (5.6%)	Not Available	Not Available
<i>Female ≥ 65 Living Alone</i>	280 (2.5%)	Not Available	Not Available	Not Available
Households with Individuals <18 yrs.	4,547 (40.7%)	6,432 (43.4%)	5,858 (38.0%)	Not Available
Households with Individuals ≥ 65 yrs.	1,757 (15.9%)	2,779 (18.8%)	4,170 (27.0%)	Not Available
Average Household Size	2.79	2.78	2.71	Not Available
Average Family Size	3.05	3.13	3.10	Not Available
Median Value Owner-Occupied Units	\$358,200	\$541,400	Not Available	\$822,300
Median Gross Rent Renter-Occupied Units	\$999	\$1,604	Not Available	\$2,000+
Median Household Income	\$74,472	\$114,064	Not Available	\$130,946
Median Family Income	\$78,863	\$125,867	Not Available	\$152,639
Per Capita Income	\$31,265	\$50,773	Not Available	\$60,833
Families Below Poverty Level	Not Available	1.3%	Not Available	3.1%
<i>% Female Households In Poverty</i>	Not Available	5.3%	Not Available	22.3%
<i>% Female HHLDs w/ Children <18 In Poverty</i>	Not Available	7.3%	Not Available	29.9%
Individuals in Poverty	657 (2.1%)	908 (2.2%)	Not Available	4.9%

Sources:

1. US Census Bureau, 1990, 2000 and 2010 Decennial Census Counts SF1, SF3, DP1-DP4, CTPP, Census 2010 DP-1.
2. 2007-2011 ACS 5-year estimates.
3. 2011-2013 ACS 3-year estimates.

Note: There may be high margins of error associated with the 2007-2011 ACS data pertaining to Families Below Poverty Level and Individuals in Poverty due to the small sample size used to make the estimate.

3. Household Income

Household income greatly influences housing opportunities as it directly affects a household's ability to balance expenditures on housing costs against expenditures for other, basic necessities. Average household incomes for the San Ramon Valley are high compared to average incomes for the County and for the Bay Area Region. The 2000 Census estimated median household incomes in Danville to be \$114,064 (as compared to a median income Countywide of \$63,675). For context, converting this estimate to 2011 dollars raises the median household income to \$153,986, with the converted median income Countywide at \$85,961. Estimates from the 2007-2011 ACS indicate Danville experienced a 13.4% drop in median income from 2000 to 2011 in adjusted dollars, with the 2011 median income estimated to be \$133,360. Median income Countywide also dropped in the period, falling to \$79,135, a 7.9% drop from the income levels of 2000.

The reported poverty rate in Danville was 2.2% according to the 2010 Census and was 4.3% in 2011 according to the 2007-2011 ACS.

4. Overpaying for Housing

Median income levels for a community only partially reflect how household income levels may affect the ability to secure housing. According to the U.S. Department of Housing and Urban Development (HUD), households should spend less than 30 percent of their income on housing, including utilities, taxes, and insurance. However, an estimated 45 percent of the households in Contra Costa County have a cost burden of more than 30 percent. This is an increase of 42 percent since 2000.

The 2006-2010 ACS estimated that 465 of Danville's 2,205 renter-occupied households present at the time (21.1%) assigned between 30% and 50% of their total income to housing costs in 2010, with another 470 renter-occupied households (21.3%) estimated to be assigning over 50% of their total income to housing costs at that time. The 2006-2010 ACS estimated that 3,115 of Danville's 12,970 owner-occupied households present at the time (24.0%) assigned between 30% and 50% of their total income to housing costs in 2010, with another 2,240 owner-occupied households (17.3%) estimated to be assigning over 50% of their total income to housing costs. **(Refer to Table 9)**

Incurring housing costs in excess of 50% of household income is particularly a concern to lower income households which have little margin to cover extra expenditures.

Table 9
Renter-Occupied and Owner-Occupied Households Overpaying for Housing
- Town of Danville (2006-2010)

[Amends and replaces Table 8 of the Danville 2007-2014 Housing Element]

Renter-Occupied and Owner-Occupied Households Overpaying for Housing ⁽¹⁾	Total Renter-Occupied Units	Very Low Income Units (<50% of Median)	Low Income Units (>50 to <80% of Median)	Moderate Income Units (>80 to <120% of Median)	Above Moderate Income Units (>120% of Median)
Renter-Occupied Units (Renter Households)	2,205	Not Calculated	Not Calculated	Not Calculated	Not Calculated
<i>Lower Income Renters Paying >30% but <50%</i>	465 (21.1%)	50 (2.3%)	110 (5.0%)	155 (7.0%)	150 (6.8%)
<i>Lower Income Renters Paying >50%</i>	470 (21.3%)	315 (14.3%)	135 (6.1%)	20 (0.9%)	0 (N/A)
Owner-Occupied Units (Owner Households)	12,970	Not Calculated	Not Calculated	Not Calculated	Not Calculated
<i>Lower Income Owners Paying >30% but <50%</i>	3,115 (24.0%)	130 (0.1%)	125 (0.1%)	375 (0.3%)	2,485 (19.1%)
<i>Lower Income Owners Paying >50%</i>	2,240 (17.3%)	595 (4.6%)	460 (3.5%)	440 (3.4%)	735 (5.7%)

Source: American Community Survey 2006-2010 - CHAS Data Sets Table 12.

Note: ABAG advises that there are high margins of error associated with the 2006-2010 CHAS data.

Supportive housing **is a housing option that** has a demonstrated ability to assist extremely low income and very low income households.

Housing policies established for this planning period should favor assistance to extremely low income and very low income households where such policies would lead to deeper income subsidies, housing supportive services, or shared housing options, or rent subsidies/vouchers or the equivalent.

5. Overcrowding

In order to avoid extraordinary housing costs, many lower income households rent smaller apartments or live with friends or relatives to economize on housing costs. For the purposes of this report, overcrowding is defined as households with more than one occupant per room.

The 1990 Census reported overcrowding in 66 of Danville's 11,064 occupied units (<0.5%). The 2000 Census reported overcrowding in 157 (1.0%) of Danville's 15,027 occupied units. **The 2006-2010 ACS estimated that 75 owner-occupied units in Danville were over-crowded and 25 owner-occupied units were**

considered to be severely over-crowded. The 2006-2010 ACS estimated that 35 renter-occupied units in Danville were over-crowded and that there were no severely over-crowded renter-occupied units. The 2006-2010 ACS defined over-crowded conditions as a condition of greater than one but less than one and one half persons per room. Severely over-crowded conditions were considered to be present by the 2006-2010 ACS were greater than one and one half persons per room were determined to be present. (Refer to Table 10)

Table 10
Renter-Occupied and Owner-Occupied Households that live with
Overcrowding or Severe Overcrowding (2006-2010) - Town of Danville
 [Amends and replaces, in part, Table 8 of the Danville 2007-2014 Housing Element]

Overcrowded or Severely Overcrowded Renter-Occupied and Owner-Occupied Households ⁽¹⁾	Danville	Contra Costa County
Total Households (Occupied Units)	15,175	364,085
Renter-Occupied Households (Occupied Units)	2,337	134,085
<i>Overcrowded Renter Households</i>	35	6,789
<i>Severely Overcrowded Renter Households</i>	0	1,665
Owner-Occupied Households (Occupied Units)	13,234	246,051
<i>Overcrowded Owner Households</i>	75	4,258
<i>Severely Overcrowded Owner Households</i>	25	1,032

Source: 2006-2010 ACS (CHAS Data Sets Table 10) and 2011-2013 ACS.

Notes:

- a. ABAG advises that there are high margins of error associated with the 2006-2010 CHAS data.
- b. An “overcrowded” housing condition is considered to exist where there is greater than one but less than or equal to one and one half persons per room present.
- c. A “severely overcrowded” housing condition is considered to exist where there is greater than one and one half persons per room present.

Overcrowding in Danville is not considered to be a significant issue. Where overcrowding is present in Danville, it tends to be larger family households in owner-occupied homes with multiple bedrooms, rather than families crowding into one bedroom rental apartments.

C. SPECIAL NEEDS GROUPS

Certain groups have greater difficulty in finding decent, affordable housing due to their special needs and/or circumstances. Special circumstances may be related to one’s employment and income, family characteristics, disability, and household characteristics. As a result, certain residents may experience a higher prevalence of lower income and/or housing cost burden, overcrowding, or other housing problems.

In the context of this document, special needs groups include the following: senior households, physically and mentally disabled (including developmental disabled) persons, large family households, single-parent households (female-headed households with children in particular), homeless persons, and agricultural workers. This section provides discussion of the housing needs facing each particular group as well as programs and services available to address their housing needs. The US Census Bureau's 2008-2012 ACS provides the most current data available and is the primary source used to estimate the size of a particular group. **Table 11** summarizes the special needs groups.

1. Senior Households

Senior households have special housing needs primarily due to three major concerns - physical disabilities/limitations; income; and health care costs. In 2000, 4,300 persons (10.3% of Danville's total population) were ≥ 65 years in age. By 2010 that number had increased to 6,048 (14.4% of the total population). To underscore Danville's trend towards an older population, the 1990 Census showed 2,658 persons were ≥ 65 years in age in Danville and the 1980 Census showed that only 4.9% of the Danville population was ≥ 65 years in age (1,450 persons).

Some of the special needs of seniors are as follows:

- Limited Income - Many seniors have limited income available for health and other expenses. The 2011-2013 ACS estimated that 6.3% of persons 65 years and over had income in the prior twelve months below the poverty level.
- Disabilities - The 2011-2013 ACS estimates that 2,001 of Danville's 7,209 seniors 65 years or over in age has a disability limitation (27.7% of seniors).
- The 2011-2013 ACS estimated that there were 1,742 households in Danville with one or more person present 65 years and over. Because of physical and/or other limitations, seniors may have difficulty in carrying out regular home maintenance or repair activities.

Various programs such as congregate care, supportive services, rental subsidies, and housing rehabilitation assistance can address the special needs of seniors. For the frail elderly, or those with disabilities, housing with architectural design features that accommodate disabilities can help ensure continued independent living. Elderly with mobility/self-care limitations also benefit from transportation alternatives.

The Contra Costa County Advisory Council on Aging has adopted Best Practice Development Guidelines for multifamily Senior Housing projects. These guidelines provide a framework to help guide the planning, design, and review of new senior housing developments in the County. The guidelines are an information tool for local community groups, architects, planners, and developers. Senior housing with supportive services can be provided for those who require assistance with daily living.

Social and supportive services are available in Contra Costa County through various agencies and organizations, including the County Area Agency on Aging and the John Muir Senior Services Program. Multiple service providers offer an array of assistance including Alzheimer's service programs, respite care, day programs, addiction services, financial assistance, and Meals on Wheels.

The County Area Agency on Aging, in particular, offers information services for seniors on a variety of topics, including: health, housing, nutrition, activities, help in home, employment, legal matters, transportation, financial or personal problems, paralegal advice, health screening, and day activities for the disabled. **(Refer to Tables 11 and 12)**

2. Persons with Disabilities

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for them. Disabled persons often have special housing needs, may have limited earning capacity, and often incur higher health costs due to the disability. Some residents suffer from disabilities that require living in a supportive or institutional setting. The U.S. Census Bureau defines six types of disabilities: hearing, vision, cognitive, ambulatory, self-care, and independent living difficulties.

The 2011-2013 3-Year ACS estimated that 3,012 disabled persons resided in Danville (with a margin of error estimated to be +/-542 persons), representing approximately 7.1% of Danville's total population (+/-1.3%).

The breakdown of disabled persons in Danville in the six categories was estimated as follows: 1,129 persons with a hearing difficulty; 228 persons with a vision difficulty; 1,313 persons with a cognitive difficulty; 1,473 persons with an ambulatory difficulty; 787 persons with a self-care difficulty; and 1,330 persons with an independent living difficulty.

It is noted that the disabilities are not category-exclusive (i.e., one person may have multiple disabilities) and the estimates have a high margin of error.

Table 11
Special Needs Groups - Town of Danville

[Amends and replaces Table 9 of the Danville 2007-2014 Housing Element]

Special Needs Group	Contra Costa County		Danville	
	Persons ⁽⁸⁾	Households	Persons ⁽⁷⁾	Households
Household Population/Households	1,038,711	375,364	41,796	15,420
Person with a Disability ⁽¹⁾	102,983 (9.9%)	-	3,050 (7.3%)	-
Seniors (≥65 years old) ⁽¹⁾	130,438 (12.6%)	-	6,048 (14.5%)	-
<i>Owners</i>	64,753 (6.2%)	-	3,141 (7.5%)	-
<i>Renters</i>	15,583 (1.5%)	-	586 (1.4%)	-
<i>Below Poverty Line⁽²⁾</i>	8,002 (0.8%)	-	345 (0.8%)	-
<i>Living Alone⁽²⁾</i>	33,082 (3.2%)	-	1,403 (3.4%)	-
Employed with a Disability ⁽³⁾	17,404 (1.7%)	-	475 (1.1%)	-
Unemployed with a Disability ⁽³⁾	4,054 (0.4%)	-	124 (0.3%)	-
Developmentally Disabled ⁽⁴⁾	3,900 (0.4%)	-	172	-
Total Family Households ⁽¹⁾	-	265,280 (70.7%)	-	11,978 (77.7%)
<i>Female Headed Family⁽⁵⁾</i>	-	46,706 (12.4%)	-	1,140 (7.4%)
<i>Female HF - children <18 age</i>	-	28,241 (7.5%)	-	657 (4.3%)
<i>Female HF - no children <18 age</i>	-	18,285 (6.9%)	-	483 (3.1%)
Large Family Households	-	41,328 (11.0%)	-	1,506 (9.8%)
<i>Owners</i>	-	29,082 (7.7%)	-	1,380 (8.9%)
<i>Renters</i>	-	12,246 (3.3%)	-	126 (0.9%)
Homeless ⁽⁶⁾	6,635 (2,386 Unsheltered)	-	4 (All Unsheltered)	-

Sources:

1. American Community Survey 2008-2012 5-year estimates (Seniors: Table B25007) (Disabled: Table S1810) (Single Parent Household: Table B11001) (Large Family Household: Table B25009) (Agricultural Workers: Table 3224050).
2. American Community Survey 2007-2011 5-year estimates.
3. American Community Survey 2009-2011 3-year estimates.
4. California Department of Development Services, Regional Center of the East Bay (Developmentally Disabled).
5. 2000 and 2010 Decennial Census (SF1:P35)(SF1:P39)
6. ABAG and Contra Costa County Homeless Count.
7. 2010 Decennial Census SF1:P1

Notes:

- a. Agricultural Workers includes all non-management agricultural works as a percent of employed person aged 16 and over.
- b. ABAG advises that there is a high margin of error associated with the 2007-2011 ACS data.
- c. ABAG and Contra Costa County Homeless Count have differing estimates. Homeless number under the County heading is for the entire County, not just the unincorporated portion of Contra Costa County.
- d. ACS data indicates the Town does not have any individuals employed in the Agriculture, Forestry, Fishing, Hunting, and Mining Sector.

Table 12
Licensed Community Care Facilities (August 2014)
- Town of Danville

[Amends and replaces Table 10 of the Danville 2007-2014 Housing Element]

Type of Facility	Number of Facilities	Capacity	Capacity by Type of Disability ^(a)			
			Dementia	Developmental	Hospice	Elderly
Adult and Elderly Facilities						
Adult Day Program Facility ^(b)	1	3	-	-	-	-
Adult Residential Facility ^(c)	2	12	-	6	-	-
Residential Care Facilities for the Elderly (RCFE) ^(d)						
≤6 Resident Capacity	23	138	54	-	30	54
>6 Resident Capacity	4	373	-	-	36	337
Subtotal	30	526	54	6	66	342
Children's Residential Facilities						
Crisis Nursery ^(e)	-	-	-	-	-	-
Group Homes ^(f)	-	-	-	-	-	-
Small Family Homes ^(g)	-	-	-	-	-	-
Foster Family Home ^(h)	-	-	-	-	-	-
Large Family Child Care Home	1 (2 PSOI)	14 (26 SOI)	-	-	-	-
Licensed Child Care Facility						
Family Child Care Homes ⁽ⁱ⁾						
Small Family Child Care Home	20 (1 SOI)	1,284 (127 SOI)	-	-	-	-
Large Family Child Care Home			-	-	-	-
Child Care Center ^(j)	tbd	tbd	-	-	-	-
Subtotal	tbd	tbd	-	-	-	-
Infant Center	3	50	-	-	-	-

Source: State of California Department of Social Services, Community Care Licensing Division. August, 2104.

Notes:

- a. The dashes (“-”) indicate no facilities of that type shown on State database for Danville as of review date.
- b. The specialized care columns are not mutually exclusive.
- c. “Adult Day Program Facility” means a community-based facility or program that provides care to persons 18 years of age or older in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of these individuals on less than a 24-hour basis
- d. “Adult Residential Facilities” are facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.
- e. “Residential Care Facilities for the Elderly” (RCFE) provide care, supervision and assistance with activities of daily living, such as bathing and grooming and may also provide incidental medical services. The facilities provide services to persons 60 years of age and over and persons under 60 with compatible needs. RCFEs may also be known as assisted living facilities, retirement homes and board and care homes. The facilities can range in size from six beds or less to over 100 beds. The residents in these facilities require varying levels of personal care and protective supervision.
- f. "Crisis Nursery" means a facility licensed to provide short-term, 24-hour non-medical residential care and supervision for children under six years of age, who are either: (a) voluntarily placed by a parent or legal guardian due to a family crisis or a stressful situation, for no more than 30 days, or (b) temporarily placed by the county child welfare services agency for typically no more than 14 days.
- g. "Group Home" means a facility which provides 24-hour-a-day care and supervision to children (generally nonmedical care); provides services to a specific client group; and maintains a structured environment, with such services provided at least in part by staff employed by the licensee. Since small family and foster family homes, by definition, care for six or fewer children only, any facility providing 24-hour care for seven or more children must be licensed as a group home facility.

- h. Small Family Homes provide 24-hour-a-day care in the licensee's family residence for six or fewer children who are mentally disabled, developmentally disabled, or physically handicapped, and who require special care and supervision as a result of such disabilities.
- i. Foster Family Homes provide 24-hour care and supervision in the licensee's family residence for no more than six children. Care is provided to children who are mentally disabled, developmentally disabled, or physically handicapped, children who have been removed from their home because of neglect or abuse, and children who require special health care needs and supervision as a result of such disabilities.
- j. "Family Child Care Homes" must be in the licensee's own home. A FCCH reflects a home-like environment where non-medical care and supervision is provided for periods of less than 24 hours. Small Family Child Care Homes provide care to no more than 8 children. Large Family Child Care Homes provide care to no more than 14 children.
- j. "Child Care Centers" (CCCs) are usually located in a commercial building. Non-medical care and supervision is provided for infant to school-age children in a group setting for periods of less than 24 hours.

The living arrangement of disabled persons depends on the severity of the disability. Many live at home independently or with other family members. To maintain independent living, disabled persons may need assistance. This can include special housing design features for the disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions among others. Services are typically provided by both public and private agencies. It is recognized that there is a scarcity of appropriate housing for persons with disabilities and that there is a need for more accessible, adaptable, and affordable housing.

The County has provided HOME funds to several projects in the County for disabled populations, including: Belle Terre located in Lafayette; Berrellesa Palms located in Martinez; and Third Avenue located in Walnut Creek. The development of these projects reflects a growing recognition of the significant housing needs of the disabled. The County Health Services Department, in cooperation with the Department of Conservation and Development, uses Mental Health Services Act funds to support permanent supportive housing, with seven projects funded to date.

Both the federal Fair Housing Amendment Act 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 Town analyzed its zoning regulations, permitting procedures, development standards, and building codes to identify potential constraints for housing for persons with disabilities. The Town's findings of that analysis are described below.

a. Zoning Regulations

State law preempts local zoning controls over certain licensed residential care facilities. If a licensed facility serves six or fewer persons (a “small family care facility”), the law states this is a residential use and, therefore, cannot be treated any differently than a typical family living situation. This means that the Town cannot require any special permits, business license, home occupation permit, fire code restrictions, building codes, etc. unless such is required of any other family dwelling. Occupancy (i.e., the number of people in the family) is limited by the Uniform Housing Code, which applies to all residences, and is based on the size of each bedroom.

A residential care facility serving between seven and twelve clients (a “large family care facility”) may operate in all residential zones upon submittal and approval of a Land Use Permit. Criteria that would be used to review the merits of such permits would be limited to specific performance standards (primarily traffic generation and safety standards) and are not specific to the proposed use.

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 Town has not adopted a minimum spacing standard for residential care facilities. Except as provided under Government Code Section 65008, the Town cannot impose different requirements on residential developments which are subsidized, financed, insured or otherwise publically assisted than are different than would be imposed on non-assisted developments.

The Land Use Element of the General Plan provides for the development of multifamily housing in the four land use categories, the fourth category - i.e., Multifamily - High Density (25 - 30 units per acre) - having been established through the adoption of the Danville 2030 General Plan. Zoning districts deemed consistent with these land use categories include all the M-Districts listed in the Municipal Code and the P-1 District. Regular multifamily housing for persons with special needs, such as apartments for seniors and for persons with disabilities, are considered regular residential uses permitted by right under these land use categories and zoning districts.

Flexibility in development standards is reasonable, and provided, to accommodate requests from persons with disabilities to ensure that homes are accessible for the mobility impaired. The Building Division provides ongoing assistance for rehabilitation efforts for single family properties and for public facilities to install necessary accommodations, including installation of accessibility ramps and railings to meet handicapped accessibility needs.

Accommodation is given (as directed by the Town's Reasonable Accommodation Ordinance approved in September, 2014) for improvements needed to enhance accessibility, regardless of whether they may result in conflicts with other requirements in the Municipal Code (e.g., numerical and/or dimensional requirements for parking may be modified to install handicap parking).

The Reasonable Accommodation Ordinance allows requests for reasonable accommodation to be granted by the Chief of Planning. If the physical expression of the reasonable accommodation is visible from the street fronting the affected property, the Chief of Planning may refer the request to the Design Review Board and/or to the Planning Commission. Public notice, where such referral is made, is to be consistent with the public noticing process for comparable items.

b. Building Codes

The Development Services Department - Building Division actively enforces 2013 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 directs that a minimum of 10 percent of the total dwelling units in multifamily buildings without elevators consisting of three or more rental units or four or more condominium units abide to the following building standards to accommodate the needs of persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route (unless exempted by a site impracticality test);
- The dwelling unit shall have an adaptable design relative to the accessible route through the unit, the design and location of environmental controls such as light switches, reinforcement of bathroom walls for retrofit for later accessibility improvements such as grab bars, and ability to readily retrofit the kitchen to accommodate the needs of an individual in a wheelchair;
- At least one powder room or bathroom shall be located on the primary entry level served by an accessible route.

c. Planning Entitlement Permitting Fees and Review Process

Development Services Department and Community Development Department fees and development impact fees can increase the cost of housing and, therefore, can potentially constrain the development of housing for persons with disabilities, many of whom are of lower income due to earning limitations. The

Town has provided fee waivers and fee deferrals, relaxed parking standards, and **authorized** other incentives to reduce the cost of development for housing projects serving special needs populations.

It **is** appropriate for the Town to **systematically** analyze its fee schedule and planning entitlement review and permitting process **on an ongoing basis** to assure reasonable accommodation is **being** provided to future housing projects serving special needs groups, including seniors and persons with disabilities, with funding assistance and other regulatory concessions/incentives.

d. Definition of Family

The Town cannot impose different requirements on residential developments, or emergency shelters, than those imposed on developments generally because of the race, sex, color, religion, ethnicity, national origin, ancestry, lawful occupation, family status, disability, and/or age of the intended occupants, or because the development is intended for occupancy by persons and families of low, moderate, or middle income, except as provided Government Code Section 65008.

As part of the recent update to the single family residential and multifamily regulations (see Town Council Resolution Nos. 2014-03, 2014-04 and 2014-05), the Town formalized the definition of "Family" in the Municipal Code. The Town 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.

3. Developmental Disabilities

SB 812, which took effect January 2011, amended State housing element law to require an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. Developmental disabilities include intellectual disabilities, cerebral palsy, epilepsy, and autism. This term does not include disabilities that are solely physical in nature, though there are a significant number of persons with developmental disabilities who also require adaptations in their housing to address physical disabilities.

Most developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals may require a supervised group living environment. Historically, the most severely

affected individuals lived in an institutional environment where on-site medical attention and physical therapy are provided. In recent years, many adults living in institutional settings have transitioned to community-based housing and services. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living at home with a parent/guardian as a child to an appropriate level of independence as an adult. The State Department of Developmental Services currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Regional Center of the East Bay (RCEB) serves Alameda and Contra Costa counties. RCEB works in partnership with many individuals and other agencies to plan and coordinate services and supports for people with developmental disabilities.

A community-based Board of Directors, which includes individuals with developmental disabilities, family members and community leaders, provides guidance and leadership. In addition, the Housing Consortium of the East Bay (RCEB) provides housing outreach and support services; develops affordable housing, partners with other nonprofit and for profit companies to secure set-asides within larger rental communities; and owns and operates special needs affordable housing. RCEB staff, in partnership with Developmental Disabilities Board Area 5, provided housing need information for individuals with developmental disabilities for Contra Costa. This data is available at the city level and indicates that Danville has 172 developmentally disabled residents who are considered eligible for social services from the Regional Center for the East Bay. Of this total, 87 are 18 years of age or less, 81 are between the ages of 19 and 64, and four are age 65 or older.

There are a number of housing types appropriate for people living with a development disability: licensed and unlicensed single-family homes, Housing Choice vouchers (Section 8), and affordable housing with rent restrictions may all be appropriate options. Unless an individual is able to receive significant subsidies, homeownership is not a viable option in Danville for the developmentally disabled. Considerations for housing siting and development include proximity to transit and services, and physical accessibility to the unit.

Danville will continue to support housing developments and opportunities such as those listed above.

4. Single Parent Households

Because of their relatively lower incomes and high living expenses, single-parent households generally have difficulty finding affordable, decent and safe housing.

These households have special needs relating to access to childcare, health care and other supportive services. The 2011-2013 ACS estimated that 917 of all households in Danville (5.9%) were headed by a single parent. The 2007-2011 5-Year ACS estimated that while only 2.9% of Danville's households had household incomes placing them below poverty level, household incomes of 22.3% of female headed households were below poverty level and household incomes of 29.9% of female headed households with children under 18 were below poverty level.

5. Large Households

Large households are defined as households containing five or more persons. Because there is a limited supply of adequately sized households to accommodate large households, they are considered a special need group. Because there is often a need for large households to save for non-housing related expenses, these households often reside in relatively smaller units, resulting in overcrowded living conditions. The 2007-2011 ACS estimated that 1,525 Danville households included five or more people (9.9% of all households) – qualifying them as large family households. As a subset of this total, it was estimated there were 199 renter-occupied large family households. While large family households do not necessarily live in overcrowded or severely overcrowded conditions, the 2006-2010 ACS estimated there were 35 renter-occupied overcrowded households, 75 owner-occupied overcrowded households and 25 owner-occupied severely overcrowded households in Danville.

6. Agricultural Workers

Agricultural workers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. According to the 2000 Census, 16 persons in Danville were employed in the farming, forestry, and fishing occupational category (down from an estimate of 112 persons in the 1990 Census). Farmworkers are generally considered to have special housing needs because of their limited income and the seasonal nature of their employment.

According to the 2012 Agricultural Census, 2,049 workers were employed on farms in Contra Costa County, with a reported 89 migrant workers. The majority of the farmworker population in the unincorporated areas consists of resident-households requiring permanent affordable housing rather than migratory workers with seasonal housing needs. Currently, the Danville Municipal Code permits farmworker housing for seasonal workers in agricultural districts (i.e., the A-2 and A-4 zoning districts) subject to approval of a land use permit.

The Town of Danville complies with the Employee Housing Act (California Health and Safety Code Sections 17021.5 and 17021.6) as regards the housing needs of agricultural workers.

7. Extremely Low Income Households

Extremely low income households – those earning less than 30 percent of area median income – face significant housing needs. In accordance with Chapter 891, Statutes of 2006 (AB 2634), cities must quantify the existing and projected extremely low income households and analyze their needs.

Data from the Comprehensive Housing Affordability Strategy (CHAS), taken from the 2006-2010 ACS, estimated the number of extremely low income households in Danville to be 625 households. Results from past decennial census counts point to the probability that many of these households are occupied by senior citizens. As seniors are typically on fixed incomes, an increase in rents can have a considerable impact on extremely low income senior renters. Senior homeowners with extremely low incomes also face significant needs related to maintaining their homes. Again as shown by data from prior census counts, it can be assumed that many of these extremely low income households experience overpayment and/or have at least one type of housing problem.

Housing types to accommodate the needs of extremely low income households include transitional and supportive housing, multifamily rental housing, rental housing included as part of a mixed use project (e.g., residential-over-commercial housing), factory-built housing, workforce housing and mobile homes.

8. Homeless Persons

In January 2013, the County Homeless Program staff, assisted by various homeless service programs and volunteers, conducted the biannual homeless census of sheltered and unsheltered people experiencing homelessness in Contra Costa County. The survey identified 3,798 homeless persons in Contra Costa County, including 1,092 persons (29%) categorized as chronically homeless individuals; 851 persons (22%) categorized as chronic substance abusers; 713 persons (19%) categorized as severely mentally ill; 447 persons (12%) categorized as victims of domestic violence; and 277 persons (7%) categorized as veterans. A total of 2,448 of the homeless (64%) were sheltered at the time the survey was conducted, leaving 1,350 (36%) unsheltered. The survey documented the presence of four unsheltered homeless individuals in Danville, representing less than 0.3% of the County-wide unsheltered population. Although the point-in-time count identified homeless individuals within Danville, it is acknowledged that the survey represents only a snapshot view, with the count reflective just of the number of identified homeless on the particular day of the count. It is further

recognized that individuals and families may move in and out of homelessness and in and out of shelters over the course of a year. Homeless individuals and families have the most immediate housing need of any special needs population subgroups. They also have one of the most difficult set of housing needs to meet, due to the diversity of the population that find themselves homeless and the complex set of factors that would have led to homelessness.

There are no homeless shelters located within Danville. There are various facilities located in Contra Costa County that provide shelter for homeless individuals and families. The draft Contra Costa County Housing Element indicates there are nine homeless shelters in the County, collectively providing 367 year-round beds. The nearest mixed population interim housing emergency shelter facility to Danville in Contra Costa County is located in Concord - the Concord Adult Interim Housing facility. The draft County Housing Element indicates there are twelve transitional housing facilities in Contra Costa County, collectively providing 340 year-round beds. The nearest transitional housing facility to Danville in Contra Costa County is located in Richmond. The draft County Housing Element indicates there are seventeen facilities providing permanent housing for the homeless, collectively providing 891 year-round beds. The nearest mixed population facility to Danville providing permanent housing is located in Concord. There are also facilities in the Tri-Valley portion of Alameda County that provide shelter for homeless individuals and families. Pleasanton, Livermore, and Dublin, using a HUD Section 108 loan secured in 2002, acquired and rehabilitated the former Family Crisis Shelter in Livermore and reopened the facility as a homeless shelter (the "Sojourner House") under the ownership of Tri-Valley Haven. Additional facilities benefit homeless and formerly homeless persons in the Tri-Valley area include Bluebell transitional housing in Livermore and Carmen Avenue apartments, also in Livermore.

Under Danville's Municipal Code, emergency shelters and transitional housing are defined as facilities that, respectively, meet the needs of those who are homeless or those that were formerly homeless. Pursuant to the requirements of SB 2, Danville has amended its zoning regulations to permit emergency shelters without a conditional use permit or other discretionary action within commercial areas carrying the DBD: Downtown Business District Area 3 - Old Town Mixed Use zoning designation. Land zoned DBD - Area 3 is a compact, multi-property area totaling slightly more than five acres along Front Street and in close proximity to the Downtown core. Area 3 provides adequate area and an adequate number of separate parcels to accommodate the emergency shelter needs for Danville - if such a facility was pursued for development. The zoning change to DBD - Area 3 properties are consistent with the intent and requirements of SB 2.

C. HOUSING STOCK CHARACTERISTICS

1. Housing Growth

Danville's residential growth rate has varied since 1970, as shown in **Table 13**. The construction of several thousand housing units during the period from the 1970 through the end of the 1990's represented the last significant surge of residential development that Danville will experience. With the adoption of a Growth Management Element in 1991, new residential projects approved in Danville were required to be found to be in compliance with specified performance standards relative to public facilities and services. With the adoption of the Danville **2030** General Plan in **March, 2013**, the Town determined there was sufficient infrastructure and public facilities in place and/or planned to accommodate the projected amount of residential growth through the **planning period covered by the 2030 Plan (i.e., through 2030, the "horizon year" for the Plan).**

2. Housing Type and Tenure

Housing tenure refers to the status of the occupants of housing, indicating whether the occupant owns or rents the housing unit. While housing tenure generally conforms to the type of housing unit (i.e., attached units and multiple family units tend to **be renter-occupied households than is the case for** detached units), many of Danville's attached single family residential units and multiple family units are owner-occupied units and many of Danville's detached single family residential units are rent-**occupied** units. The **2010** Census indicates that owner-occupied units comprised **84.4%** of Danville's housing stock while rental units comprised the remaining **15.6%**. **(Refer to Table 8)**

3. Housing Age and Condition

As is the case for most of the Tri-Valley Region, Danville's **housing is** relatively new. **(Refer to Table 13)** Only **434** units, or **2.8%** of the existing housing stock **in place as of the end of 2013**, were built prior to 1950. A majority of the housing stock in Danville (i.e., **11,941 units - or 77.6%**) was built since 1970, with **roughly half** of that total being less than thirty years of age. A general rule in the housing industry is that structures older than thirty years begin to show signs of deterioration and require reinvestment to maintain their quality. Unless properly maintained, homes older than fifty years will typically require major renovations to remain in good working order. The housing stock in Danville is considered to be in excellent condition, in part because of the relative newness of housing in Danville and in part because of the relatively high incomes and high home values that have been present, and continue to be present, in the area.

Table 13
Age and Condition of Housing
- Town of Danville

[Amends and replaces Table 11 of the Danville 2007-2014 Housing Element]

Age of Housing/ Condition of Housing	Housing Units	Percentage of Housing Units
Age of Housing Total Housing Units		
<i>Total Housing Units⁽¹⁾</i>	15,382	100.0%
<i>Built 2010 through 2013⁽²⁾</i>	126	0.8%
<i>Built 2000 through 2009⁽²⁾</i>	750	4.9%
<i>Built 1990 through 1999⁽³⁾</i>	3,535	23.0%
<i>Built 1980 through 1989⁽³⁾</i>	2,506	16.3%
<i>Built 1970 through 1979⁽³⁾</i>	5,024	32.7%
<i>Built 1960 through 1969⁽³⁾</i>	1,764	11.5%
<i>Built 1950 through 1959⁽³⁾</i>	1,243	8.1%
<i>Built 1940 through 1949⁽³⁾</i>	236	1.5%
<i>Built 1939 or earlier⁽³⁾</i>	198	1.3%
Condition of Housing		
<i>Occupied Housing Units⁽⁴⁾</i>	15,448	100.0%
<i>Occupied Units Lacking Complete Plumbing Facilities⁽⁵⁾</i>	none	none
<i>Occupied Units Lacking Complete Kitchen Facilities⁽⁵⁾</i>	178	1.2%
<i>Occupied Units Without Telephone Service Available⁽⁵⁾</i>	73	0.5%

Sources:

1. US Census Bureau, 2000 Decennial Census Counts, 2007-2011 ACS (5-year estimates) SF3:H34 and B25034.
2. Town of Danville Community Development Department - Planning Division. August 2014.
3. Ibid 1.
4. State of California, Department of Finance, Report E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2013 with 2010 Census Benchmark.
5. US Census Bureau, 2007-2011 ACS (5-year estimates) B25047, B25048, and B25051.

Note: The total for housing units is not inclusive of second dwelling units. A total of 92 second dwelling units were built during the last planning period (i.e., between January 1, 2007 and December 31, 2013). This delivery rate was higher than the development output of second dwelling units for the 1999-2007 planning period where 62 second units were built. With 154 second units built between 1999 and the end of 2013, the annual average production was 10¼ units.

According to estimates made by the 2007-2011 American Community Survey, no housing units in Danville lacked complete individual plumbing facilities and 178 of occupied units (1.1%) lacked complete kitchen facilities. The Town's Building Division estimates that no more than 50 units in Danville require major rehabilitation (less than one unit in 300), and virtually no units in Town require replacement.

4. Housing Costs and Affordability

a. Sales and Rental Survey

With acknowledgement of recent **recovery from the prior** decline in home prices due to the economic downturn, home prices are relatively high in the south central portion of Contra Costa County and in the Tri-Valley Region.

Pursuant to information derived from the California Association of Realtors, the median home sales prices for single family homes in the central portion of Contra Costa County **was \$765,960 in June 2014.** For context, June 2014 values tabulated by DataQuick for the Tri-Valley Area in 2014 were as follows: Danville \$995,000; Dublin \$743,000; Livermore \$570,000; Pleasanton \$783,000; and San Ramon \$800,000. **(Refer to Table 14).**

Table 14
Median Housing Values -
State of California, Alameda & Contra Costa Counties and Tri-Valley Area
[Amends and replaces Table 12 of the Danville 2007-2014 Housing Element]

State / County / City	2000 (1999 Dollars) ⁽¹⁾	2000 (2011 Dollars) ⁽²⁾	2007-2011 (2011 Dollars) ⁽³⁾	2014 (2014 Dollars)
State of California	\$198,900	\$268,515	\$421,600	\$480,280 ⁽⁴⁾
Contra Costa County	\$253,800	\$342,630	\$490,200	\$786,930 ⁽⁵⁾
<i>Danville</i>	\$537,000	\$724,950	\$877,000	\$995,000 ⁽⁶⁾
<i>San Ramon</i>	\$421,000	\$568,350	\$731,300	\$800,000 ⁽⁶⁾
Alameda County	\$291,900	\$394,065	\$558,300	\$652,070 ⁽⁵⁾
<i>Dublin</i>	\$327,300	\$441,855	\$624,000	\$743,000 ⁽⁶⁾
<i>Livermore</i>	\$309,100	\$417,285	\$544,300	\$570,000 ⁽⁶⁾
<i>Pleasanton</i>	\$428,200	\$578,070	\$747,400	\$783,000 ⁽⁶⁾

Sources:

1. US Census Bureau, 2000 Decennial Counts: SF1-H85.
2. The US Census Bureau estimates for 2000 were adjusted to 2011 dollars through application of the Bay Area Consumer Price Index (CPI), with the price index calling for a 35% increase to the 2000 values.
3. 2007-2011 ACS (5-year estimates): B25077.
4. <http://www.dailynews.com/business/20140916/california-home-sales-drop-as-median-price-rises> California Association of Realtors Article
5. <http://www.car.org/aboutus/onecoolthing/county/> California Association of Realtors Article
6. 2014 Data Quick Information Systems

The median home prices contained in the **Table 14** were generated from DataQuick Information Systems. **DataQuick reports show that prices have not returned to pre-recession levels.** Contra Costa County's Draft 2014-2022 Housing Element indicates the median home price in Contra Costa in January 2007 was \$575,000, with the

Great Recession resulting in a home price drop in April 2014 to a median home price of \$455,000. However, according to the RealtyTrac U.S. Foreclosure Market Report the Bay Area is in the top five markets in the country in foreclosure recovery. The price statistics are derived from all types of home sales, including new and existing, condominiums and single family units. The website cautions that movements in sales prices should not be interpreted as changes in the cost of a standard home, though it is clear that there has been measurable erosion on home sales prices due to the current economic downturn. Median prices can be influenced by changes in cost, as well as changes in the characteristics and size of homes sold. Due to the low sales volume in some cities or areas, median price changes may exhibit unusual fluctuation.

The draft housing element update for Contra Costa County, citing data derived from several market studies and a review of June 2014 rental listings, indicates that rental rates vary significantly between the three regions of the County. Market rents range from a low for a one-bedroom apartment in East County of \$878 to a high of \$1,245 in Central County.

The range for two bedroom apartments is cited at \$1,400 to \$2,000, with three bedroom rental units ranging from \$1,700 to \$2,400. According to the County's draft housing element, as of the end of the first quarter of 2014, vacancy rates for apartment units in the County were 3.6%, as compared to a 4.9% vacancy rate average for the five largest Bay Area Counties. At the first quarter of 2012, Contra Costa County's vacancy rate had been 4.6%.

The declining vacancy rate was matched with a 14% average increase in rental rates in that two year period. This trend indicates a tightening of the rental market. As long as vacancy rates remain below five percent, rents are likely to continue increasing. **Table 15** provides rental data for both Alameda and Contra Costa Counties and the five Tri-Valley cities. The table underscores the impact of the Great Recession on rental rates. There is no ACS data available yet to reflect the upward swing of rental rates reflecting pressures on rental properties as a result of the improvement in the economy.

Local rental rate data is provided later on in this section and reflects very steep increases in rental rates since 2010.

Tables 16 and 17 provides information regarding Fair Market Rents (FMRs), an index primarily used to determine payment standard amounts for HUD's Housing Choice Voucher program. HUD's Policy Development and Research Office estimates FMRs for metropolitan areas and nonmetropolitan county FMR areas. FMRs are gross rent estimates. To accomplish this objective, FMRs must

Table 15
Fair Market Rent by Unit Bedrooms (Fiscal Years of 2005, 2008, 2011 and 2014)
- Contra Costa County

[Amends and replaces Table 14 of the Danville 2007-2014 Housing Element]

Fair Market Rents (FMRs) by Fiscal Year and Bedroom Count ⁽¹⁾					
Fiscal Year (Publish Date)	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2005 (Oct. 2004)	\$945	\$1,132	\$1,342	\$1,870	\$2,293
FY 2008 (Sept. 2007)	\$866	\$1,046	\$1,239	\$1,680	\$2,080
FY 2011 (Dec. 2009)	\$974	\$1,176	\$1,393	\$1,889	\$2,339
FY 2014 (May 2014)	\$1,035	\$1,255	\$1,578	\$2,204	\$2,704

Source: U.S. HUD Office of Policy Development and Research - Datasets: Fair Market Rents (2005, 2008, 2011 & 2014)

Note: Fair Market Rent is a term in real estate that indicates the amount of money that a given property would command, if it were open for leasing at the moment. Fair market rent is used by the Housing and Urban Development (HUD) to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program. The U.S. Department of Housing and Urban Development (HUD) annually estimates FMRs for 530 metropolitan areas and 2,045 nonmetropolitan county FMR areas.

Table 16
Median Gross Rents
- State of California, Alameda & Contra Costa Counties and Tri-Valley Cities

[Amends and replaces, in part, Table 13 of the Danville 2007-2014 Housing Element]

State / County/ City	2000 (1999 Dollars) ⁽¹⁾	2000 (2011 Dollars) ⁽²⁾	2007-2011 (2011 Dollars) ⁽³⁾
State of California	\$747	\$1,008	\$1,185
Contra Costa County	\$898	\$1,212	\$1,309
<i>Danville</i>	\$1,604	\$2,165	\$2,001
<i>San Ramon</i>	\$1,388	\$1,874	\$1,632
Alameda County	\$852	\$1,150	\$1,228
<i>Dublin</i>	\$1,356	\$1,831	\$1,749
<i>Livermore</i>	\$1,035	\$1,397	\$1,367
<i>Pleasanton</i>	\$1,219	\$1,646	\$1,625

Sources: 1. US Census Bureau, 2000 Decennial Counts: SF1-H63.

2. The US Census Bureau estimates for 2000 were adjusted to 2011 dollars through application of the Bay Area Consumer Price Index (CPI), with the price index calling for a 35% increase to the 2000 values.

3. 2007-2011 ACS (5-year estimates): B25064.

Notes: 1. There are high margins of error associated with the 2007-2011 ACS data.

2. The rental rates for Danville include rates for both apartment rentals and for rentals of single family homes - which command much higher rental rates than apartments and outnumber apartments by more than 3:1.

Table 17
Median Gross Rent (2000 and 2011)
- Town of Danville and Contra Costa County

[Amends and replaces, in part, Table 13 of the Danville 2007-2014 Housing Element]

Median Gross Rent ⁽¹⁾			
Jurisdiction	2000 (1999 dollars)	2000 (2011 dollars) ⁽²⁾	2007-2011 (2011 dollars)
Danville	\$1,604	\$2,165	\$2,001
Contra Costa County	\$898	\$1,212	\$1,309

Sources:

1. U.S. Census Bureau, 2000 Decennial Census Counts:SF1 H63
2. 2007-2011 ACS (5-year estimates): B25064

Note: The 2000 median gross rent data contained in the middle column reflects an adjustment to 2011 dollars using the Bay Area CPI, with a 35% upward CPI adjustment applied between 1999 and 2011. The Bay Area CPI is available for viewing at <http://www.abaga.ca.gov/planning/research/cpi.html>.

be both high enough to permit a selection of units and neighborhoods and low enough to serve as many low income families as possible. The level at which FMRs are set is expressed as a percentile point within the rent distribution of standard-quality rental utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to assure that a sufficient supply of rental housing is housing units. The current definition used is the 40th percentile rent, the dollar amount below which 40 percent of the standard-quality rental housing units are rented. The 40th percentile rent is drawn from the distribution of rents of all units occupied by recent movers (renter households who moved to their present residence within the past 15 months). HUD is required to ensure that FMRs exclude non-market rental housing in their computation. Therefore, HUD excludes all units falling below a specified rent level determined from public housing rents in HUD's program databases as likely to be either assisted housing or otherwise at a below-market rent, and units less than two years old.

Table 18 provides information about surveyed rent schedules for rental units within Danville.

b. Housing Affordability by Household Income

HUD publishes household income data annually. **Table 19** shows the maximum annual income levels for each income group, adjusted for household size, as established for 2014 for the Alameda and Contra Costa Counties Area. This information is utilized to calculate the maximum affordable housing payments for different households (varying by size and income level) and is also used to determine household eligibility for federal housing assistance. In evaluating affordability, the maximum affordable price refers to the maximum amount that could be afforded by households at the upper end of the range of their respective

Table 18
Rental Rates for Danville Apartments and for Apartments in the Surrounding Area
(October 2014) - Town of Danville and Surrounding Area
[Amends and replaces Table 15 of the Danville 2007-2014 Housing Element]

Plan	Bedrooms	Bathrooms	Price Range	Size Range
Sequoia Grove - Podva Lane @ San Ramon Valley Blvd. - 38 units				
A	1 Bedroom	1 Bath	\$1,785	724 sf
A - C	2 Bedroom	1 - 2 Bath	\$2,050 - \$2,250	912 sf
Rose Garden Apartments - Rose Garden Shopping Center - 55 units				
A	1 Bedroom	1 Bath	\$1,785	676 sf
A - D	2 Bedroom	1 - 2 Bath	\$2,050 - \$2,175	756 sf - 963 sf
Danville Park Apartments - 217 Valley Creek Lane - 96 units				
A - B	1 Bedroom	1 Bath	\$1,770 - \$1,961	650 sf - 700 sf
A - C	2 Bedroom	1 - 2 Bath	\$1,958 - \$2,286	850 sf - 1,150 sf
El Dorado Apartments - 164 El Dorado Avenue - 7 units				
A	1 Bedroom	1 Bath	\$1,250	750 sf
A - B	1 Bedroom	1 Bath	\$1,650	850 sf
Villages at Monterossa - 1000 Casa Blanca Terrace, Danville - 96 units				
A - B	2 Bedroom	2 Bath	\$2,534	1,000 sf - 1,100 sf
Crow Canyon - 1700 Promontory Lane, San Ramon - 400 units				
A - B	Studio	1 Bath	\$1,690	436 sf
A - B	1 Bedroom	1 Bath	\$1,713 - \$2,209	702 sf - 845 sf
A	2 Bedroom	2 - 2.5 Bath	\$2,061 - \$3,021	900 sf - 1,114 sf
Bel Air - 2000 Shoreline Loop, San Ramon - 462 units				
A	1 Bedroom	1 Bath	\$1,691 - \$2,906	575 sf - 727 sf
A - B	2 Bedroom	1 - 2 Bath	\$2,129 - \$3,041	956 sf - 1,057 sf
A - D	3 Bedroom	2 Bath	Not Supplied	1,332 sf
Promontory View Apartments - 3300 Promontory Lane, San Ramon - 306				
A	Studio (Junior)	1 Bath	\$1,550 - \$1,625	575 sf
A	1 Bedroom	1 Bath	\$1,695 - \$1,850	726 sf
A - B	2 Bedroom	2 Bath	\$1,995 - \$2,535	962 sf - 1073 sf
A	3 Bedroom	2 Bath	\$2,580 - \$2,750	1,280 sf
Canyon Woods Apartments - 401 Canyon Woods Place, San Ramon - 192 units				
A	Studio	1 Bath	\$1,575	436 sf
A	1 Bedroom	1 Bath	\$1,995	769 sf
A	2 Bedroom	2 Bath	\$2,575	1,115 sf
The Retreat - 1459 Creekside Drive, Walnut Creek - 316 units				
A - B	Studio	1 Bath	\$1,294 - \$1,719	497 sf - 796 sf
A - B	1 Bedroom	1 Bath	\$1,599 - \$1,949	657 sf - 732 sf
A - B	2 Bedroom	1 - 2 Bath	\$2,153 - \$2,586	936 sf - 1,079 sf

Source: Rent.com and Apartments.com (October, 2014)

Table 19
HUD Income Category and Maximum Household Income by Household Size
(February 2014) - Alameda and Contra Costa Counties Area

[Amends and replaces Table 17 of the Danville 2007-2014 Housing Element]

HUD Income Category Maximum Household Income by Household Size ⁽¹⁾	Ext. Low (<30% Median)	Very Low (30%-50% Median)	Low (50%-80% Median)	Median (100% of Median)	Moderate (80%-120% Median)
1-Person Household	\$19,650	\$32,750	\$47,350	\$65,450	\$78,550
2-Person Household	\$22,450	\$37,400	\$54,100	\$74,800	\$89,750
3-Person Household	\$25,250	\$42,100	\$60,850	\$84,150	\$101,000
4-Person Household	\$28,050	\$46,750	\$67,600	\$93,500	\$112,200
5-Person Household	\$30,300	\$50,500	\$73,050	\$101,000	\$121,200
6-Person Household	\$32,550	\$54,250	\$78,450	\$108,450	\$130,150
7-Person Household	\$34,800	\$58,000	\$83,850	\$115,950	\$139,150
8-Person Household	\$37,050	\$61,750	\$89,250	\$123,400	\$148,100

Source: California Department of Housing and Community Development - Division of Housing Policy Development, State Income Limits for 2014, February, 2014.

- Notes:
- a. In general, maximum income for low-income households reflects 80% of the mean family income level. Because the Alameda and Contra Costa Counties Area is a high income area, the U.S. Department of Housing and Urban Development (HUD) has adjusted the maximum income for low-income households.
 - b. California's income limits were updated based on: (1) federal income limit changes published December 18, 2013 by HUD for its Section 8 Housing Choice Voucher Program income limits; and (2) adjustments HUD made based on particular State statutory provisions and HUD's Hold Harmless Policy implemented in 2013.
 - c. HUD annually updates Section 8 income limits to reflect changes in household income category levels and median income levels applicable to extremely-low, very-low, and low-income households. California law specifies that its State Income Limits must be updated based on HUD updates to its Section 8 income limit levels. The Department also revises its State Income Limit levels to reflect the following: adjustments, per State law, to some HUD county median income figures; adjustments to some household income category and area median income levels to reflect HCD's February 2013 Hold Harmless Policy; and calculation of California's moderate-income household levels based on changes to county area median income levels.

income category. Households at the mid- or lower-ends of the category can afford less in comparison. Table 20 shows the affordable housing costs for renter-occupied households (indicating affordable housing costs for extremely low, very low, low, moderate, above moderate income categories) as a function of household size. Table 21 shows the affordable housing costs for ownership

Table 20
Affordable Housing Costs for Renter-Occupied Households (February 2014)
- Alameda and Contra Costa Counties Area

[Amends and replaces Table 18 of the Danville 2007-2014 Housing Element]

HUD Income Category Maximum Household Income by Household Size	Ext. Low (<30% Median)	Very Low (30%-50% Median)	Low (50%-80% Median)	Median (100% of Median)	Moderate (80%-120% Median)
1-Person Household (Studio/1 BDR Unit)	\$380	\$710	\$1,075	\$1,800	\$2,180
2-Person Household (1 BDR Unit)	\$450	\$825	\$1,245	\$2,075	\$2,510
3-Person Household (2 BDR Unit)	\$490	\$910	\$1,380	\$2,315	\$2,805
4-Person Household (3 BDR Unit)	\$525	\$995	\$1,515	\$2,550	\$3,100
5-Person Household (3 or 4 BDR Unit)	\$550	\$960	\$1,620	\$2,740	\$3,325
6-Person Household (4 BDR Unit)	\$605	\$1,150	\$1,755	\$2,955	\$3,590
7-Person Household (4 or 5 BDR Unit)	\$630	\$1,210	\$1,855	\$3,140	\$3,820
8-Person Household (5 BDR Unit)	\$685	\$1,305	\$1,990	\$3,360	\$3,465

Sources:

1. California Department of Housing and Community Development - Division of Housing Policy Development, State Income Limits for 2014. February, 2014.
2. U.S. Department of Housing and Urban Development - Office of Public and Indian Housing - Allowances for Tenant-Furnished Utilities and Other Services Locality: Contra Costa Housing Authority Region. October, 2008.

Notes:

- a. Affordable housing costs for Extremely Low-, Very Low-, and Low-Income renter-occupied households assume that 30% of gross household income, inclusive of a utility allowance, is applied toward rent.
- b. Affordable housing costs for Median- and Moderate-Income renter-occupied households assume that 35% of gross household income, inclusive of a utility allowance, is applied toward rent.
- c. Assumed utility allowance for a 1- or 2-person is \$79.00 to \$109.00 per month. Assumed utility allowance for a 3-person household is \$142.00 per month. Assumed utility allowance for a 4-person household is \$175.00 per month. Assumed utility allowance for a 5- or 6-person household is \$175.00 to \$208.00 per month. Assumed utility allowance for a 7- or 8-person household is \$208.00 to \$240.00 per month.
- d. HUD annually updates Section 8 income limits to reflect changes in household income category levels and median income levels applicable to extremely-low, very-low, and low-income households. California law specifies that its State Income Limits must be updated based on HUD updates to its Section 8 income limit levels. The Department also revises its State Income Limit levels to reflect the following: adjustments, per State law, to some HUD county median income figures; adjustments to some household income category and area median income levels to reflect HCD's February 2013 Hold Harmless (HH) Policy; and calculation of California's moderate-income household levels based on changes to county area median income levels.

Table 21
Affordable Housing Costs for Owner-Occupied Households (February 2014)
- Alameda and Contra Costa Counties Area

[Amends and replaces Table 19 of the Danville 2007-2014 Housing Element]

Maximum Affordable Housing Costs For Owner-Occupied Households	Ext. Low Income Household (<30% Median)	Very Low Income Household (30%-50% Median)	Low Income Household (50%-80% Median)	Median Income Household (100% of Median)	Moderate Income Household (80%-120% Median)
3-Person Household (≥2 BDR Unit)	\$71,000	\$137,750	\$199,000	\$337,500	\$409,500
4-Person Household (≥3 BDR Unit)	\$77,750	\$146,500	\$224,500	\$377,500	\$457,500

Source: Town of Danville, Community Development Department - Planning Division. February, 2014

Notes:

- Affordable housing costs for Extremely Low-, Very Low-, and Low-Income owner-occupied households assume that 30% of gross household income is applied toward housing costs.
- Affordable housing costs for Median- and Moderate-Income renter-occupied households assume that 35% of gross household income is applied toward housing costs.

5. Assisted Housing at Risk of Conversion

Existing housing that receives governmental assistance may convert over time to market rate housing. In some communities, the loss of such units could constitute a significant reduction in the amount of available affordable housing. Because of that potential impact, housing element updates are required to identify publicly assisted rental housing and evaluate the potential for that housing to convert to market rate housing.

Government Code §65583(a)(9) requires jurisdictions to analyze existing assisted housing developments that are eligible to change from low-income housing uses during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.

There are no residential projects in Danville where governmental assistance was provided that are subject to these regulations. Although below market rate units (BMRs) provided through the Town's inclusionary housing program do not receive any governmental assistance, the Town made an effort over the final five years of the 2007-2014 planning period to extend the resale restriction term for BMRs units as they became available for resale to new 20-year terms. For seven of the ten most recent resale opportunities, the Town successfully reset the 20-year resale restriction term by working with the sellers of the BMRs. The sellers of the units were allowed to sell the units at 3% to 5% above the resale restriction price where they were willing to have a new resale restriction agreement recorded before the sale.

D. REGIONAL HOUSING NEEDS

This section addresses the existing and future housing needs of Danville. Existing housing needs refer to households earning lower income, living in overcrowded conditions or overpaying for housing. Future housing needs refer to the projected amount of housing a community is required to plan for during a specified planning period. The State Department of Housing and Community Development (HCD) provided each regional council of governments (COG) its share of the statewide housing need. In turn, all COGs, including the Association of Bay Area Government (ABAG) - the COG for the nine-county Bay Area Region - are required by State law to determine the portion allocated to each jurisdiction in the region. This allocation process is referred to as the Regional Housing Needs Allocation (RHNA) process in the ABAG Region. The 2014-2022 RHNA methodology takes into account, among other things, growth principles first initiated with the 2007-2014 RHNA methodology; projected growth in both households and jobs; proximity to transportation facilities; and historic patterns of provision for very low and low income housing needs. (Refer to Appendix A)

Future housing need refers to the share of the region's housing growth that has been allocated to a community. In allocating the region's future housing needs to the various member jurisdictions, the following factors were taken into consideration:

- Market demand for housing
- Employment opportunities
- Proximity to transportation facilities
- Availability of suitable sites for residential development
- Availability of public facilities to serve new residential development
- Commute patterns of the area work force
- Type and tenure of existing housing
- Loss of units in government assisted housing developments
- Existing over-concentration of lower income households
- Historic production rates of lower income housing
- Geological and topographical constraints to residential development

Table 1 indicates the housing allocation for Danville for the RHNA for the 2014-2022 planning period, broken down by four income categories: very low income, low income, moderate income and above moderate income. As indicated on the table, Danville's share of regional housing needs has been set at a total of 557 residential units, reflecting a small reduction from the 583 unit allocation for the RHNA for the 2007-2014 planning period.

Pursuant to AB 2634, local jurisdictions are required to project the housing needs of extremely low income households (i.e., households earning $\leq 30\%$ of the area median income). In estimating the number of extremely low income households, a jurisdiction may use 50% of the very low income allocation or apportion the very low income allocation between the very low and extremely low categories based on Census data. For purposes of housing needs assessment for the 2014-2022 Housing Element planning period, the Town's RHNA of 196 very low income units was split according to the second methodology, putting 95 units into the ELI sub-category and 101 units into the VLI subcategory. Comprehensive Housing Affordability Strategy (CHAS) data from the *American Community Survey 2006-2010* supports this apportionment given the estimate of 625 extremely low income households and 665 very low income households in Danville (a 48.4% extremely low income to 51.2% very low income "split").

III. HOUSING CONSTRAINTS

A. MARKET CONSTRAINTS

The housing element is required to include analysis of non-governmental constraints upon the maintenance, improvement, and development of housing for all income levels, including the availability of financing, the price of land, the cost of construction and other non-governmental constraints.

While local government actions can have a significant effect on the production of housing, there are several market-related factors that may create barriers to housing production. The inventory of non-governmental constraints can be separated into two groups. In the first group, which would serve to increase housing costs to the consumer, are financing, land prices and construction costs. A second category of non-governmental constraints, which would serve to reduce or slow down housing development, are community opposition to higher density housing, possible lack of infrastructure capacity, and competition of different land uses for undeveloped land.

1. Vacant / Underdeveloped Land

Danville is a nearly built-out community with limited vacant or underutilized land available for residential development. **Table 32** lists vacant and underutilized sites that carry residential land use designations and zoning. This is a very comprehensive listing but, reflecting the fact the Town is nearing a built-out status, the majority of the sites are relatively small and have relatively limited **development** yield. The period of constructing 250 to 350 new residential units **per year in Danville** has passed as the larger tracts of land, either available at the time of incorporation or made available through annexation, have been developed. The limited availability of land suitable for residential uses is ultimately a factor in pushing housing costs higher. The price of land is also one of the largest components of housing development costs. Land costs in the region are extremely high, with the cost of land in Danville **potentially** being as high as virtually any area in the **East Bay region**.

2. Cost of Housing Construction

Construction costs are the largest component of total costs for single-family attached and detached units, accounting for 40 percent **or more** of the finished sale price. According to the Town's **valuation table used for its** building permit fee schedule, construction costs for a typical wood frame single-family detached residence are assumed to be **about \$210.00** per square foot. For multiple family units, construction costs are slightly lower, assumed **to be around \$190.00** per

square foot, with the lower costs reflecting the ability to achieve economies of scale in these projects (e.g., savings from discounts for materials and cost averaging of equipment mobilization costs). Actual construction costs likely range from about these levels or higher, depending on the particular unit being constructed. High demand for residential development keeps land cost relatively high throughout the Bay Area, with land costs in the Tri-Valley Region especially high, with some pressure due in part due to relative land scarcity.

Another consideration is that in-fill development, which describes the condition of much of Danville's remaining residential development potential, is often more expensive than "green field" development. Many in-fill parcels have existing structures and/or contaminated conditions that must be addressed before redevelopment can occur. Aging infrastructure serving the property may require replacement. These factors and others have the potential to increase the cost of development for in-fill sites.

3. Availability of Financing

The availability of financing affects a person's ability to purchase or improve a home. Following the foreclosure crisis that began in 2008, lenders significantly tightened their lending standards. As of this writing, lending standards are extremely tight and it is difficult for all but the most credit worthy buyers to get mortgage loans.

Specific housing programs such as first-time homebuyer programs or other mortgage assistance programs can be a useful tool providing help with down payment and closing costs, which are often significant obstacles to home ownership for lower income and minority groups.

4. Foreclosures

Many households nationwide purchased homes that were beyond their financial means leading up to the Great Recession. Of those, many households were unable to absorb hikes in interest rates, expiration of short-term fixed rates, and/or the decline in residential home prices as a result of the recession. The result of these factors was a significantly higher incidence of residential foreclosures. As the economy has improved, the number of foreclosures has sharply declined and home values in Danville have recovered to close to their pre-recession high valuations.

B. GOVERNMENTAL CONSTRAINTS

1. Land Use Controls

The Danville 2030 General Plan sets forth policies that guide new development, including new residential development. These policies, together with existing zoning regulations, serve to control the amount and distribution of land allocated for different uses within the Town. The single family and multifamily residential land use designations established by the General Plan are reflected on **Table 22**. There are **four** single family residential land use designations, **four** multifamily land use designations and one crossover land use designation (that addresses the overlap of allowable single family and multiple family development densities) for a total of **nine** different residential land use designations. The land use designations provide for a range of development densities, ranging from rural densities (i.e., 1 dwelling unit/5 acres) to multifamily residential high densities (i.e., **25-30** dwelling units/acre).

2. Residential Development Standards

The type, location and density of residential development in Danville are regulated through the Danville Municipal Code and through the development review process. The zoning regulations contained in the Municipal Code serve to protect and promote the health, safety, and general welfare of the residents of the community while also serving to implement the goals and policies of the general plan. **Table 23** summarizes the most pertinent residential standards for single family residential zoning districts. **Table 24** provides the same information for the multifamily residential zoning districts. In both tables, the zoning districts are grouped to show their relationship to the corresponding general plan land use designations.

The Danville 2030 General Plan divides Danville into 24 Planning Areas, distinguishing the respective neighborhoods by their location, unique characteristics, age, and natural or constructed boundaries. Reflective of the diversity of the residential areas in Danville, the minimum lot size to accommodate single family residential attached or detached development ranges from 4,000 to 100,000 square feet. This translates to densities ranging from **8.0** residential units per **net** acre down to **0.2** residential units per **net** acre. The allowable density in multifamily residential zoning districts ranges from **8.0** residential units per **net** acre up to **30** units per acre. Higher densities in all districts are achievable through application of density bonus provisions.

Table 22
Residential Land Use Categories (October 2014)
- Town of Danville

[Amends and replaces Table 20 of the Danville 2007-2014 Housing Element]

General Plan Land Use Designation	Zoning Districts		Density (du/ac) ^(b)	Residential Type
	Consistent	Possible ^(a)		
Single Family Residential				
<i>Rural Residential</i>	P-1 & A-2	Other A Districts	1 du/5 acres	Detached single family residences with rural lifestyle
<i>Country Estate</i>	P-1, R-100, R-65 & R-40	A Districts	1du/ac	Detached single family residences with rural lifestyle
<i>Low Density</i>	P-1, R-40, R-20 & R-15	A Districts	1 - 3 dus/ac	Detached single family residences on large lots
<i>Medium Density</i>	P-1, R-12 & R-10	R-15 & A Districts	3 - 5 dus/ac	Detached single family residences on moderate-sized lots
<i>Single/Multiple Density</i>	P-1, D-1, R-7 & R-6	R-10 & A Districts	4 - 8 dus/ac	Detached single family and duet residences on smaller lots
Multifamily Residential				
<i>Low Density</i>	P-1, M-12 & M-8	-	8 - 13 dus/ac	1- and 2-story duets, townhouses, condos and apartments
<i>Low/Medium Density</i>	P-1, M-13 & M-20	-	13 - 20 dus/ac	Larger-sized townhouses, condos and apartments
<i>High/Medium Density</i>	P-1, M-20 & M-25	-	20 - 25 dus/ac	Larger-sized townhouses, condos and apartments
<i>High Density</i>	P-1, M-25 & M-30	-	25 - 30 dus/ac	Condos and apartments

Source: Danville 2030 General Plan. March, 2013.

Notes:

- a. The zoning districts listed in this column may be found consistent with the General Plan land use designation under certain circumstances, depending upon the specific use that is proposed.
- b. Densities are expressed as the number of dwelling units per “net” acre of land (this is referred to as “net density”). Net acreage excludes street rights-of-way, utility easements, drainage channels, and similar areas that cannot be developed. Net acreage also excludes areas that are undevelopable due to environmental constraints.

Table 23
Single Family Residential Development Standards (October 2014)
- Town of Danville

[Amends and replaces Table 21 of the Danville 2007-2014 Housing Element]

General Plan Land Use Designation and Zoning District										
Land Use Designation / Development Standards	Residential - Single Family - Country Estates			Residential - Single Family - Low Density		Residential - Single Family - Medium Density		Residential - Single/Multiple Family		
	Zoning District	R-100	R-65	R-40	R-20	R-15	R-12	R-10	R-7	R-6
Maximum Density (du/ac)	0.43	0.67	1.09	2.18	2.90	3.63	4.36	6.22	7.26	10.89
Minimum Lot Area (sq ft)	100,000	65,000	40,000	20,000	15,000	12,000	10,000	7,000	6,000	8,000
Minimum Average Lot Width (ft)	200'	140'	140'	120'	100'	100'	80'	70'	60'	80'
Minimum Lot Depth (ft)	200'	140'	140'	120'	100'	100'	100'	100'	90'	90'
Min Primary Front Yard Setback (ft)	30'	25'	25'	25'	20'	20'	20'	20'	20'	20'
Min Secondary Front Yard Setback (ft)	25'	20'	20'	20'	15'	15'	15'	15'	15'	15'
Minimum Side Yard Setback (ft)	30'	20'	20'	15'	10'	10'	10'	5'	5'	10'
Min Aggregate Side Yard (ft)	60'	40'	40'	35'	25'	25'	20'	15'	15'	20'
Minimum Rear Yard Setback (ft)	30'	30'	30'	30'	25'	25'	25'	20'	20'	15'
Maximum Building Height (stories/ft)	2½/ 35'	2½/ 35'	2½/ 35'	2½/ 35'	2½/ 35'	2½/ 35'	2½/ 35'	2½/ 35'	2½/ 35'	2½/ 35'

Sources:

1. Town of Danville Municipal Code - Volume II Development, as amended by Zoning Text Amendments ZTA 2014-01 and 2014-02, adopted by the Danville Town Council September, 2014.
2. Danville 2030 General Plan. March, 2013.

Table 24
Multifamily Residential Development Standards (October 2014)
- Town of Danville

[Amends and replaces Table 22 of the Danville 2007-2014 Housing Element]

General Plan Land Use Designation and Zoning District							
Land Use Designation / Development Standards	Residential - Multifamily - High Density (25-30 dus/ac)	Residential - Multifamily - High/Medium Density (20-25 dus/ac)	Residential - Multifamily - Low/Medium Density (13-20 dus/ac)	Residential - Multifamily - Low Density (8-13 dus/ac)			
Zoning District	M-30	M-25	M-20	M-13	M-8	D-1	R-6
Maximum Density (du/ac)	30	25	20	13	8	10.89	7.26
Minimum Density (du/ac)	25	20	13	8	4	No Minimum	No Minimum
Minimum Lot Area (sq ft)	10,000	10,000	10,000	8,000	6,000	8,000	6,000
Minimum Average Lot Width (ft)	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	80'	60'
Minimum Lot Depth (ft)	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	90'	90'
Min Primary Front Yard Setback (ft)	25'	25'	25'	25'	25'	20'	20'
Min Secondary Front Yard Setback (ft)	20'	20'	20'	20'	20'	15'	15'
Minimum Side Yard Setback (ft)	20'	20'	20'	20'	20'	10'	5'
Min Aggregate Side Yard (ft)	40'	40'	40'	40'	40'	20'	15'
Minimum Rear Yard Setback (ft)	20'	20'	20'	20'	20'	15'	20'
Maximum Building Height (stories/ft)	37'	35'	2½/ 35'	2½/ 35'	2½/ 35'	2½/ 35'	2½/ 35'
Maximum Floor Area Ratio	80%	80%	80%	65%	50%	No Maximum	No Maximum

Sources:

1. Town of Danville Municipal Code - Volume II Development, as amended by Zoning Text Amendment ZTA 2014-03 adopted by the Danville Town Council September, 2014.
2. Danville 2030 General Plan. March, 2013.

a. Single Family and Multifamily Zoning Regulations

All single family residential districts establish development standards for minimum lots area, building setbacks, lot width and depth and for building height. The multifamily residential districts address these areas and also establish standards for building coverage and for open space areas. Most multifamily residential projects processed by the Town utilize the P-1; Planned Unit Development process, which is encouraged under general plan policies and which provides project-specific standards for minimum lot area, building

setbacks, building-to-building separation, building coverage, floor area ratio, minimum lot widths and depths, and maximum building heights.

b. Parking Standards

The Town's parking requirements for residential projects varies by housing type. **Table 25** outlines the Town's parking requirements for residential developments. Single family residential units are required to have two spaces per unit. Zoning regulations were modified in the early 1980's to require parking supplied for single family residential units to be **enclosed** parking. The number of parking spaces required **under the Municipal Code** for multifamily residential units ranges from one space **per** studio unit to two spaces **per units** with two or more bedrooms. To accommodate guests in multifamily residential projects, an additional one-quarter a parking space per unit must **generally** be provided. Residential lots that contain second units are required to have three parking spaces in order to meet the parking needs for both the primary residence and the second unit. Uncovered parking may be used for the parking requirement of the second unit **and this parking may be tandem parking as long as the space does not block vehicular access to a parking space required for the primary residence.**

c. Planned Unit Development Process

Flexibility with regard to development standards is available in Danville through use of the following three mechanisms: (1) the use of the P-1; Planned Unit Development process; (2) through mixed use developments; and (3) through use of density bonus provisions. The vast majority of residential units developed in Danville since the early 1980's have utilized the P-1 zoning process. The P-1 zoning process allows for more **design flexibility** in a residential project by allowing **project-specific development standards to be considered and applied.** The use of P-1 zoning process is encouraged to permit more flexible development standards on appropriate sites as a means of conserving open space, enhancing project aesthetics and amenities and ensuring high quality development.

d. Mixed Use Development

Danville's general plan includes a Mixed Use land use designation. For Mixed Use sites where residential uses are allowed, densities **in the range of 20 to 30 units per net acre may be considered.** The Mixed Use land use designation was created as a means of providing opportunities for residential development within established commercial areas or within **areas designated by the Danville 2030 General Plan as** Special Concern Areas. There are several different forms of mixed use development existing or anticipated in Danville. For some sites, vertical integration of uses is encouraged (e.g., residential uses above commercial

uses). For larger mixed use sites (e.g., possible future uses for the **Historic Wood Family Ranch Headquarters site**), the designation would allow for the presence of multiple uses on a single parcel, allowing the uses may to be either side-by-side or vertically integrated.

e. Density Bonus Regulations

The State's density bonus law, having been significantly modified in 2004 by SB1818, can be considered a voluntary inclusionary housing ordinance providing large incentives to developers who include specified amounts of affordable housing in their projects. SB1818 requires cities and counties to grant developers both density bonuses of 20 to 35 percent, depending on the amount and type of affordable housing provided, and "concessions" - exceptions from normally applicable zoning and other development standards. Qualifying projects would be projects of five or more units where at least one of the following occupancy characteristics is present: a minimum of 5 percent of the units are for very low income households; a minimum of 10 percent of the units are for low income households; 10 percent of the units are for moderate income households and the project is a qualifying common interest, for-sale project; or 100 percent of the units are in a senior citizen project (with no corresponding standard for affordability). **Danville adopted a new density bonus ordinance through approval of ZTA 2014-05 in September 2014, bringing its regulations in line with SB1818.**

f. Inclusionary Housing Program

The development review process utilized in Danville since the implementation of inclusionary housing program in the early 1990's has seen the vast majority of projects subject to the program secure approvals at the top end of their respective allowable density ranges (i.e., **34 of 40** projects). **(Refer to Table 41 and Figure B)**

Of the projects that did not maximize their development yield, three were kept below the maximum yield as a result of developer market decisions, two were kept below the maximum yield in response to, among other considerations, neighborhood opposition expressed during the development review process, and one was held to a mid-point density development yield due to site-specific language contained in the general plan (i.e., the 22-unit infill **Weber/Davidon Homes** project - directed by the Danville 2010 General Plan, as one of twelve identified Special Concern Areas, to develop at the mid-point of allowable development density to address neighborhood compatibility impacts).

Table 25
Parking Requirements by Residential Housing Type (October 2014)
- Town of Danville

[Amends and replaces Table 23 of the Danville 2007-2014 Housing Element]

Residential Housing Type	Parking Required Per Residential Unit
Attached or Detached Single Family Units	2.0 onsite parking spaces within an enclosure with 20' minimum interior clear width and 22' minimum interior clear depth that meets the respective R-District setback requirements
Two Family or Duet Units	2.0 onsite parking spaces within an enclosure with 20' minimum interior clear width and 22' minimum interior clear depth that meets the D-1; Two Family District setback requirements
Multifamily Units Developed as a Non-Density Bonus Project^(a)	
<i>Studio Units</i>	1.0 onsite parking space
<i>One Bedroom Units</i>	1.5 onsite parking spaces
<i>Units With ≥ 2 Bedrooms</i>	2.0 onsite parking spaces
<i>Guest Parking</i>	0.25 spaces per unit (may request as offsite curbside parking)
Multifamily Units Developed as a Density Bonus Project Invoking Government Code §65915 (p) (1)^(b)	
<i>Zero to One Bedroom Units</i>	1.0 onsite parking space
<i>Two to Three Bedroom Units</i>	2.0 onsite parking spaces
<i>Four and More Bedroom Units</i>	2.5 onsite parking spaces
<i>Guest Parking</i>	Not required to be provided
Multifamily Units Developed as a DBD; Downtown Business District Project^(c)	
<i>Studio Units</i>	1.0 onsite parking space
<i>One Bedroom Units</i>	1.5 onsite parking spaces
<i>Units With ≥ 2 Bedrooms</i>	2.0 onsite parking spaces
<i>Guest Parking</i>	0.25 spaces per unit (may request as offsite curbside parking)
Mobile Homes or Manufacture Housing Units	2.0 onsite parking spaces within an enclosure with 20' minimum interior clear width and 22' minimum interior clear depth that meets the respective R-District setback requirements
Second Dwelling Units	1.0 onsite parking space ^(d)

Sources:

1. Town of Danville Municipal Code - Volume II Development - Multifamily Regulations, as amended by Zoning Text Amendment ZTA 2014-03 adopted by the Danville Town Council September, 2014.
2. Town of Danville Municipal Code - Volume II Development - DBD Regulations, as amended by Zoning Text Amendment ZTA 2013-02 adopted by the Danville Town Council November, 2013.
3. Town of Danville Municipal Code - Volume II Development - Second Dwelling Units Regulations, as amended by Zoning Text Amendment ZTA 2014-04 adopted by the Danville Town Council September, 2014.

Notes:

- a. One-half of the required parking spaces shall be provided as covered spaces. Parking shall not be located within the minimum side yard or front yard setback areas required for the principal structure.
- b. Required parking may be provided in the form of tandem parking or uncovered parking. Required parking may not be provided in the form of offsite curbside parking.
- c. One-half of the required parking spaces shall be provided as covered spaces. Parking shall not be located within the minimum side yard or front yard setback areas required for the principal structure.
- d. The parking required for the second dwelling unit may be uncovered, may be a compact-sized parking space, and may be provided as a tandem space - in which case it may not block vehicular access to a parking space required for the primary residence.

The governmental constraints “burden” that might otherwise be associated with Danville’s inclusionary regulations is lessened by the fact that the target units under the program are linked to moderate income households that may earn up to 110% of the published median income for the area. The “subsidy gap” between the market value of such units and their below market rate value is therefore significantly less than would be the case if the inclusionary housing program sought to secure units for very low and/or low income households. The “burden” is further lessened by the fact that the Alameda and Contra Costa Counties Area is a relatively high income area, meaning the financial return from below market rate units is comparably higher than other areas as allowable sales prices and allowable rental rates are set as a function of relatively higher maximum allowable income levels.

For a relative perspective of the governmental constraints “burden”, the program’s impact on the 38-unit for-sale Preserves at Iron Horse Trail condominium project completed in 2010 can be assessed. That project successfully secured an affordable “by-design” designation, as provided for under its amended affordable housing agreement. Under the Town’s inclusionary housing program, a project can potentially secure an affordable “by-design” status as a result of providing small and/or efficiently designed units or as a result of building at a higher development density and/or because the project creates rental housing. The Preserves at Iron Horse Trail project secured the affordable “by-design” status in recognition that 80% of the units had market rate pricing that put the sales prices of the units at a level that is lower than had been mandated by the original version of the project’s affordable housing agreement. Fourteen of the 34 units in the project ultimately sold for market rate prices (i.e., sales prices in the \$319,000 to \$370,000 range) that were below the \$372,100 maximum sales price established under the original affordable housing agreement that would have been applied to 15% of the units in the project.

The designation of this project as an affordable “by-design” project represents the second instance of such designation for a for-sale project since the inception of the inclusionary housing program, showing that the situation is not unique to the current market conditions. The initial instance of a for-sale affordable “by-design” designation involved the 248-unit California Shadowhawk project built in the early 1990’s on the east side of Danville.

Also critical to the question of governmental constraint “burden” is the flexibility that has been integrated into the inclusionary housing program since its inception.

From the onset, developers have had the option to pay an in-lieu fee to satisfy their inclusionary obligation. In the program’s twenty-four year history, only

one project has elected to pursue the in-lieu fee option. That one project, the 88-unit Stony Brook project in the Downtown area, chose the in-lieu inclusionary fee option in response to the fact it was subject to the more stringent California Community Redevelopment Law inclusionary standards given its location within the redevelopment project area. The payment of an in-lieu fee satisfied the project responsibility to provide fifteen below market rate units split between moderate income units (nine required) and very low income units (six required). The in-lieu fees collected from the project provided an important portion of the financial subsidy for the 74-unit Bridge Housing/Town of Danville affordable housing apartment project that provides housing to a mix of extremely low and very low income senior households.

Additional flexibility in the inclusionary housing program is reflected by the fact that the target below market rate units required under Danville's inclusionary program may be provided as either for-sale or for-rent units and the target units are allowed to be developed as a housing product type that can vary from the product type used for the market rate units in the project. The majority of the initial projects developed under the inclusionary program were on sites carrying a Residential - Single Family - Medium Density (3-5 units/acre) designation. The "solution" to meet the inclusionary requirements in these early projects was often to situate duet-style below market rate units at corner locations among the single family detached market rate units in the project. The residential massing of the below market rate (BMR) units on these select corner locations have the appearance of being comparatively large single family units as the design of the duet units largely hid the presence of the two two-car garages serving the duet unit.

This approach allowed the BMR units to occupy a minimal amount of land area in the project (typically 5%+/- of the land area even though the BMRs constitute 10% of the project's unit count) - meaning larger units on larger lots could be provided for the market rate section of the project. Additionally, the below market rate units were allowed to be significantly smaller than the smallest market rate unit in the project. In the 146-unit Tassajara Ridge project, a representative project using duet-style units as their BMR units, the 14 BMR units averaged 1,375 square feet in area with the market rate units ranging in size from 1,941 square feet to 2,456 square feet. The initial sales prices in the project hovered around \$200.00 a square foot, regardless of whether the unit was a market rate unit or a BMR.

Further flexibility in the program was provided when the Inclusionary Ordinance was amended in the late 1990's. In recognition that the duet-style "solution" for for-sale BMRs did not as readily fit into single family residential projects developed at lower densities (e.g., projects on lands carrying a

Residential - Single Family - Low Density 1-3 units/acre designation), an option was created through a Town-sponsored zoning text amendment to allow the inclusionary requirement to be met through the development of second units in the project. In the place of supplying 10% of the units as for-sale units available to households earning a maximum of 110% of the median income, the developer could now choose to equip 25% of the units developed with turn-key attached or detached second dwelling units.

The developer experience on the projects choosing this option (11 of 40 projects to date developed subject to inclusionary requirements) has been that the square footage involved with the requisite second units can be absorbed at market rate values (i.e., purchasers of the paired primary and secondary units are paying the same per square footage rate for the secondary units – often marketed as “Casitas” – as they paid for the square footage contained in the primary residence).

For projects providing for-rent housing, further flexibility has been provided under Danville’s inclusionary housing program. The two for-rent projects that secured entitlement approvals under the inclusionary regulations (i.e., Sequoia Grove Apartments and Rose Garden Apartments) qualified, and continue to qualify, as affordable “by-design” projects. The affordable “by-design” designation was provided for under the respective affordable housing agreements. This designation reflects the fact that the market rate rent schedules for these projects have stayed at or below rent levels that place 100% of the project units at rents affordable to median income households.

This means that 100% of the units in these projects have market rate rent levels that are a minimum of 10% lower than the otherwise mandated rent levels that would have been required for BMRs developed under the respective affordable housing agreements. This condition reflects the fact that the affordability of projects is inherent to the product selection - i.e., affordability is being achieved as a result of the underlying land use designation effectively dictating that the sites be developed with high/medium density multifamily for-rent housing. If and when market rate rents rise to the point that the project rent schedule no longer makes units affordable to households earning <100% of median income, the projects are obligated to identify 15% of the project units as designated below market rate units and to screen tenants for eligibility as households earning <110% of median income.

Recognition is made of the “Palmer” decision, a recent court action that affects a jurisdiction’s ability to impose inclusionary housing requirements on newly developed rental housing. A new implementation program has been added (Program 2.3.3.) that directs the Town to monitor litigation responding to the

Palmer/Sixth Street Properties L.P. v. City of Los Angeles ("Palmer") decision. While the Town recently updated its inclusionary housing regulations, it is appropriate to track subsequent litigation responding to Palmer to determine if further amendment to Danville's Inclusionary Housing Ordinance is warranted. The flexibility provided in Danville's inclusionary housing program, coupled with the length of time the program has been operational (since 1990) means the program does not represent a governmental constraint to housing development. To the contrary, the inclusionary requirements have created an inventory of affordable units that serves an important need in the community without changing the character of the neighborhoods. The first 36 of 40 projects approved with an inclusionary housing program obligation have been built and occupied.

g. Conclusion

In general terms, the Town's residential development standards have not acted as a constraint to the development of new housing or affordable housing. For the thirty-year period extending from 1980 through 2010, Danville's development review process provided for a greater than 80% increase in the number of housing units present in 1980, adding housing units at an average annual rate of just over 225 units per year, with just under 6,800 housing units added. For the final decade of this period (2000 through 2010), the rate of residential development slowed to an annual average production of 75 units per year. For 2010 through 2013, the rate of addition of housing units dropped by more than 50%, to an average of slightly more than 30 units per year. The slowing down on the annual production of housing reflects both the impacts of the Great Recession and the fact the Town is closing in on a built out condition. (Refer to Tables 2 and 13) The construction of affordable housing, a subset of all construction, is further constrained by the availability of funding to cover the subsidy gap necessary to make projects affordable.

3. Provision of a Variety of Housing

The housing element must identify adequate sites that are to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes, among other housing product categories, single family residential housing, multifamily residential housing, second dwelling units, assisted living facilities, factory-built housing, mobile homes, emergency shelters, and transitional and supportive housing. Tables 26 and 27 summarize the housing types permitted within the various residential zoning districts in Danville. Danville's zoning and development standards provide for a diversity of housing types for a wide economic spectrum of the community, including those earning lower income, seniors, disabled, etc.

Table 26
Housing Types Permitted - Single Family Residential Zoning Districts
- Town of Danville

[Amends and replaces, in part, Table 24 of the Danville 2007-2014 Housing Element]

Housing Types Permitted	Single Family Residential Zoning Districts										
	P-1	R-100	R-65	R-40	R-20	R-15	R-12	R-10	R-7	R-6	D-1
Residential Uses											
<i>Single Family Detached</i>	LEG	p	p	p	p	p	p	p	p	p	p
<i>Single Family Attached</i>	LEG	-	-	-	-	-	-	-	-	-	p
<i>Duplex (Two-Family Unit)</i>	LEG	-	-	-	-	-	-	-	-	-	p
<i>Second Unit ≤1,000 sf</i>	p	p	p	p	p	p	p	p	p	p	p
<i>Second Unit >1,000 sf - 2,000 sf</i>	c	c	c	c	c	c	c	c	c	c	c
<i>Modular Home</i>	LEG	p	p	p	p	p	p	p	p	p	p
<i>Manufactured or Mobile Home</i>	LEG	p	p	p	p	p	p	p	p	p	p
Special Needs Housing Facilities											
<i>Community Care (≤6 beds)</i>	LEG	p	p	p	p	p	p	p	p	p	p
<i>Community Care (≥7 beds)</i>	LEG	c	c	c	c	c	c	c	c	c	c
<i>Emergency Shelter (≤12 beds)</i>	LEG	-	-	-	-	-	-	-	-	-	-
<i>Group Home (≤6 beds)</i>	LEG	p	p	p	p	p	p	p	p	p	p
<i>Group Home (≥7 beds)</i>	LEG	c	c	c	c	c	c	c	c	c	c
<i>Health Facility (≤6 beds)</i>	LEG	p	p	p	p	p	p	p	p	p	p
<i>Health Facility (≥7 beds)</i>	LEG	c	c	c	c	c	c	c	c	c	c
<i>Intermediate Care (≤6 beds)</i>	LEG	p	p	p	p	p	p	p	p	p	p
<i>Intermediate Care (≥7 beds)</i>	LEG	c	c	c	c	c	c	c	c	c	c
<i>Residential Care (≤6 beds)</i>	LEG	p	p	p	p	p	p	p	p	p	p
<i>Residential Care (≥7 beds)</i>	LEG	c	c	c	c	c	c	c	c	c	c
<i>Supportive Housing (≤6 beds)</i>	LEG	p	p	p	p	p	p	p	p	p	p
<i>Supportive Housing (≥7 beds)</i>	LEG	c	c	c	c	c	c	c	c	c	c
<i>Transitional Housing (≤6 beds)</i>	LEG	p	p	p	p	p	p	p	p	p	p
<i>Transitional Housing (≥7 beds)</i>	LEG	c	c	c	c	c	c	c	c	c	c

Table Key: p = Permitted use c = Use subject to issuance of a Land Use Permit LEG = Legislative Action
 Source: Town of Danville Municipal Code - Volume II Development
 Notes: See Notes Section following Table 27.

Danville’s multifamily residential land use designations have historically precluded development below the minimum range of their respective density scales. This policy was carried forward into the Danville 2030 General Plan (refer to Policy 1.05) adopted in March 2013. The minimum density requirement locks in the housing development yield on the remaining vacant or underutilized multifamily residential parcels in Danville. The Danville 2010 General Plan (adopted August 1999) split the historic land use designation of Multiple Family - Medium Density 13-21 units/acre into two categories and changed the upper density limit allowed from a maximum of 21 units per acre to a maximum of 22 units per acre. To meet the requisite minimum development densities for the housing needs of very low and low income households, the Danville 2030 General Plan created the Residential - Multifamily - High Density (25-30 units per acre)

Table 27
Housing Types Permitted - Multifamily Residential and DBD Zoning Districts
- Town of Danville

[Amends and replaces, in part, Table 24 of the Danville 2007-2014 Housing Element]

Housing Types Permitted	Multifamily Residential Zoning Districts						DBD; Downtown Business District					
	P-1	M-8	M-13	M-20	M-25	M-30	DBD3	DBD5	DBD9	DBD11	DBD12	
Residential Uses												
<i>Multiple Family >3 units</i>	LEG	p	p	p	p	p	-	p	p	p/c	p	
<i>Single Family Attached</i>	LEG	p	p	p	p	p	-	p	p	p/c	p	
<i>Single Family Detached</i>	LEG	-	-	-	-	-	-	-	-	-	-	
<i>Duplex (Two-Family Unit)</i>	LEG	p	p	p	p	p	-	p	p	p/c	p	
<i>Second Unit ≤1,000 sf</i>	p	p	p	p	p	p	-	p	p	p/c	P	
<i>Second Unit >1,000 sf - 2,000 sf</i>	c	c	c	c	c	c	-	c	c	c	c	
<i>Modular Home</i>	LEG	-	-	-	-	-	-	-	-	-	-	
<i>Manufactured or Mobile Home</i>	LEG	p	p	p	p	p	p	p	p	p/c	p	
Special Needs Housing Facilities												
<i>Community Care (≤6 beds)</i>	LEG	p	p	p	p	p	-	-	p	-	p	
<i>Community Care (≥7 beds)</i>	LEG	c	c	c	c	c	-	-	c	-	c	
<i>Emergency Shelter (≤12 beds)</i>	LEG	-	-	-	-	-	p	-	-	-	-	
<i>Group Home (≤6 beds)</i>	LEG	p	p	p	p	p	-	-	p	-	p	
<i>Group Home (≥7 beds)</i>	LEG	c	c	c	c	c	-	-	c	-	c	
<i>Health Facility (≤6 beds)</i>	LEG	p	p	p	p	p	p	-	p	-	p	
<i>Health Facility (≥7 beds)</i>	LEG	c	c	c	c	c	-	-	c	-	c	
<i>Intermediate Care (≤6 beds)</i>	LEG	p	p	p	p	p	-	-	p	-	p	
<i>Intermediate Care (≥7 beds)</i>	LEG	c	c	c	c	c	-	-	c	-	c	
<i>Residential Care (≤6 beds)</i>	LEG	p	p	p	p	p	-	-	p	-	p	
<i>Residential Care (≥7 beds)</i>	LEG	c	c	c	c	c	-	-	c	-	c	
<i>Supportive Housing (≤6 beds)</i>	LEG	p	p	p	p	p	-	-	p	-	p	
<i>Supportive Housing (≥7 beds)</i>	LEG	c	c	c	c	c	-	-	c	-	c	
<i>Transitional Housing (≤6 beds)</i>	LEG	p	p	p	p	p	-	-	p	-	p	
<i>Transitional Housing (≥7 beds)</i>	LEG	c	c	c	c	c	-	-	c	-	c	

Table Key: p = Permitted use c = Use subject to issuance of a Land Use Permit LEG = Legislative Action

Source: Town of Danville Municipal Code - Volume II Development.

Notes:

- a. Community care facility means a California Department of Social Services licensed facility that provides non-medical residential care, day treatment, adult day care, foster family agency services, including physically or mentally handicapped, incompetent persons, and abused, neglected, or medically fragile children, and Alcohol and Drug Programs (ADP) involving individuals in recovery from drug or alcohol addiction, as further defined under California Health and Safety Code Section 1502.
- b. Group home or housing means any living situation that are non-medical and not for temporary use that accommodates unrelated individuals, including but not limited to licensed and alcohol and drug treatment facilities, unlicensed sober living environments, licensed board and care homes for the elderly including convalescent or rest homes and nursing homes, licensed homes for minor children, licensed homes for metal patients, licensed homes for developmentally disabled, and single room occupancy (SRO) projects. Group homes typically involve a living arrangement where either support services are provided to the occupants, where cooking, living or support sanitation facilities are shared in common between the occupants, or where there is a formal program establishing rules of conduct and purpose of the facility.
- c. Health Facility means a facility, place or building that is organized, maintained, and operated for the diagnosis, care, prevention, and treatment of human illness, physical or mental, including convalescence and rehabilitation, and care during and after pregnancy. Health facilities include general acute care and psychiatric hospitals, skilled nursing facilities, intermediate care facilities including developmentally

- disabled, congregate care, correctional treatment facilities, and hospice facilities, and as further defined under the California Health and Safety Code Section 1250.
- d. Intermediate Care Facility means 24 hour personal care, developmentally disabled habilitation and nursing or congregate living health facility, development and supportive health services in compliance with California Health & Safety Code Section 1267.8 and 1267.9.
 - e. Residential Care Facilities means California Department of Social Services licensed non-medical facilities which provide long-term care to adults or children which stay in a residential setting rather than in their own home. Occupants may include persons with chronic life threatening illness including HIV or AIDS, or the elderly. Residential care facilities provide room, board, housekeeping, supervision, and personal care assistance with basic activities such as bathing and grooming, as further defined under the California Health and Safety Code Section 1568.0831.
 - f. Second dwelling unit means a dwelling unit, attached or detached to the primary dwelling, which provides complete independent living facilities with accommodations for a kitchen, living, sleeping, eating, and bathroom on the same parcel as a primary structure on a residentially zoned site. Second dwelling units shall be consistent with the requirements of Section 32-76.
 - g. Supportive housing means housing with no limit on length of stay, that is occupied by a target population, and that is linked to on or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximize his or her ability to live and, when possible, work in the community, as defined under California Government Code Section 65582(f).
 - h. Transitional housing means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and circulation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months of the assistance, as defined under California Government Code Section 65582(h).

land use category and recalibrated the allowable density range for the existing land use categories so the Residential - Multifamily - High/Medium land use category could be set at a 20 - 25 units per acre density range. The requisite minimum density for multifamily land to address the needs for low income households is 20 units per acre. The requisite minimum density for multifamily land to address the needs for very low income households is 25 units per acre - with this minimum having been agreed to by Danville and HCD during the preparation of the 2007-2014 Housing Element.

Senate Bill 2 (SB 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 Town to apply limited operational standards for emergency shelters. The identified zone must have sufficient capacity to accommodate at least one year-round shelter and accommodate the Town's share of the regional unsheltered homeless population estimated to be less than five individuals.

The Town amended the Municipal Code following the adoption of the 2007-2014 Housing Element to permit homeless shelters with just a ministerial permit on DBD; Downtown Business District - Area 3 Old Town Mixed Use properties, consistent with the requirements of SB2. DBD - Area 3 properties are located within the Downtown core and are served by, or proximate to, the major

transportation corridors serving the Downtown, including Hartz Avenue, Diablo Road and I-680. There are approximately 13 acres of DBD - Area 3 property in aggregate, with this total comprised of fifteen individual parcels. Adequate capacity exists either on vacant or underutilized properties, or through conversion of existing buildings for use as an emergency shelter, to accommodate an appropriately sized homeless shelter. The Municipal Code was also amended to provide a definition of homeless shelters that is consistent with the definition contained within Health and Safety Code Section 50801(e).

There are numerous types of residential care facilities that, under state law, may be located in a jurisdiction with limited local discretionary review. The preemptions include the following types of residential care facilities:

- Health facilities (care for developmentally disabled and skilled nursing care) *California Health and Safety Code Sections 1267.8, 1267.9*
- Community care facilities (covers all other types of care not already noted for adults and children) *California Health and Safety Code Sections 1566.3, 1567.1*
- Residential care facilities for the elderly *California Health and Safety Code Sections 1568.083, 1568.0831, 1569.85*
- Alcoholism recovery and drug abuse facilities *California Health and Safety Code Sections 11834.02 - 11834.30*
- Family day care homes (day care for children) *California Health and Safety Code Sections 1596.70 - 1596.795, 1597.40 - 1597.47, 1597.65*
- Homes or facilities for mentally disordered, handicapped, or dependent and neglected children *California Welfare and Institutions Code Sections 5115 - 5120*

Certain types of the residential care homes are allowed under state law to be subjected to standards dealing with potential overconcentration have standards.

4. Growth Management Program

The premise of growth management is that development pays its own way and sufficient public services and facilities are committed and/or in place before additional development is approved. The Danville 2010 General Plan supported this concept and the 2030 Plan continues to include goals and policies that reinforce the Town's commitment to managed growth.

In 1988, Contra Costa County voters approved Measure C, the Contra Costa Transportation Improvement and Growth Management Initiative. The Measure responded to concerns throughout the County about the ability of local governments and service providers to mitigate the impacts of development. In

2004, Contra Costa County voters approved a 25-year extension of growth management requirements through Measure J. Measure C expired in March 2009, and Measure J became effective on April 1 of that year. In general terms, Measure J extended the one-half percent sales tax established by Measure C. It also extended, with minor revisions, various transportation programs and Growth Management Programs (GMP) established to implement Measure C.

On a policy level Measure J renewed a commitment to manage and mitigate the impacts of future growth and development within Contra Costa County. On an administrative level, the performance standards set forth under Measure C were replaced by different, generally less restrictive standards. Mandatory standards apply now only to regional transportation routes. A new requirement is that jurisdictions delineate an urban limit line (or urban growth boundary). Local governments may retain performance standards related to local streets, parks, police, sewer, water, and other facilities, but are no longer required to do so. Although Measure J eliminated the previous Measure C requirements for local performance standards and level of service (LOS) standards for non-regional routes, Danville has chosen to retain its own transportation LOS standards in its General Plan. As such, Danville's growth management standards comply with the requisite Measure J policies, while augmenting them with more stringent local controls. Transportation LOS standards are in Chapter 4 of this document.

With the Town Council action in 2007 to adopt Resolution No, 8-2007, pursuant to the requirements of the Measure J program, Danville adopted the County Urban Limit Line (ULL) as its Urban Growth Boundary. Implementation of Measure C 1988 and Measure J 2009 and Danville's adoption and refinement of its Growth Management Element has not prevented Danville from meeting its housing obligations. Instead, Measure C and Measure J and the various resultant Growth Management Elements required under the program, have led to a more coordinated planning effort that has provided a mechanism to support and enhance development.

5. Dougherty Valley and Alamo Creek Settlement Agreements

The Town of Danville, Contra Costa County, the City of San Ramon and the developers of Dougherty Valley executed the Dougherty Valley Settlement Agreement in 1994 in conjunction with the County approval of the Dougherty Valley General Plan Amendment. The legally binding agreement requires full mitigation for any subsequent projects involving approvals of general plan amendments and contains provisions for future growth management that must be met, including traffic level of service standards and performance standards for other urban services.

A subsequent Settlement Agreement was executed when the Alamo Creek subdivision was approved by the County east of the Town boundary. The Agreement included a special methodology for measuring traffic for any future development in the Tassajara Valley. However, that requirement expired on December 31, 2010. Provisions of the Alamo Creek Settlement Agreement should not substantively affect the Town's growth management programs during the lifetime of the 2014-2022 Housing Element or the Danville 2030 General Plan. The settlement agreements have not constrained housing affordability as significant components of affordable housing were/are being supplied in both projects.

6. Site Improvements, Development Impact Fees and Processing Fees

An important component of new residential development costs are costs associated with site improvements. Site improvements costs are incurred to provide sanitary sewer and water service to a project, to make necessary transportation improvements, and to provide other infrastructure to a project. The Town may require a residential development project to pay for various offsite improvements as project mitigation measures (e.g., payment towards an offsite traffic signal).

The developers of new residential projects are also required to construct all internal streets, sidewalks, curb, gutter and affected portions of offsite arterials. As the cost of site improvements varies measurably from project to project, it is difficult to estimate what the "typical" per-unit cost is for site improvements. Even in the case of infill projects, where infrastructure may already be present, there is often a need to upgrade and/or expand the existing improvements in response to the addition of new residential development. The Town collects fees from new development projects to cover costs of planning and processing permits, which will include plan check and inspection fees as the project proceeds into the construction phase of development.

A variety of development impact fees are often assessed upon new residential projects, including both Town controlled fees (such as child care fees and park land in-lieu fees) and non-Town controlled fees (such as regional traffic mitigation fees and school impact fees). Another major component of project costs is utility service connection fees (e.g., sewer and water connection fees). Taken collectively, the various planning and processing fees, development impact fees and utility service connection charges can add significantly to the cost of housing. **Tables 28, 29 and 30** indicate typical costs associated with new residential developments, indicating, respectively, the costs for new single family projects, for apartment projects and for second units. Requiring developers to construct site improvements and/or pay fees towards the provision of infrastructure, public facilities, services, and permit processing will increase the cost of housing. While these costs may impact housing affordability, these

Table 28
Estimate of Development Fees for a Typical Five-Unit Single Family Residential Detached Project (October 2014) - Town of Danville

[Amends and replaces Table 25 of the Danville 2007-2014 Housing Element]

Fee Category	Fee Amount
Town-Controlled Processing and Permit Fees	
Design Review Board	\$5,100
Development Plan and Tentative Map	\$10,200
Environmental Assessment (Initial Study for a Mitigated Negative Declaration)	\$2,250
Public Hearing Notification Reimbursement	\$500
Building Permit - Plan Check	\$22,575
Building Permit - Inspection	\$34,750
Microfilm	\$1,500
Finished Grade Inspection	\$300
Improvement Plan Check (\$750 a lot)	\$3,750
Map Checking	\$3,375
Base Map Revision	\$450
Street lighting (three lights)	\$375
Engineering Inspection (\$750 a lot)	\$5,250
Grading Plan Check / Inspection and Permit (\$125 a lot)	\$625
Planning and Engineering Reviews of Building Permit	\$2,500
Subtotal	\$93,500 total - for \$18,700 per unit
Town-Controlled Impact Fees	
Park Land In-lieu	\$58,975
Residential Transportation Improvement Program (\$2,000 per unit)	\$10,000
Child Care Facilities (\$335 per unit)	\$1,675
National Pollutant Discharge Elimination	\$250
Subtotal	\$70,900 total - for \$14,180 per unit
Non Town-Controlled Impact Fees	
Southern Co. Co. Regional Transportation (\$1,252 per unit)	\$6,260
Tri-Valley Transportation Development (\$2,279 per unit)	\$11,395
Southern Co. Co. Sub-Regional Transportation (\$3,455 per unit)	\$24,185
Drainage Area 10 (CCCFC&WCD) (\$0.34/sf net additional impervious area)	\$3,826
Building Standards Administration Fee	\$150
Seismic Mitigation Impact Program (SMIP)	\$380
Notice of Determination (CA Fish & Wildlife via County Clerk)	\$2,044
San Ramon Valley Unified School District (\$5.61/ft. for 3,675 sf x five units)	\$103,085
San Ramon Valley Fire Protection District (plan check)	\$675
Subtotal	\$152,000 total - for \$30,400 per unit
Utility District Connection Charges	
EBMUD (water) System Capacity Charge and Meters	\$85,000
CCCSD (sewer)	\$50,000
Subtotal	\$135,000 total - for \$27,000 per unit
Total	\$451,400
Average Per Unit	≈\$90,250 total (with ≈\$32,750 as Town-Controlled)

Source: (All October 2014): Danville Community Development Department; EBMUD; CCCSD; and SRVUSD.

Note: This estimate of processing fees, impact fees and utility connection charges has been calculated for a five-lot, detached single family residential project with each lot having a 3,675 sq. ft. residence with a 675 sq. ft. attached three-car garage and 200 sq. ft. porch.

Table 29
Estimate of Development Fees for a Typical Seven-Unit Apartment Project
(October 2014) - Town of Danville

[Amends and replaces Table 26 of the Danville 2007-2014 Housing Element]

Fee Category	Fee Amount
Town-Controlled Processing and Permit Fees	
<i>Design Review Board</i>	\$3,600
<i>Preliminary Development Plan – Rezoning</i>	\$6,600
<i>Final Development Plan and Tentative Map</i>	\$6,450
<i>Environmental Assessment (Initial Study for a Mitigated Negative Declaration)</i>	\$2,250
<i>Public Hearing Notification Reimbursement</i>	\$500
<i>Building Permit - Plan Check</i>	\$6,925
<i>Building Permit - Inspection</i>	\$10,650
<i>Microfilm</i>	\$600
<i>Improvement Plan Check (\$450 a unit)</i>	\$3,150
<i>Map Checking</i>	\$2,835
<i>Base Map Revision</i>	\$268
<i>Street lighting (two lights)</i>	\$250
<i>Engineering Inspection (\$750 a unit) & Finished Grade Inspection</i>	\$5,442
<i>Grading Plan Check / Inspection and Permit (\$125 a unit)</i>	\$875
<i>Planning and Engineering Reviews of Building Permit</i>	\$600
Subtotal	\$50,955 total - for \$7,285 per unit
Town-Controlled Impact Fees	
<i>Park Land In-lieu</i>	\$39,631
<i>Residential Transportation Improvement Program (\$1,549 per unit)</i>	\$10,843
<i>Child Care Facilities (\$115 per unit)</i>	\$805
<i>National Pollutant Discharge Elimination</i>	\$220
Subtotal	\$51,499 total - for \$7,357 per unit
Non Town-Controlled Impact Fees	
<i>Southern Co. Co. Regional Transportation (\$1,252 per unit)</i>	\$8,764
<i>Tri-Valley Transportation Development (\$1,549 per unit)</i>	\$10,304
<i>Southern Co. Co. Sub-Regional Transportation (\$3,455 per unit)</i>	\$24,185
<i>Drainage Area 10 (CCCFC&WCD) (\$0.34/sf net additional impervious area)</i>	\$750
<i>Building Standards Administration Fee</i>	\$200
<i>Seismic Mitigation Impact Program (SMIP)</i>	\$215
<i>Notice of Determination (CA Fish & Wildlife via County Clerk)</i>	\$2,044
<i>San Ramon Valley Unified School District (\$5.61/ft. for 6,570 sf)</i>	\$36,863
<i>San Ramon Valley Fire Protection District (plan check)</i>	\$675
Subtotal	\$84,000 total - for \$12,000 per unit
Utility District Connection Charges	
<i>EBMUD (water) System Capacity Charge and Meters</i>	\$85,000
<i>CCCSD (sewer)</i>	\$50,000
Subtotal	\$135,000 total - for \$19,250 per unit
Total	\$321,454
Average Per Unit	≈\$46,000 total (with ≈14,750 as Town-Controlled)

Source: (All October 2014): Danville Community Development Department; EBMUD; CCCSD; and SRVUSD.

Note: This estimate of processing fees, impact fees and utility connection charges has been calculated for a seven-unit, 6,534 square foot apartment building with seven attached one-car garages and porches.

Table 30
Estimate of Development Fees for Second Dwelling Units
(October 2014) - Town of Danville

[Amends and replaces Table 27 of the Danville 2007-2014 Housing Element]

Fee Category		Fee Amount
Town-Controlled Processing and Permit Fees		
<i>Development Plan Permit</i>		Not Applicable
<i>Categorical Exemption</i>		\$50
<i>Building Permit - Plan Check</i>		\$1,050
<i>Building Permit - Inspection</i>		\$1,975
<i>Microfilm</i>		\$25
<i>Finished Grade Inspection</i>		\$75
<i>Public Hearing Notification</i>		Not Applicable
<i>Planning Review of Building Permit</i>		\$150
<i>Engineering Review of Building Permit</i>		\$100
Subtotal		\$3,425 per second unit
Town-Controlled Impact Fees		
<i>Park Land In-lieu</i>		Exempt
<i>Residential Transportation Improvement Program</i>		Exempt
<i>Child Care Facilities</i>		Exempt
<i>National Pollutant Discharge Elimination</i>		Exempt
Subtotal		\$0 per second unit
Non Town-Controlled Impact Fees		
<i>Southern Co. Co. Regional Transportation</i>		Exempt
<i>Tri-Valley Transportation Development</i>		Exempt
<i>Southern Co. Co. Sub-Regional Transportation</i>		Exempt
<i>Drainage Area 10 (CCCFC&WCD) (\$0.34/sf impervious area)</i>		\$175
<i>Building Standards Administration</i>		\$50
<i>Seismic Mitigation Impact Program (SMIP)</i>		\$25
<i>San Ramon Valley Unified School District (exempt as ≤500 sf in size)</i>		Exempt
<i>San Ramon Valley Fire Protection District (plan check)</i>		\$325
Subtotal		\$575 per second unit
Utility District Connection Charges		
<i>EBMUD (water) System Capacity Charge and Meter</i>		\$6,500
<i>CCCSD (sewer)</i>		\$7,500
Subtotal		\$14,000 per second unit
Total		\$18,000 per second unit
Average Per Unit	≈\$18,000 total (with ≈\$3,425 as Town-Controlled)	

Source: (All October 2014): Danville Community Development Department; EBMUD; CCCSD; and SRVUSD.

Note: This estimate of processing fees, impact fees and utility connection charges has been calculated for a theoretical 500 square foot detached second dwelling unit with a 125 square foot attached porch area . The project is assumed to not require a public hearing (no exceptions from zoning regulations) and is processed as a ministerial permit (i.e., as a building permit).

these requirements are deemed necessary to maintain the quality of life desired by Danville residents and are considered consistent with the goals of the Danville 2030 General Plan.

A small single family residential project could expect processing fees, impact fees and utility service connection charges of slightly more than \$90,000 per lot. Of that total, slightly less than \$33,000 per lot would be Town-controlled processing fees and impact fees. A small apartment project could expect processing fees, impact fees and utility service connection charges of slightly less than \$46,000 unit. Of that total, slightly less than \$14,750 per unit would be Town-controlled processing fees and impact fees. A typical second dwelling unit (i.e., a detached unit of approximately 500 square feet) could expect processing fees, impact fees and utility service connection charges approximately \$18,000. Of that total, approximately \$3,425 would be Town-controlled processing fees and impact fees.

To put these costs in context, the Draft Contra Costa County 2014-2022 Housing Element estimates the per-unit range of planning and processing fees for a typical single-family residence in the unincorporated area to range from \$48,000 to \$88,500. The estimated per-unit range of planning and processing fees for a for-rent project (the County analysis was for a 25-unit multifamily complex) was estimated to be in the range of \$22,750 to \$45,000 per apartment unit.

7. Environmental and Development Review and Permitting Process

The development review and permitting process is utilized to receive, evaluate and approve new development applications. The development review and permitting process is necessary to ensure that new residential projects develop in an orderly manner, reflective of the goals and policies of the General Plan and consistent with the intent and requirements of the Municipal Code. This process is utilized, in part, to assure that new projects will be consistent with the Town's character and respectful of the natural and man-made landscape.

Danville stresses an efficient and comprehensive approach to development review and permitting which, as a whole, allows for quick response to developer applications. The planning staff coordinates the review of development proposals by other Town staff and by the San Ramon Valley Fire Protection District, other service districts, and by other outside agencies. Table 31 depicts the processing steps and timeline flow chart for a major residential project, assumed to include a Preliminary Development Plan - Rezoning action. The Town can reduce the time and uncertainty involved in development permits by use of pre-submittal meetings (to secure preliminary comments on a proposal from Development Services Department and Community Development Department staff) and by providing early access to the Design Review Board review process.

Table 31
Typical Processing Steps and Timeline for a Residential
PUD - Rezoning & Major Subdivision (October 2014)
- Town of Danville

[Amends and replaces Table 28 of the Danville 2007-2014 Housing Element]

TASK	TIMING	ACTION/NOTES
Pre-submittal	WK 1-4	
• Pre-submittal mtg. applicant & staff	WK 1	• Applicant explains project concept
• Development Advisory Meetings	WK 2-3	• Staff review of uses and site layout
• Design Review Board kick-off	WK 2-3	• Staff review of proposed architecture
• Issue / Comment list formulated	WK 3-4	• Determine merit for a PC study session
• Inclusionary Housing game plan	WK 3-4	• Project layout / yield implications
Formal Application Submittal	WK 5-9	
• Formal Project Submittal	WK 5	• Start of 30-day Complete/Incomplete Period
• Agency Distribution	WK 7	• Public agencies / public groups
• Public notified of submittal	WK 7	• 750-foot radius mailing list & HOAs
• Scope of Traffic Study Formulated	WK 8	• Applicant funds-our consultant shortlist
• Scope of Noise Study Formulated	WK 8	• Applicant funds-our consultant shortlist
• Scope of Hydraulic Study Formulated	WK 8	• Applicant funds-our consultant shortlist
• Scope of Tree Survey Formulated	WK 8	• Applicant funds-our consultant shortlist
• Complete / Incomplete Letter	WK 7-9	• What's needed / major issues
Applicant / Neighborhood meeting	WK 6-12	• Virtually any project going on to public hearing triggers an applicant initiated neighborhood meeting(s) at HOA site or Town Offices
Development Advisory Meeting(s)	WK 6-15	• # meetings tied to issues / # of re-submittals
Design Review Board Meeting(s)	WK 2-12	• # meetings tied to issues / # of re-submittals
Receipt of Special Studies / Revisions	WK 10-16	
• Tree Survey		• Becomes the heart of the Mitigated Negative Declaration of Environmental Significance (MND) to be prepared for project. Project redesign and/or binding commitment conditions to eliminate potential impacts to be made.
• Traffic Study		
• Noise Study		
• Hydraulic Study		
• Geotechnical/Soils Study		
Preparation / Distribution of MND Documents	WK 6-22	
• Consultant Selection	WK 6-8	• If MND is prepared by outside consultant
• Public Scoping Session	WK 10-14	
• Preparation of Initial Study	WK 10-16	
• Distribution/Review of MND	WK 16	
• Public Review Period	WK 17-22	• Either 21 or a 30 day State review is required
Preparation of Staff Report / Conditions	WK 16-22	• For Parks & Leisure Services and Planning Commission meetings

Public Hearing Process	WK 16-30	
• Parks & Leisure Services meeting	WK 16-20	• Tree, creeks and trail issues
• Public notified of PC hearing	WK 17	• 750-foot radius mailing list & HOAs
• 1st Planning Commission Hearing	WK 22	
• 2nd PC Public Hearing (if necessary)	WK 24	
• Public notified of TC hearing	WK 25	• 750-foot radius mailing list & HOAs
• 1st Town Council Public	WK 27	
• 2nd TC Public Hearing	WK 29	
Issuance of Final Action Letter	WK 30	• Rezoning has 30-day effective date
Notice of Determination	WK 30	• Affects exposure to legal challenge
Submittal of Grading Permit for plan check	WK 36-46	
• Submittal of compliance checklist	WK 36	• Showing compliance to conditions
• Development Advisory Meeting	WK 38-40	• Review relative conditions of approval
• 1st Plan Check comments	WK 39-41	• Listing of all Town comments on plan
• Re-submittal for final plan check	WK 41-43	• Imp. Plans req'd to be thru 1st plan check
• Issuance of Grading Permit	WK 42-44	• Bonding required at permit issuance
• Grading commences	WK 46-48	• Timing of year becomes critical
Submit Improvement Plans for plan check	WK 40-50	• Typically with Final Map - addresses physical improvements and off-site work
• Updated compliance checklist	WK 40	• Showing compliance to conditions
• Development Advisory Meeting	WK 42-44	• Review relative conditions of approval
• 1st Plan Check comments	WK 43-45	• Listing of all Town comments on plan
• Re-submittal for final plan check	WK 45-48	• Final Map req'd to be thru 1st plan check
• Approval of Improvement Plans	WK 48-50	
Submit Final Map for plan check	WK 40-52	• Typically w/ Imp. Plans (creates lots)
• Updated compliance checklist	WK 40	• Showing compliance to conditions
• Development Advisory Meeting	WK 42-44	• Review relative conditions of approval
• 1st Plan Check comments	WK 43-45	• Listing of all Town comments on plan
• Re-submittal for final plan check	WK 45-48	• Sub'd Improvement Agreement/Bonds
• Schedule for Town Council Action	WK 46-50	
• Affordable Housing Agreement	WK 46-50	• With Council action on Final Map
• Town sign-off of Final Map	WK 51-52	• Recordation Final Map and Housing Agreement
Submittal of for Building Permits	WK 40-57	
• Updated compliance checklist	WK 40	• Showing compliance to conditions
• Development Advisory Meeting	WK 42-44	• Review relative conditions of approval
• 1st Plan Check comments	WK 43-45	• Listing of all Town comments on plan
• Re-submittal for final plan check	WK 46-50	• Third submittal necessary 50% of time
• Building Permit issuance	WK 54-57	• Second round of impact fees collected

Source: Town of Danville Community Services Department - Planning Division October, 2014.

The Design Review Board (DRB) serves in an advisory role to the Planning Commission for the review of the design aspects of development entitlement requests. The DRB make-up has been consciously structured by the Town to include a minimum of two (and up to a maximum of three) Planning Commission members among its five- to six-member makeup. This format has served, as evidenced by regular and ongoing review of the DRB process, to provide the desired separation of design issues from land use issues as projects move through the entitlement review process from DRB on to the Planning Commission, where formal public hearing review and action occurs. By having an overlap between the two bodies, there is both less frequency of having design issues revisited once the matter is before the Planning Commission and less frequency of having DRB's review venture inappropriately into a review of land use considerations.

Where DRB's role is expanded beyond that of an advisory body, the expansion of authority is provided (typically by project conditions of approval) to streamline the review process. In the most frequent expression of this expanded authority, the Planning Commission empowers the DRB, through project conditions of approval, with the authority to make final review of project construction design details leading up to a project's submittal for building permit plan check review. This allows DRB to both stay in the loop on the final review of design matters and allows the process to be a one-stop process (i.e., avoiding a need to have these types of construction-detail design matters from having to go back to the Planning Commission). By utilizing this process, the permit review is further streamlined by way of allowing design details to be addressed at the back end of the process rather than forcing detailed design studies to be provided prior to the project moving to public hearing,

To add developer certainty to the DRB review process, the Town amended the Design Guidelines of the DBD; Downtown Business District providing, among other things, better direction as to the expectations for Downtown projects that may include a residential component. Additionally, since the early 2000's, the Town has maintained a detailed DRB Submittal Checklist to provide applicants with the specific submittal requirements for items requiring DRB review, allowing developer certainty and processing time savings by letting applicants know what needs to be submitted for DRB to complete its review.

Since the DRB's review on proposed residential projects is in the role of an advisory body, the applicant's retain the right to "agree to disagree" with the findings and recommendations of DRB and secure direct consideration on the design aspects of their project from the Planning Commission.

Pursuant to the State Permit Streamlining Act, permit processing delays are reduced by limiting processing time for non-legislative applications to one year and

by being clear and forthright in making determinations as to what information is needed to complete development plan submittals. In terms of time needed to complete the plan check and inspection process once a project moves into the construction phase, the Town **has brought more** of the building plan check and inspection functions in house but maintains the ability to access outside contract plan check and inspection services in response to fluctuations in workloads. The Town has implemented practices that expedite processing, reduce costs, and clarify the process to developers and homeowners. Delays in the Town's development review and permitting process do not constitute an unreasonable constraint.

8. California Building Codes and Enforcement

Danville uses several uniform codes as the basis of its building standards; including, most significantly, the California Building Code (CBC), the California Electrical Code (CEC), the California Plumbing Code (CPC), and the California Mechanical Code (CMC). These Codes establish **minimum** standards and require inspections at various stages of construction to ensure code compliance. **The Town's building code requires new multifamily for-rent residential construction to provide a specified minimum percentage of the units built to be fully accessible to the physically disabled and an additional percentage of units built to be readily adaptable to meet the needs of the physically disabled.**

New multifamily residential construction that receives federal assistance is required by HUD to comply with the Federal American with Disabilities Act, which specifies a minimum percentage of dwelling units in new multifamily developments be fully accessible to the physically disabled at the time of construction. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties that are required to be brought up to current code standards, the primary intent of the codes is to provide structurally sound, safe, and energy-efficient housing.

The Town's code enforcement efforts are handled through the Community Development Department, with direct linkage to both the Building Division and the Planning Division. Code enforcement typically handles a range of 15 to 20 cases per month. Besides complaints involving minor zoning violations, the majority of other complaints deal with property maintenance, abandoned vehicles, and unscreened boats and recreational vehicles. The California Building Code provides direction for reasonable accommodation for new or modified construction. Enforcement of building standards does not constrain the production or improvement of housing in the Town.

9. Summary - Removal and/or Mitigation of Governmental Constraints

State housing law requires jurisdictions to address, and where appropriate and legally possible, remove or mitigate governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The policies contained in Section VI - Housing Plan integrate measures that serve to remove or mitigate governmental constraints on several "fronts".

C. ENVIRONMENTAL, INFRASTRUCTURE AND PUBLIC SERVICE CONSTRAINTS

1. Environmental Constraints

The San Ramon Valley has a variety of natural conditions that impact the design, construction and final cost of new residential development. If not properly recognized and accommodated, these environmental constraints have the potential to endanger lives and property.

a. Seismic Hazards/Geologic Hazards

A number of active faults paralleling and associated with the San Andreas Fault are found in and near the San Ramon Valley, including the Calaveras Fault, the Pleasanton Fault, the Bollinger Fault, and the Mt. Diablo Fault. These four fault structures constitute some of the major faults in California at the latitude of San Francisco. The 2011 Hazard Mitigation Plan for Contra Costa County indicates there is a 75 percent probability of a magnitude 7.0 or greater earthquake in the Bay Area during the next 30 years. In 2002, the United States Geologic Survey (USGS) estimated an 11 percent probability for one or more magnitude 6.7 or greater earthquakes by 2032 on the Calaveras Fault alone. The Calaveras Fault Zone has been designated as a Special Study Zone pursuant to the Alquist-Priolo Special Study Zones Act.

Geologic hazards in Danville are associated with the complex topographic and geologic features of the Valley. Geologic hazards include two types of hazards: seismically induced hazards, those hazards related to earthquakes, including ground shaking, surface rupture, ground failure and seismically induced landslides; and hazards associated with certain soils, bed rock, steep slopes and land subdivision occurs naturally or is induced, including slope instability, and landslides caused by construction activity, land subsidence and shrink-swell characteristics of soils.

Seismic and geologic hazards are addressed through the environmental and development review and permitting process, through use of structure setbacks (to avoid impacts from potentially active fault traces and known geologic hazards) and through imposition of the regulations contained in the Town's grading ordinance and the California Building Code (collectively resulting in requirement of use of construction design improvements, such as seismic strengthening and detailing, to make projects meet the latest adopted seismic design criteria).

The environmental constraints for individual housing sites identified as being available for the 2014-2022 planning period are addressed in the descriptions of these sites contained in the next chapter.

b. Landslides and Soil Erosion

Steep topography, fractured and unconsolidated bedrock conditions, expansive soils, and high erosion potential combine to make some of the hillside areas in the San Ramon Valley highly unstable. Landslides resulting from natural conditions or caused by construction activity are common occurrences in the hillsides. Nearly 50 percent of Danville is located on hillsides, including the Las Trampas Ridge area and the hills paralleling the Sycamore Valley. There are numerous traces of landslide activity in these areas and the potential for future landslides is considered to be high. While landslides may occur on slopes of 15 percent or less in unstable areas, the risks are usually proportional with steepness of slopes. Areas where old slide deposits are evident are the most subject to failure.

Hillside areas in Danville are also subject to soil erosion, which can contribute to instability of slopes, loss of vegetation, downstream flooding, sedimentation and stream bank failure. Soil erosion potential is generally proportional to slope and occurs mainly during peak rainfall, when runoff volumes are high.

Hazards associated with landslides and soil erosion are addressed through the environmental and development review and permitting process and through imposition of the regulations contained in the Town's Grading Ordinance, the Scenic Hillside and Major Ridgeline Development Ordinance and through observance of Danville's Hillside Development Guidelines.

c. Fire Hazard

The woodlands, grasslands, and chaparral areas present in parts of Danville create fire hazard areas, especially when development is located in or adjacent to these areas. Wildfires in these areas are a hazard to life and property during the

summer and fall dry season, especially during periods of low humidity and high winds.

Pursuant to Senate Bill 1241 (Kehoe, Statutes of 2012), the Safety Element of the General Plan was reviewed and updated to address the risk of fire hazard in state responsibility areas and very high fire hazard severity zones. In 2008, Town declared certain areas in Danville as Very High Fire Hazard Severity Zones. The areas receiving this designation were in the vicinity of Magee Ranch, off of Diablo Road, where single family homes are in immediate proximity to fire-prone hillsides. Existing developed areas located in proximity to the Las Trampas Ridge and the hillside areas of the Sycamore Valley are particularly subject to wildfire risks. Buildings on properties in the Very High Fire Hazard Severity Zone must comply with specified building requirements which increase their ability to resist the intrusion of flames or burning embers by a vegetation fire. These areas do not contain any of the identified housing opportunity sites for low and very low income housing and these designations will not impede Town's ability to meet RHNA.

Fire hazards are addressed through the environmental and development review and permitting process, through observance of Danville's Hillside Development Guidelines, through imposition of the regulations contained in the California Building Code and through observance of performance standards contained within the Growth Management Element (which precludes major development from occurring if firefighting services are not available or are determined to be inadequate).

d. Flood Hazard

Flooding in Danville does not pose a significant hazard to life and property, but some areas along major creeks and near the confluence of creeks are subject to periodic inundation by floods. Flooding that does occur is typically caused by winter rains. Portions of San Ramon Creek and one of its major tributary streams, Green Valley Creek, are subject to flooding. Flood hazard maps prepared by the Federal Emergency Management Agency (FEMA) or the State Department of Water Resources (DWR) indicate several areas in developed portions of Danville that may be subject to flooding.

The Contra Costa County Flood Control and Water Conservation District, with assistance from the Soil Conservation Service, has reshaped and widened segments of San Ramon, Sycamore, and Green Valley Creeks and constructed various flood protection structures. These efforts, along with Danville's drainage maintenance efforts, have reduced the potential for serious floods. Flood hazards are addressed through the setbacks, through imposition of requirements

on new projects to make appropriate flood control improvements and through observance to the standards of the Flood Disaster Preservation Act of 1973.

Pursuant to Assembly 162 (Wolk, Statutes of 2007) and Senate Bill 5 (Machado, Statutes of 2007) the Safety Element of the General Plan was reviewed and updated to reflect current flood hazard maps and related flood hazard policies and measures. The Danville 2030 General Plan, adopted in March 2013, reflects the latest information regarding flood hazard risks and includes the best available maps for the identification of the risks associated with a 200-year flood event.

As a result of the current level of residential build out in Danville, coupled with the level of detail of prior flood hazard studies performed on a project-by-project basis dating back to pre-incorporation, it is not anticipated that there will be any significant alteration to projected development yield or flood hazard constraint on the vacant or underutilized properties cited in this housing element update as being available for future residential development. While the two sites that received multifamily residential land use designation through the adoption of the Danville 2030 General Plan (i.e., the 7.0-acre Borel/EBRPD site and the 3.75-acre Diablo Office Partners site) abut drainage channels, the channels are fully improved and would not need to be widened to accommodate the development of the sites for multifamily residential use.

2. Infrastructure, Urban Services and Facilities Constraints

A lack of adequate infrastructure or urban services and facilities can be a substantial constraint to residential development if it is to avoid impacting existing residences. On a regular basis (typically on a yearly basis), the Town reviews its Capital Improvement Program (CIP). The CIP is a compilation of the capital improvements planned for construction over the next five-year period in Danville. It includes cost estimates, the phasing of specific improvements and associated costs, and methods with which specific improvements will be financed. Benefit assessment district financing has been successfully used to finance a vast amount of infrastructure improvements in the Town and can be used, as may be needed, in the future.

In 1984, the Town adopted the Commercial Transportation Improvement Program (CTIP) requiring new commercial and office development to pay a fee to offset impacts upon local transportation improvements. The fee helps finance needed improvements to Downtown Danville's road network. In 1986, the Town adopted the Residential Transportation Improvement Program (RTIP) requiring the payment of a fee for each new residential unit for the financing of Town-wide transportation improvements.

In addition, several other impact fees have been put into place to facilitate the construction and improvement of the basic infrastructure improvements needed by residential development. The impact fees include, among others, the two-tier fees for transportation improvements created through the Dougherty Valley Settlement Agreement, various sub-regional traffic impact fees; park land in-lieu fees and child care fees.

As mentioned in a previous section, the Growth Management Element of the General Plan serves to ensure that the infrastructure and urban services and facilities are in place to serve new development.

Many of Danville's affordable housing opportunities (i.e., sites currently carrying multifamily residential land use and zoning designations) are infill development locations in areas already served by existing infrastructure. The vast majority of the incorporated limits of the Town lie within the service boundaries for water and sewer service, virtually assuring that the vacant and underutilized parcels identified in this document **could** develop by the end of the **2014-2022 Housing Element** planning period.

East Bay Municipal Utility District (EBMUD) is the water purveyor for the Danville area. EBMUD's current Water Supply and Management Program (WSMP **2040**), adopted **October 2009**, serves as the basis for water conservation and recycling programs and for development of supplemental supply initiatives. **WSMP 2040 seeks to provide a diverse and robust water supply portfolio that ensures water reliability in an uncertain future while also protecting the environment.**

Through the implementation of the WSMP 2040, EBMUD is meeting future growth with aggressive conservation and recycling, while supplemental supply components allow a lower rationing level and thereby decrease direct impacts on EBMUD customers during dry years.

The Central Contra Costa Sanitary District (CCCSD) wastewater treatment plant and its associated wastewater collection system provides secondary treatment of domestic, commercial, and industrial wastewater for Danville, Lafayette, Martinez, Moraga, Orinda, Pleasant Hill, San Ramon, Walnut Creek, Concord, Clayton, and adjacent unincorporated areas, including Alamo, Blackhawk, Clyde, and Pacheco.

The population of the service area is approximately 471,000. In 2013, the wastewater treatment plant's average flow dry weather rate was 35.8 million gallons per day (MGD). This rate is well within the permitted 53.8 MGD average dry weather flow limit allowed for by Order No. R2-2012-0016 issued by the SF

Bay Region of the California Regional Quality Control Board and by National Pollutant Discharge Elimination System (NPDES) Permit No. CA0037648. CCCSD has indicated it will be able to serve the planned growth provided through the Danville 2030 General Plan and the 2014-2022 Housing Element.

While many of the Town's vacant and underutilized parcels can develop without extension of urban services, they may face other challenges to development. Infill sites may require upgrading of existing infrastructure systems to support more intense development, such as roadway improvements and the replacement of undersized sewer and water lines. Other constraints to development of infill sites include site assembly and preparation, relocation of existing uses, compatibility with surrounding land uses and/or potential neighborhood opposition.

In the context of the intent and requirements of Senate Bill 244 (Wolk, Statutes of 2011), the Land Use Element of the Danville 2030 General Plan was reviewed and a determination was made that there were no disadvantaged sub-areas in Danville that had infrastructure conditions (i.e., infrastructure for water, wastewater, storm drainage, and/or structural fire protection) with deficiencies and or significant need that would forestall or make infeasible development of residential property that might develop absent such deficiencies of infrastructure needs.

EBMUD, the water purveyor for the area, and CCCSD, the wastewater treatment agency for the area, will be provided copies of this Housing Element after the Plan is adopted.

The forecasts and projections being used by EBMUD and CCCSD are consistent with the RHNA and the estimates of development capacity used in this Housing Element. In other words, the Town is not designating land for development beyond what has been assumed by these service providers.

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IV. HOUSING RESOURCES

This section analyzes the resources available for the development, rehabilitation and preservation of housing in Danville. This analysis includes an evaluation of the availability of land resources for future housing development, the Town's ability to satisfy its share of the region's identified housing need, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the Town's housing policies and programs. Additionally, this section examines opportunities for energy conservation.

A. AVAILABILITY OF SITES FOR HOUSING DEVELOPMENT

ABAG, as the council of government for the nine-county Bay Area Region, was directed by the State to develop and assign the Regional Housing Needs Allocation (RHNA) for the region for the 2014-2022 Housing Element planning period. After developing the final methodology for the 2014-2022 RHNA, ABAG assigned shares of the region's future housing need to each Bay Area Region jurisdiction. Table 1 reflects Danville's housing share for the Bay Area Region. Appendix A is provided to give insight into the methodology utilized for the 2014-2022 RHNA. State law requires that communities document they have sufficient land to accommodate their assigned share of the region's future housing needs. There is a direct relationship between a community's inventory of land that is available for residential development and its ability to meet the adequate sites test set forth in State housing law. This section identifies the development potential of land in Danville currently available for residential development to meet Danville's RHNA, forwarding that information with the broader goal of providing "greater development certainty" relative residential development potential in the community.

1. Sites Available for Residential Development with Residential Land Use and Zoning Designation

An important component of a housing element is the identification of sites available for future housing development and evaluation of the adequacy of the identified sites to fulfill the housing mix established in a jurisdiction's RHNA. The results of Danville's review of sites with residential development potential are summarized within Tables 32, 33 and 34 and Figure A. All the sites identified are located within the Town limits. The tables are formatted to provide at least the following information for each listed site: general plan and zoning designations, parcel size, address or street location, assessor parcel number, estimated development potential, and development status.

Table 32
Sites Available for Residential Development with
Land Use and Zoning Designation (October 2014)
- Town of Danville

[Amends and replaces Table 29 of the Danville 2007-2014 Housing Element]

Site #	Property Owner / Developer	Site APN GP Designation	Property Size GP Density Range	Street/Address Zoning	Estimated Development Yield	Project Status
Group "A" Census Tract 3451.07						
Drops Off	Braddock & Logan	207-061-029 thru -050	22.3 acres	Tassajara Ln.	26 sfr w/ 8 2nds	Fully Developed (SD 8339 & 2 MSs)
	Same	R – CE	1 du/ac	P-1	-	
A-1	Tseng TRE	207-510-004	4.8 acres	Bolero Heights	3-4 sfr	No application pending
3451.07	Future	R – SF – LD	1 – 3 dus/ac	R-15	Vacant	
A-2	Tseng TRE	207-510-005	70.60 acres	Turnbridge Rd.	12-14 sfr w/ 4 2 ^{nds}	No application pending
3451.07	Future	P & OS – AG	GOS	P-1	Measure S - if GPA	
A-3	Gross TRE	207-061-25 207-071-03	26.5 acres	Tassajara Ln.	3-4 sfr	MS 853-02
3451.07	Unknown	R – CE & R – SF – LD	1du/5 ac&1du/ac	P-1(R-40)	Vacant	Pending
A-4	Heffley Trust	218-010-008 thru -012	102.0 acres	Borica / Como	16-20sfr w/4-5 2 ^{nds}	No application pending
3451.07	Future	P & OS – AG	1 du/20 ac	A-4	Measure S - if GPA	
A-5	De Saranos Inc.	217-010-022	45.4 acres	Sherbourne Hills	5-8 sfr w/1-2 2nds	Pre-submittal For 8 estate lots
3451.07	Unknown	R – RR	1 du/ac	P-1(R-100)	Vacant	
A-6	Qarshi	207-061-010	6.0 acres	Tassajara Ln.	2-3 sfr	Expired Tentative Map
3451.07	Unknown	R – CE	1 du/ac	P-1	Vacant	
A-7	Kent & Tass HldgsInc	207-061-008 & -009	8.5 acres	Tassajara Ln.	5-7 sfr w/1 2nds	LEG07-03
3451.07	Unknown	R – CE	1 du/ac	P-1	Vacant	Pending
A-8	Sherman TRE	207-061-020	2.2 acres	Cross Bridge Dr.	5-6 sfr w/1 2nds	No application pending
3451.07	Unknown	R – SF – LD	1 – 3 dus/ac	P-1	Vacant	
A-9	Akabane TRE	217-010-008	5.5 acres	2550 C.Tassajara	15-17 sfr w/ 4 2 ^{nds}	No application pending
3451.07	Future	R – SF – LD	1 – 3 dus/ac	P-1	Comm. Nursery	
A-10	Misson TRE	217-010-003	6.8 acres	Sherbourne Hills	2-4 sfr	No application pending
3451.07	Future	R – CE	1 du/ac	P-1(R-40)	1 existing sfr	
A-11	GSP Associates Inc	217-010-018	13.3 acres	Sherbourne Hills	3-4 sfr	Prior Tent Map expired - nothing pending
3451.07	Future	R – SF – LD	1 – 3 dus/ac	P-1(R-100)	Vacant	
A-12	Tomassini TRE	217-030-031	0.8 acres	3 Woodside Ct.	2 sfr	No application pending
3451.07	Future	R – SF – LD	1 – 3 dus/ac	P-1	1 existing sfr	
A-13	Ricca TRE	217-030-032	2.7 acres	2830 C.Tassajara	5-7 sfr w/1-2 2 ^{nds}	No application pending
3451.07	Future	R – SF – LD	1 – 3 dus/ac	P-1	1 existing sfr	
A-14	Azar	217-030-009	1.1 acres	2860 C.Tassajara	2-3 sfr	No application pending
3451.07	Future	R – SF – LD	1 – 3 dus/ac	P-1(A-2)	1 existing sfr	
A-15	Brooks TRE	217-030-004	0.8 acres	2850 C.Tassajara	2 sfr	No application pending
3451.07	Future	R – SF – LD	1 – 3 dus/ac	P-1(A-2)	1 existing sfr	
A-16	Wood & Company	217-040-021	3.33 of 17.1 acres	2900 C.Tassajara	43-73 mfr	No application pending
3451.07	Future	Mixed Use	13 – 23 dus/ac	P-1	13-23 du/ac	
A-17	Misc. Tassajara Lane	207-061-015 to -017	8-12 acres	Tassajara Ln.	3-6sfr w/ 2-4 maps	No application pending
3451.07	Unknown	R – CE	1 du/ac	P-1	Future Minor Subs	
SUBTOTALS (308-312 acres)					85-111 single family residential units	
					16-19 second dwelling units	
					43-73 multifamily residential units	
					No existing units to be removed	

Site #	Property Owner / Developer	Site APN GP Designation	Property Size GP Density Range	Street/Address Zoning	Estimated Development Yield	Project Status
Group "B" Census Tract 3452.01						
Drops Off	Flynn & Erfani	200-152-004; -005	1.7 acres (gross)	481-485 La Gonda Way	3-5 sfr	No application pending
Drops Off	Unknown	R - SF - LD	1 - 3 dus/ac	P-1	2 Existing	
Drops Off	Various	199-160-15-16-17& -18	7.4 acres	Margaret Ln.	2 new 1 ex 1 replace	Recorded Parcel Map - See Ind. Parcel List
Drops Off	B & H Investors LLC	R - SF - LD	1 - 3 dus/ac	R-65	MS 852-05	
Drops Off	198 Diablo Rd LLC	200-211-020	0.38 acres	198 Diablo Rd.	7 mfr in prior appl.	No application Pending
Drops Off	Unknown	Downtown Master Plan	GPA for Resd't'l	DBD - Area 2	FDP08-61	
Drops Off	Various	199-310-07; -13; & -14	1.0 acres	310W Linda Mesa	2 add'l sfr	Built Out Three-Parcel Minor Subdivision
Drops Off	Phillips	R - SF - LD	1 - 3 dus/ac	R-10	MS 861-07	
Drops Off	Elwood522Hartz LLC	208-022-044	0.33 acres	522-544 Hartz	6 mfr in prior appl.	No application Pending
Drops Off	Unknown	Downtown Master Plan	GPA for Resd't'l	DBD - Area 1	FDP08-76	
Drops Off	Weinberg TRE	208-010-025	0.16 acres	154E Prospect Ave	3 for rent mfr	Completed Mixed Use Project w/ 3 rental dus
Drops Off	Todd Weinberg	Downtown Master Plan	LUP for Resd't'l	DBD - Area 1	DEV11-44	
Drops Off	Carter TRE/Adams	208-361-009; & -010	3.3 acres	Westridge Ave.	2 add'l sfr	No application pending
Drops Off	Unknown	R - RR	1 du/5acs	A-2	Measure S - if GPA	
B-1	Pollock	197-110-013	2.5 acres	932 La Gonda Way	4-6 sfr	No application Pending
3452.01	Unknown	R - SF - LD	1 - 3 dus/ac	R-20	(-1 for exist sfr)	
B-2	GMRR, LLC	200-140-011	1.6 acres	375 W El Pintado	32-40 mfr	No application Pending
3452.01	Unknown	R - MF - H/M	20 - 25 dus/ac	P-1	Vacant	
B-3	R.CatholicBishopOak	200-152-008	6.9 acres	La Gonda Way	3-4 sfr	No application Pending
3452.01	Unknown	R - SF - LD	1 - 3 dus/ac	P-1(O-1)	Office & Parking	
B-4	Kerr	208-041-003	0.34 acres	114 El Dorado	4-7 mfr	No application Pending
3452.01	Unknown	R - MF - L/M	13-20 dus/ac	M-20	(-2 for exist duplex)	
B-5	Boyle	208-041-004	0.34 acres	124 El Dorado	4-7 mfr	No application Pending
3452.01	Unknown	R - MF - L/M	13-20 dus/ac	M-20	(-2for exist duplex)	
B-6	Ekstrum TRE	208-041-005	0.34 acres	134 El Dorado	4-7 mfr	No application Pending
3452.01	Unknown	R - MF - L/M	13-20 dus/ac	M-20	(-1 for exist sfr)	
B-7	Fischer	208-031-001	0.34 acres	144 El Dorado	4-7 mfr	No application Pending
3452.01	Unknown	R - MF - L/M	13-20 dus/ac	M-20	(-1 for exist sfr)	
B-8	Diablo Off Partners	216-120-037	3.75 acres (net)	373 Diablo Rd	94-113 mfr	No application Pending
3452.01	Unknown	Downtown Master Plan	25 - 30 dus/ac	DBD - Area 12	Replace exist off.	
B-9	Close TRE (Bev&Mo)	208-010-023	1.01 acres (net)	155 Diablo Rd	20-25 mfr	No application Pending
3452.01	Unknown	Downtown Master Plan	20 - 25 dus/ac	DBD - Area 11	Replace exist retail	
B-10	Poursohl (Faz Rest)	208-022-041	1.19 acres (net)	600 Hartz Ave	24-30 mfr	No application Pending
3452.01	Unknown	Downtown Master Plan	20 - 25 dus/ac	DBD - Area 11	Replace exist rest.	
B-11	Durkee	200-200-004	0.3 acres (net)	249W El Pintado	3-4 sfr	No application Pending
3452.01	Unknown	R - MF - LOW	8 - 13 dus/ac	M-12	(-1 exist sfr)	
B-12	Parks TRE	196-201-051	0.8 acres (net)	317 Ilo Ln	2-4 add'l mfr	No application Pending
3452.01	Unknown	R - MF - LOW	8 - 13 dus/ac	D-1	(7 exist mfr)	
B-13	Elvidge	200-080-11, -13, -14	3.7 acres (gross)	805/813 La Gonda	3-6 sfr	No application Pending
3452.01	Unknown	R - SF - LD	1 - 3 dus/ac	DBD-1,2,2a,3,9,12	(-2 exist sfr)	
B-14	Podva	208-160-007; & 008	112 acres	SR Valley Blvd	19-22 sfr 2-3 2 ^{nds}	Approval of Tentative Map Secured 4/14
3452.01	Unknown	R - RR	1 du/5acs	A-2	SD 9309/DEV14-11	
B-15	Elworthy West, LLC	208-230-20;-21;-30;-31	459 acres	SR Valley Blvd	26 sfr & 0 mfr	SFR:15 finals, 13 UC; 30 PC & 13 MFR PC
3452.01	KB Homes	P & OS - AG	1 du/5 ac	A-4	SD 9009/PUD05-02	
B-16	Kahn	208-184-008	1.5 acres	841 Podva Rd.	3-5 sfr	No application pending
3452.01	Unknown	R - SF - LD	1 - 3 dus/ac	R-15	(-1 sfr)	
B-17	DanvilleHotelHoldings	208-023-03;04;08;09 & 24	0.8 acres	411 Hartz Ave	16-18 mfr	Permits issued 4/14 for 16 dus-may go+2
3452.01	..Same	Downtown Master Plan	20 - 25 dus/ac	DBD - Area 11	Mixed Use Project	
B-18	Onsori	199-330-013	0.12 acres	120WLinda Mesa	3 mfr	Planning approval/no bldg. permits 12/31/13
3452.01	..Same	Downtown Master Plan	20 - 25 dus/ac	DBD - Area 4	Mixed Use Project	
B-19	Various Owners	Various	13 - 20 dus/ac	Downtown Area	8-12 mfr	No application pending
3452.01	Unknown	Downtown Master Plan	Mixed Use	DBD-1,2,2a,3,9,12	Future PUD/FDP	
SUBTOTALS					61-73 single family residential units	
					2-3 second dwelling units	
					215-273 multifamily residential units	
					-7 sfr and -4 mfr as a result of development	

Site #	Property Owner / Developer	Site APN GP Designation	Property Size GP Density Range	Street/Address Zoning	Estimated Development Yield	Project Status
Group "C" Census Tract 3452.02						
C-1	FerreiraTRE/RyanTRE	207-011-005 & -006	0.49 acres	852 & 856 Podva Rd.	6-9 mfr	No application pending
3452.02	Unknown	R - MF - LMD	13 - 20 dus/ac	M-12	(-1 sfr)	
C-2	Buckley & Schueler & Devicenzi	208-190-25/26 & 670-7	1.135 acres	855/910/918PodvaLn	15-23 mfr	No application pending
3452.02	Unknown	R - MF - LMD	13 - 20 dus/ac	M-12	(-6 mfr / -2 sfr exist)	
SUBTOTALS					No single family residential units	
					No second dwelling units	
					21-32 multifamily residential units	
					-3 sfr / -6 mfr as a result of development	

Site #	Property Owner / Developer	Site APN GP Designation	Property Size GP Density Range	Street/Address Zoning	Estimated Development Yield	Project Status
Group "D" Census Tract 3462.01						
Drops Off	Weber	196-310-002 & -005	15.0 acres	Matadera Way	22 sfr w/ 5 2nds	Fully Developed
	Davidon Homes	R - SF - LD	1 - 3 dus/ac	P-1	SD 8189 (-1 exist sfr)	
Drops Off	O'Brien	196-330-054 thru -061	4.6 acres	Hill Rd.	7 sfr (+1 exist)	Fully Developed
	Davidon Homes	R - SF - LD	1 - 3 dus/ac	R-15	SD 8641	
D-1	Lee	195-080-021	3.5 acres	Hope Ln.	2-4 sfr	No application pending
3462.01	Unknown	R - SF - LD	1 - 3 dus/ac	R-15	Vacant	
D-2	Various Owners	Various	3-9 acres	Diablo Rd Area	4-8 sfr w/ 3-6 maps	No application pending
3462.01					3 sfr demos	
SUBTOTALS					6-12 single family residential units	
					No second dwelling units	
					No multifamily residential units	
					-3 sfr as a result of development	

Site #	Property Owner / Developer	Site APN GP Designation	Property Size GP Density Range	Street/Address Zoning	Estimated Development Yield	Project Status
Group "E" Census Tract 3462.02						
E-1	Parsons	196-270-029	2.7 acres	828 Diablo Rd.	6-8 sfr w/ 1-2 2nds	No application pending
3462.02	Unknown	R - SF - LD	1 - 3 dus/ac	R-15	(Sloat Nursery)	
E-2	Chapman	202-010-022	2.47 acres	853 Diablo Rd.	4 add'l sfr	Approved Tentative Map (SD 9335)
3462.02	KT Builders	R - SF - LD	1 - 3 dus/ac	R-15	(Tyler Court)	
E-3	Johnson	202-010-019	1.24 acres	861 Diablo Rd.	2-3 sfr	No application pending
3462.02	Unknown	R - SF - LD	1 - 3 dus/ac	R-15	(-1 exist sfr)	
E-4	Cordes	216-172-08 & -09	3.3 acres (gross)	Willow Dr.	3 sfr	Approved Application MS 853-07)
3462.02	Unknown	R - SF - LD	1 - 3 dus/ac	R-20	Vacant	
E-5	Teardrop Partners	202-050-071, 073, 078, 079, and 080; 202-100-017, 019, 038, and 040, and 215-040-002	410 acres	Diablo Rd/ Green Valley Rd/ McCauley Rd	69 sfr w/ 7 2nds	Approved Tentative Map (SD 9291) with LEG 10-04(PUD)
3462.02	Summerhill Homes	P & OS - AG P & OS - GOS R - RR R - SF - LD	1 du/5 acs	P-1	Approval has been litigated	
E-6	Zaballos	203-160-007	3.9 acres	3511 Old Blackhawk	1 add'l sfr	No application pending
3462.02	Unknown	R - SF - LD	1 - 3 dus/ac	P-1	(1 sfr 1 2 nd exist)	
E-7	Various	203-183-02-09	3.6 acres	Old Blackhawk	4 add'l sfr	Recorded Maps (SD 9078 & MS 851-12)
3462.02	Tamalark Dev. Inc.	R - SF - LD	1 - 3 dus/ac	P-1	(-1 exist sfr+3sfr)	
E-8	BlackhawkMeadows LLC	215-050-004	2.7 acres (net)	2500 Blackhawk Rd	5 sfr	Pending Application (SD 9321)
3462.02	Same	R - SF - LD	1 - 3 dus/ac	R-20	(-1 exist sfr)	
E-9	Anderson & Battaglini TREs	203-182-47 &	3.9 acres	3743&3755OldBlkhk	8-12 sfr	No application pending
3462.02	Unknown	R - SF - LD	1 - 3 dus/ac	P-1	(-2 exist sfr)	
E-10	Casale	215-090-032	0.8 acres	Tassajara Ln	7 sfr	Under Construction as of 12/31/13
3462.02	Ryder TassajaraLLC	R - MF - LOW	8 - 13 dus/ac	P-1	SD 9287/PUD10-02	
E-11	Various Owners	Various	8-12 acres	Lawrence Rd SP	4-8 sfrw/ 3-6 maps	No application pending
3462.02						
SUBTOTALS					113-124 single family residential units	
					8-9 second dwelling units	
					No multifamily residential units	
					-6 sfr as a result of development	

Site #	Property Owner / Developer	Site APN GP Designation	Property Size GP Density Range	Street/Address Zoning	Estimated Development Yield	Project Status
Group "F" Census Tract 3551.04						
F-1	Lonvest XI LP	206-020-059	20.1 acres	5320 CTassajara	4 sfr	No application pending
3551.04	Unknown	R - SF-LD/P-&-OS-GOS	1 du/ac+1du/5ac	A-2	Vacant	
F-2	Hackler TRE	206-470-011	2.5 acres	Lawrence Road	6 sfr	Later phase of SD 8047/PUD 97-01
3551.04	Unknown	R - SF - LD	1 - 3 dus/ac	P-1	(-1 exist sfr)	
F-3	Lee	206-690-01-05	5.1 acres	1240 Casolyn Rn	5 sfr	SD 8652 5/31/06 MB 490-27
3551.04	Unknown	R - SF - LD & R - CE	Mixed	P-1(R-100)	(-1 exist sfr)	
F-4	Denning	206-160-014	5.2 acres	40 Meadow Lake	2 sfr	Approved Tentative Map
3551.04	Page	R - CE	1 du/2.3ac	P-1(R-40)	(-1 exist sfr)	
F-5	Tu	206-170-011	10.0 acres	1625LawrenceRd	2 sfr	Pending Application (MS 852-08)
3551.04	Unknown	R - CE	1 du/2.3ac	P-1(R-100 stnds)	(-1 exist sfr)	
F-6	Ryan	206-160-016	5.0 acres	1475LawrenceRd	3 add'l sfr	MS 851-02 lapsed
3551.04	Unknown	R - CE	1 du/ac	P-1(R-40)	(1 exist sfr)	
F-7	Zimmerman	206-570-01 thru -05	11.4 acres	30Hidden Hills Pl	4 add'l sfr	SD 8219 2005 Roll MB 471-7
3551.04	Individual Builders		1 du/ac	P-1(R-40&R-100)	(1 exist sfr)	
F-8	Various Owners	Various	8-12 acres	Lawrence Rd SP	3-6sfr w/ 2-4 maps	No application pending
3551.04	Unknown	R - CE	1 du/2.3ac	P-1(R-100 stnds)	Future	
SUBTOTALS					29-32 single family residential units	
					No second dwelling units	
					No multiple family residential units	

					-5 sfr as a result of development	
Site #	Property Owner / Developer	Site APN GP Designation	Property Size GP Density Range	Street/Address Zoning	Estimated Development Yield	Project Status
Group "G" Census Tract 3451.05						
Drops Off	Castle Arms LLC	218-086-01 to -06	1.8 acres	Fostoria Way	34 mfr	Fully Developed (SD 9094)
	Castle Companies	R – MF – H/MD	18 – 22 dus/ac	P-1	–	
G-1	Novotny / Berney	218-371-010	0.8 acres	943 C.Ramon	9 mfr	Approved Tentative Map (SD 9204)
3451.05	Glennmont LLC	R – MF – LOW	8 – 13 dus/ac	P-1	PUD 2007-01	Map (SD 9204)
G-2	Borel / EBRPD	218-090-031 ptn.	2.0 ptn of 16.7 ac	3020 C. Ramon	40-50 mfr	No application
3451.05	Unknown	R – MF – H/M	20 – 25 dus/ac	P-1	LEG13-02 (PUD)	Pending
G-3	Borel / EBRPD	218-090-031 ptn.	5.0 ptn of 16.7 ac	3020 C. Ramon	125-150 mfr	No application
3451.05	Unknown	R – MF – H	25 – 30 dus/ac	P-1	LEG13-02 (PUD)	Pending
SUBTOTALS					No single family residential units	
					No second dwelling units	
					165-200 multifamily residential units	
					-1 sfr (G-1) as a result of development	

TOTALS	
294-352 single family residential units	
26-31 second dwelling units	
453-587 multifamily residential units	
-25 sfr and -10 mfr	

Legend for General Plan Land Use Categories:

Table	General Plan Land Use Category
C – C	Commercial - Commercial
Mixed	Commercial - Mixed Use
Downtown Master Plan	Downtown Master Plan
R – R	Residential - Rural Residential
C – E	Residential - Country Estate
R – SF – L	Residential - Single Family - Low Density
R – SF – MD	Residential - Single Family - Medium Density
R – SF – MD	Residential - Single Family - Medium Density
R – MF – LD	Residential - Multifamily - Low Density
R – MF – L/M	Residential - Multifamily - Low/Medium Density
R – MF – H/M	Residential - Multifamily - High/Medium Density
R – MF – H	Residential - Multifamily - High
P & OS – AG	Public & Open Space - Agricultural
P & OS – GOS	Public & Open Space - General Open Space

Source: Town of Danville Community Services Department. October, 2014.

The sites in Danville available for residential development (i.e., sites that have the appropriate land use and zoning designations to accommodate residential development) had a demonstrated capacity of ~~875-1,075~~ **net 800 to 1,000** new units for the **2014-2022** planning period as of the start of **2014**. (Refer to **Table 32**) The sites with residential development density standards of at least **8-13** units per acre have minimum development density standards in place.

While many of the sites are currently vacant, a number of the sites are partially developed/underutilized sites (e.g., sites that currently contain some limited level of activity or development but are not considered to be fully developed). The inclusion of **partially developed/underutilized** sites indicates the determination that the current **level of development** of the property, due to the limited nature of the land use activity **or** the age **and/or condition** of structures present **on the site**, does not constitute a significant obstacle to the redevelopment of the site for **a more intensive use reflective of its land use and zoning designations**.

Table 33
Existing Vacant Single Family Residential Parcels (January 2015)
- Town of Danville

[Amends and replaces Table 30 of the Danville 2007-2014 Housing Element]

#	APN	ADDRESS	ACRES	USE	ZONING	STATUS OF PROPERTY	LAND USE DESIGNATION
1	195-021-016	197 Plaza Cir.	0.23	17	R-10	Undeveloped sfr lot (Lot 187 Cameo Acres 3 MB 40-4)	SFR - Medium
2	195-080-054	189 Hope LN.	1.33	17	P-1	Undeveloped sfr lot (Lot 3 SD 8106 MB 435-8)	SFR - Medium
3	195-150-006	554 El Pintado Rd.	1.18	17	R-20	Tear-down of prior sfr (7-14-65 Parcel D of 36 PM 4)	SFR - Estates
4	196-290-024	40 Diablo Rd.	0.95	17	R-40	Undeveloped sfr lot (last lot of five lot subdivision)	SFR - Low
5	196-290-032	Diablo Rd.	0.31	17	R-20	Undeveloped sfr lot (12-4-04 Parcel B of 188 PM 48)	SFR - Medium
4	196-391-025	Hornet Dr.	0.41	17	R-15	Undeveloped sfr lot (Parcel B of 101 PM 49 & 50)	SFR - Low
5	196-391-026	Hornet Dr.	0.38	17	R-15	Undeveloped sfr lot (Parcel C of 101 PM 49 & 50)	SFR - Low
6	196-391-027	Hornet Dr.	0.41	17	R-15	Undeveloped sfr lot (Parcel D of 101 PM 49 & 50)	SFR - Low
7	196-391-029	850 Hornet Dr.	0.42	17	R-15	Undeveloped sfr lot (Parcel B of 131 PM 12 & 13)	SFR - Low
8	197-120-022	315 El Pinto	2.47	17	R-100	Undeveloped sfr lot (9-22-06 Parcel B of 198 PM 23)	SFR - Estates
9	197-120-028	El Pinto	2.34	17	R-100	Prior residence demolished (10-21-84 Parcel C of 113 PG 20)	SFR - Estates
10	197-130-019	487 El Alamo	2.30	17	R-100	Undeveloped sfr lot (12-11-90 Parcel B of 91 PM 26 & 27)	SFR - Estates
11	197-130-020	481 El Alamo	2.51	17	R-100	Undeveloped sfr lot (12-11-90 Parcel C of 91 PM 26 & 27)	SFR - Estates
12	197-140-029	812 El Pintado Rd.	2.67	17	R-100	Prior residence demolished (3-28-77 Parcel B of 53 PM 14)	SFR - Estates
13	197-150-050	El Pintado Rd.	1.50	17	R-65	Undeveloped sfr lot (1-5-66 Parcel B of 39 LSM 16)	SFR - Estates
14	197-150-051	El Pintado Rd.	1.50	17	R-65	Undeveloped sfr lot (1-5-66 Parcel C of 39 LSM 16)	SFR - Estates
15	197-250-007	El Pintado Rd.	2.35	17	R-100	Undeveloped sfr lot (11-5-85 Parcel C of 119 PM 27 & 28)	SFR - Estates
16	197-460-005	38 Alamo Springs Pl.	0.77	17	P-1	Undeveloped sfr lot (Lot 9 of SD 7452 MB 397-31)	SFR - Low
19	199-070-044	Starview Dr.	0.93	17	R-40	Undeveloped sfr lot (12-17-85 Parcel B 120 Pm 85)	SFR - Estates
20	199-070-050	Starview Dr.	1.12	17	R-40	Undeveloped sfr lot (12-29-11 Parcel 1 207 Pm 1)	SFR - Estates
17	199-080-012	17 Hilfred Way	1.12	17	R-65	Undeveloped sfr lot (Portion of Lot 5 of SD 6680)	SFR - Estates
18	199-120-004	Montair Dr.	1.98	17	R-65	Undeveloped sfr lot (Lot 5 of SD 5639 MB 242-23)	SFR - Estates
19	199-440-020	Glen Alpine	2.04	17	R-65	Undeveloped sfr lot (12-4-87 Parcel A 130 PM 47)	SFR - Estates
20	199-440-021	Glen Alpine	1.70	17	R-65	Undeveloped sfr lot (12-4-87 Parcel B 130 PM 47)	SFR - Estates
21	199-450-011	490 Montcrest Pl.	1.44	17	R-65	Undeveloped sfr lot (Portion of Lot 5 of SD 5639)	SFR - Estates
22	200-010-024	Toyon Terr.	1.54	17	R-65	Undeveloped sfr lot, non-subdividable parcel	SFR - Estates
23	200-030-010	544 El Rio Rd.	1.05	17	R-65	Prior residence demolished (Lot 38 of Rancho El Rio)	SFR - Estates
24	200-030-028	Toyon Terr.	2.14	18	R-65	Undeveloped sfr lot (10-3-72 Parcel D 24 PM 34)	SFR - Estates
25	200-040-017	El Rio	0.44	17	R-15	Undeveloped sfr lot (3-30-78 Parcel B 64 PM 26)	SFR - Low
26	200-080-014	La Gonda Way	0.40	17	R-20	Undeveloped sfr lot (no recent mapping information)	SFR - Low
31	200-220-015	1 Ohlson Ln.	0.80	17	R-40	Undeveloped sfr lot (no recent mapping information)	SFR - Estates
27	201-160-049	50 Fairmayden Ln.	0.55	17	R-20	Undeveloped sfr lot (Lot 6 of SD 5750 MB 271-50)	SFR - Low

#	APN	ADDRESS	ACRES	USE	ZONING	STATUS OF PROPERTY	LAND USE DESIGNATION
28	201-160-056	40 Fairmayden Ln.	0.45	17	R-20	Undeveloped sfr lot (Lot 7 of SD 5750 MB 271-50)	SFR - Low
29	201-260-019	251 Kuss Rd.	1.14	17	R-40	Undeveloped sfr lot (7-24-75 Parcel A 39 PM 2 & 3)	SFR - Estates
30	202-040-010	689 Gwen Ct.	3.65	17	P-1	Undeveloped sfr lot (no recent mapping information)	GOS
36	203-183-009	Tamalark Ln	0.39	17	P-1	Undeveloped sfr lot (1/17/13 Parcel B 208 PM 8)	SFR - Low
31	206-020-059	Camino Tassajara	20.14	63	A-2	Undeveloped sfr lot (9-20-78 Parcel D 81 PM 10)	GOS & SFR-LOW
38	206-160-025	1583 Lawrence Rd.	1.55	62	P-1(R-40)	Undeveloped sfr lot (12-26-08 Parcel A 203 PM 39)	SFR - Estates
39	206-160-025	1587 Lawrence Rd.	1.45	62	P-1(R-40)	Undeveloped sfr lot (12-26-08 Parcel B 203 PM 39)	SFR - Estates
32	206-570-004	Lawrence Rd.	3.97	62	P-1(R-100)	Undeveloped sfr lot (Lot 4 SD 8219 MB 471-1)	Rural Resid
33	206-570-005	Lawrence Rd.	3.19	62	P-1(R-100)	Undeveloped sfr lot (Lot 5 SD 8219 MB 471-1)	Rural Resid
34	207-071-001	2491 Tassajara Ln.	12.21	63	P-1	Undeveloped sfr lot (Lot 5 Record of Survey 18 LSM 18)	Rural Resid
35	208-130-033	580 Highland Dr.	5.98	17	R-65	Undeveloped sfr lot (4-28-85 Parcel B 166 PM 28)	SFR - Estates
36	208-570-006	1900 Peters Ranch Rd.	5.34	17	P-1	Undeveloped sfr lot (Lot 348 SD 5718 MB 254-17)	Rural Resid
37	208-570-014	1651 Peters Ranch Rd.	7.01	17	P-1	Undeveloped sfr lot (Ptn Lots 343 & 344 SD 5718 MB 254-17)	Rural Resid
38	208-580-001	1800 Peters Ranch Rd.	6.02	17	P-1	Undeveloped sfr lot (Lot 350 SD 5718 MB 254-17)	Rural Resid
39	208-650-005	269 Montego Dr.	2.89	17	R-100	Undeveloped sfr lot (Lot 6 SD 6098 MB 279-3)	Rural Resid
40	217-010-018	45 Sherburne Hills Rd.	13.28	67	P-1(R-100)	Undeveloped sfr lot (1/20/82 Parcel B of 70 PM 6)	Rural Resid

Key: Land Use Designation - Danville 2030 General Plan

SFR - Medium: Residential - Single Family - Medium Density (3-5 dwelling units per acre)

SFR - Low: Residential - Single Family - Low Density (1-3 dwelling units per acre)

SFR - Estates: Residential - Country Estates (1 dwelling unit per acre)

Rural Residential: Residential - Country Estates (five acre minimum)

GOS: Public and Open Space - General Open Space (no additional subdivision allowed)

Assessor's Office Tax Roll Key (Entries for Column 5):

17 - Vacant, Residential, 1 Site, Including PUD

18 - Vacant, Residential, 2+ Sites

62 - Rural, With or Without Structure, 1-10 Acres

63 - Vacant, Urban, 10-40 Acres

67 - Ag, Dry Farming, 10-40 Acres

68 - Ag, Dry Farming, 40+ Acres

Source: Town of Danville Community Services Department - Planning Division. January, 2015.

Table 34
Multifamily Residential Land Available for Development (October 2014)
- Town of Danville

[Amends and replaces Table 31 of the Danville 2007-2014 Housing Element]

#	Table 29 Key	Property Owner /	Site APN	Net Acres	Zoning	Contributing to RHNA for Low or Very Low Income Households	
		Address	GP Designation	GP Density Range	Yield	Capacity Given Residential - Multifamily High/Mod (20-25 units/acre)	Capacity Given Residential - Multifamily High (25-30 units/acre)
1	A-16	Wood & Company	217-040-021 ptn.	3.33 ptn. of 17.06 ac	P-1	-	-
		2900 Camino Tassajara	Mixed Use	13 - 23 units/acre	43-73 units		
2	B-2	GMR, LLC	200-140-011	1.59 acres	P-1	32-40 units	-
		375 W El Pintado	R - MF - H/M	20 - 25 units/acre	32-40 units		
3	B-4	Kerr	208-041-003	0.34 acres	M-20	-	-
		114 El Dorado Ave	R - MF - LOW	13 - 20 units/acre	4-7 units		
4	B-5	Boyle	208-041-004	0.34 acres	M-20	-	-
		124 El Dorado Ave	R - MF - LOW	13 - 20 units/acre	4-7 units		
5	B-6	Ekstrum TRE	208-041-005	0.34 acres	M-20	-	-
		134 El Dorado Ave	R - MF - LOW	13 - 20 units/acre	4-7 units		
6	B-7	Fischer	208-031-001	0.34 acres	M-20	-	-
		144 El Dorado Ave	R - MF - LOW	13 - 20 units/acre	4-7 units		
7	B-8	Diablo Off Partners	216-120-037	3.75 acres	DBD - Area 12	-	94-113 units
		373 Diablo Rd	Downtown Master Plan	25 - 30 units/acre	94-113 units		
8	B-9	Close TRE (BevMo)	208-010-023	1.01 acres	DBD - Area 11	-	-
		155 Diablo Rd	Downtown Master Plan	20 - 25 units/acre	20-25 units		
9	B-10	Poursohl (Faz Rest)	208-022-041	1.19 acres	DBD - Area 11	-	-
		600 Hartz Ave	Downtown Master Plan	20 - 25 units/acre	24-30 units		
10	B-11	Durkee	200-200-004	0.30 acres	M-12	-	-
		249 W El Pintado	R - MF - LOW	8 - 13 units/acre	1-3 add'l		
11	B-12	Parks TRE	196-201-051	0.90 acres	D-1	-	-
		317 Ilo Ln	R - MF - LOW	8 - 13 units/acre	1-3 add'l		
12	B-17	Danville Hotel Holdings	208-023-03;04;08;09 & 24	0.8 acres	411 Hartz Ave	16-18 units	-
		Same	Downtown Master Plan	20 - 25 dus/ac	DBD - Area 11		
13	C-1	Ferreira & Ryan	207-011-05 & -06	0.49 acres	M-12	-	-
		852 & 866 Podva Rd	R - MF - L/MD	13 - 20 units/acre	6-9 units		
14	C-2	Various	208-190-25, -26 & -27	1.14 acres	M-12	-	-
		855/910/918 Podva Ln	R - MF - L/MD	13 - 20 units/acre	15-23 units		
15	E-10	Ryder Tassajara LLC	215-440-01 thru -07	0.79 acres	P-1	-	-
		2320-2390 Tassajara Ln	R - MF - LOW	8 - 13 units/acre	6-10 units		
16	G-1	Glennmont LLC	218-371-010	0.76 acres	P-1	-	-
		943 Camino Ramon	R - MF - LOW	8 - 13 units/acre	6-10 units		
17	G-2	Borel/EBRPD	218-090-031 ptn.	2.0 ptn. of 16.65 ac	P-1	40-50 units	-
		3020 Camino Ramon	R - MF - H/M	20 - 25 units/ac	40-50 units		
18	G-2	Borel/EBRPD	218-090-031 ptn.	5.0 ptn. of 16.65 ac	P-1	-	125-150 units
		3020 Camino Ramon	R - MF - HIGH	25 - 30 units/ac	125-150 units		
19	N/A	2 nd Dwelling Units	Various	3.85 ac.equiv. of low	Various	30 units	-
		Various Locations	Various	2 nd units of <1,000 sf	30 low 46 mod		
Demonstrated Development Capacity						118-138 units	219-263 units
RHNA Assignments for Low and Very Low Income Households						111 units	196 units

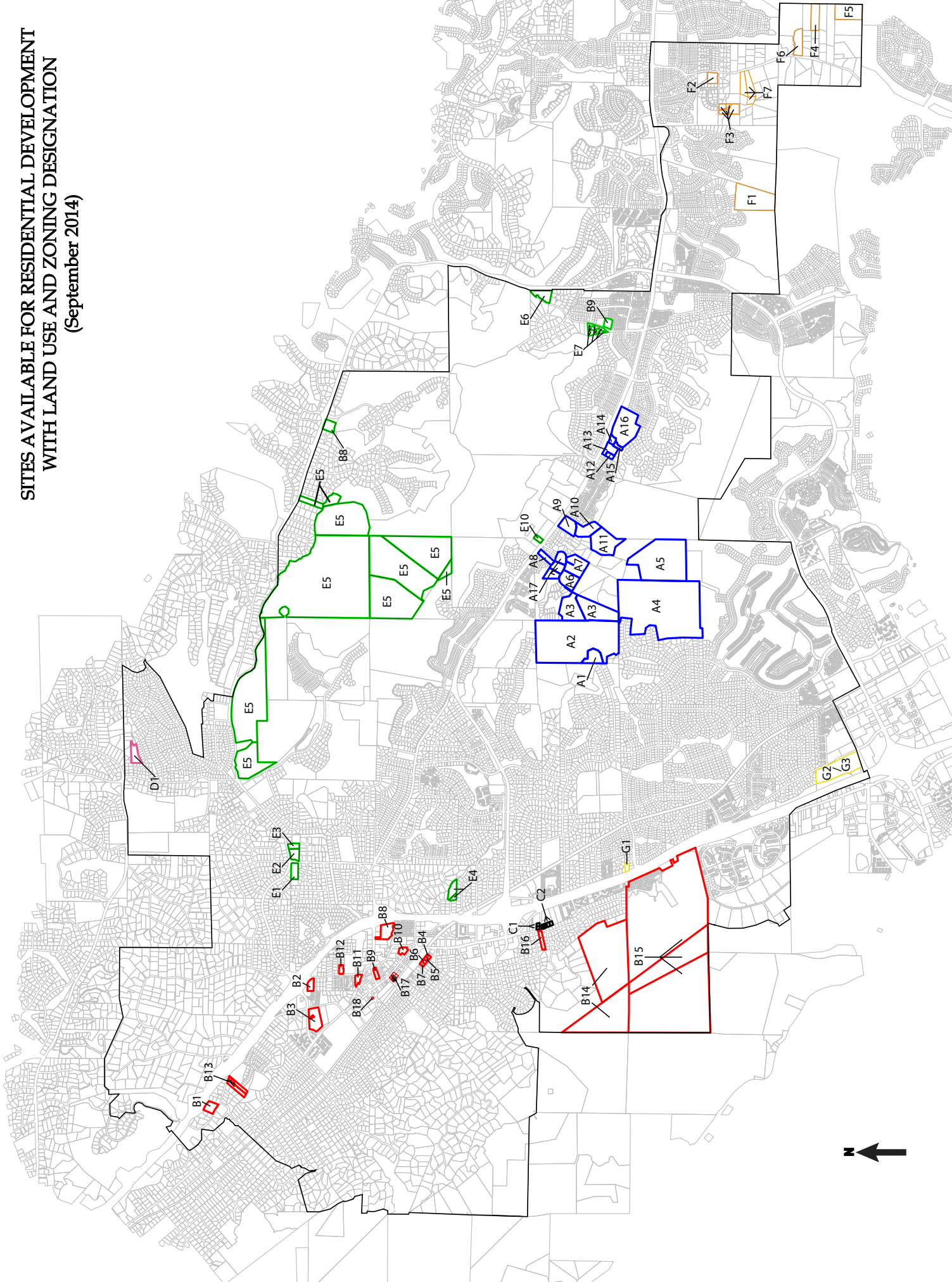
Legend for General Plan Land Use Categories:

<u>Table</u>	<u>General Plan Land Use Category</u>
Mixed Use	Per the Special Concern Area language for the Historic Wood Family Ranch Headquarters in the Danville 2030 General Plan.
R - MF - LOW	Residential - Multifamily - Low Density (8 - 13 units per net acre) with a minimum density is 8 units per net acre.
R - MF - L/MD	Residential - Multifamily - Low/Medium Density (13 - 20 units per net acre) with a minimum density is 13 units per net acre.
R - MF - H/M	Residential - Multifamily - Low/Medium Density (13 - 20 units per net acre) with a minimum density is 13 units per net acre.
R - MF - HIGH	Residential - Multifamily - High/Medium Density (20 - 25 units per net acre) with a minimum density is 20 units per net acre.
Downtown Master Plan	Area 11 is designated DBD: Special Opportunity District - allowing 20 - 25 units per net acre for non-ground floor residential use. Area 12 is designated DBD: Multifamily Residential High Density - allowing 25 - 30 units per net acre for residential components use.

Source: Danville 2030 General Plan. October, 2014

Figure A

SITES AVAILABLE FOR RESIDENTIAL DEVELOPMENT
WITH LAND USE AND ZONING DESIGNATION
(September 2014)



Much of the multifamily development that has occurred in Danville since its incorporation, or has been granted planning entitlement approval to occur, involves land not previously designated for multifamily residential use by the general plan.

Table 42 - Summary of Inclusionary Housing Efforts lists many of these sites, including: Creekside Commons (Entry #10 - leading to 14 units on 1.6 acres); Ryland Cottage (Entry #20 - leading to 39 units on 2.9 acres); Pintado Point (Entry #24 - leading to 9 units on 0.5 acres); Laurel Senior Apartments (Entry #25 - leading to 74 units on 2.75 acres); Willow Commons (Entry #29 - leading to 22 units on 0.5 acres); Tassajara Cottages (Entry #30 - leading to 21 units on 2.8 acres); Rose Garden Apartments (Entry #31 - leading to 55 units on 2.5 acres); The Preserves @ IHT (Entry #33 - leading to 27 units on 2.6 acres); and the Danville Hotel (Entry #38 - which will lead to 18 units on 1.0 acres for a vertical mixed use project). In addition to these sites are the GMMR, LLC site (Entry B-2 on **Table 32** that will lead to a minimum of 32 units on 1.6 acres) and the Casale/Ryder Tassajara LLC site (Entry E-10 on **Table 32** which will lead to 7 units on 0.7 acres).

Additional significant projects where the Town approved general plan amendment requests to allow multifamily development include StoneyBrook (River Rock Lane at Hartz Way leading to 88 units on 6.9 acres) and the Green Terraces (Fostoria Circle at Fostoria Way leading to 144 units on 8.1 acres). The recent recognition of a need to provide flexibility for smaller sites to make multifamily residential development a viable option are the land use permit approvals recently granted by the Town in the Downtown area for the Weinberg site (lead to three for-rent multifamily units on a 0.16 acre horizontal mixed use project) and for the Onsoni site (will lead to three for-rent multifamily units on a 0.10 acre vertical mixed use project).

There are no identified significant environmental constraints or service limitations that would limit development of residential uses on the sites listed on **Tables 32, 33 and 34**. The sites are within the service boundaries for water, sewer, and other dry utilities supplies, whether public or private. Water delivery systems and sewer treatment capacity, is or will be, available to the identified sites.

2. Land Inventory Analysis

The sites listed on **Tables 32, 33 and 34** and depicted on **Figure A** would provide for the requisite variety of housing types deemed necessary by the RHNA, including multifamily rental, factory-built, mobile homes, transitional housing, supportive housing, and emergency shelters.

The column labeled “Estimated Development” on **Table 32** reflects the assumed development yield on a property-by-property basis for the **57** sites included on the table. As applicable and appropriate, the estimated development has been adjusted to reflect the estimated net development area, accounting for the presence of unbuildable areas. These adjustments are reflective of policy direction of the Danville **2030** General Plan as regards the methodology to calculate a property’s maximum development potential.

Seventeen of the **57** sites are double-listed (but not double-counted), as they appear both on **Tables 32 and 34**. These are the properties that currently carry multifamily residential land use and zoning designations. Each of these sites is subject to minimum development density standards where a residential use is established.

Table 34 independently lists **one** additional site, **being the mixed residential/commercial project with 18-unit multifamily units that secured building permit issuance after January 1, 2014 (i.e., the Danville Hotel project) – a project that will provide two for-rent moderate income units to meet its inclusionary housing requirement. The site is seeing multifamily use established as a “residential over commercial” component following Town approval of a general plan amendment that changed their historic commercial land use designations to a Downtown Business District designation that allows residential uses as a second story by-right use (i.e., DBD Area 11 – Special Opportunity District).**

Two additional sites listed on Tables 32 and 34 (i.e., sites B-11 and B-12) were designated DBD Area 11 through the same general plan amendment action and have comparable residential development potential to the Danville Hotel project site.

In terms of estimated development potential for the single family residential sites listed on **Table 32**, it is assumed these sites will develop at, **or near,** the maximum allowable development densities. The development review process utilized in Danville since the implementation of **its** inclusionary housing **program** in the early 1990’s has seen the vast majority of projects subject to inclusionary housing regulations secure approvals at the top end of their respective allowable density ranges (i.e., **36 of 40** projects). **(Refer to Table 41)** Further discussion of the Town’s inclusionary housing program is contained in Section III of this document where governmental constraints to development is discussed and analyzed. There is no reason, beyond builder market decision, to assume land use controls and/or site improvement obligations would preclude the maximum allowable densities to be reached on all the residential sites listed on **Table 32**.

3. Progress Made to Satisfy Danville's 2014-2022 RHNA

To satisfy a jurisdiction's RHNA allocation, the jurisdiction must identify adequate sites to accommodate housing that is affordable to extremely low, very low, low, moderate and above moderate income households. Progress meeting the RHNA for the 2014-2022 planning period will come from several categories of residential development activity, which are summarized on **Tables 35 and 36**. The following provides expanded discussion of the subcategories of residential activity included on those tables.

As of January 1, 2014, the sites in Danville available for residential development (i.e., sites with land use and zoning designations in place to accommodate residential development) have a demonstrated capacity to accommodate between 875-1,075 approximately 800 and 1,000 new residential units. (Refer to **Tables 32, 33 and 34 and Figure A**)

A total of 66 net new housing units were completed in Danville during the 2014 calendar year (being net production after accounting for the loss of seven units through demolition). (Refer to **Line A of Tables 36 and 37 and Pages 25-28 of Appendix B**) The 73 new units constructed were determined to have the following household income distribution: no units for extremely low income households; seven units for very low income households; four units for low income households; eight units for moderate income households; and 54 units for above moderate income households. The 73 new units constructed are not a subset of the 800 to 1,000 unit development capacity (i.e., these units are above and beyond the cited development capacity).

As of January 1, 2014~~2015~~, there were 45~~52~~ housing units under construction (~~net after accounting for the loss of five units through demolition~~) and 68~~27~~ additional units that either had a building permit status of either "Issued" or "Approved" or were at an earlier stage in the building permit plan check process. (Refer to **Lines B and C of Tables 36 and 37 and Pages 25-28 and 30-34 of Appendix B**) These

Table 35
Projected Housing Production Capacity 2014 - 2022 by Product Type (January 2015)
- Town of Danville

[Amends and replaces Table 32 of the Danville 2007-2014 Housing Element]

Year or Subgroup / Subtotals & Housing Product Category (as of January 1, 2015)	Replacement Single Family Detached (RSFD)	New Single Family Detached (NSFD)	New Single Family Attached (NSFA)	New Multifamily (NMF)	New Second Dwelling Unit (NSD)	Demolitions	Net Housing Units Produced
A "Finalized" Building Permit 1/1/14 thru 12/31/14	7	46	-	13	7	(7)	66
B "Under Construction" Building Permit Status	7	22	-	16	7	(7)	45
C "Approved"/"Issued"/"1st or 2nd Plan Check" or "Applied"	6	4	9	5	3	(6)	21
D Approved Planning Entitlement - Building Permit Not Initiated	-	152	-	1	10	(8)	154
E Pending Planning Entitlement	-	30	-	1	1	(3)	27
F Vacant Single Family Lots of Record ⁽¹⁾	-	13 to 15	-	-	-	-	13 to 15
G Second Dwelling Units Beyond those as Inclusionary Units ⁽²⁾	-	-	-	-	84	-	84
H Anticipated Additional Multifamily Development ⁽³⁾	-	-	-	358 to 431	-	(5)	353 to 426
I Anticipated Additional Single Family Development ⁽⁴⁾	-	112 to 118	-	-	13	(12)	113 to 119
J Anticipated Replacement Single Family Detached ⁽⁵⁾	52	-	-	-	-	(52)	No net new units
Totals	72	379 to 387	9	392 to 465	124	(100)	876 to 957

Source: Town of Danville Community Services Department - Planning Division. January, 2015.

Notes:

1. Reflects assumption that 13 to 15 of the 40 individual lots of record not associated with a subdivision that were present as of January 1, 2015 will see construction by the end of the 2014-2022 planning period.
2. Reflects assumption that the current second dwelling unit regulations (amended September 2014) will result in the production of an average of eight second dwelling units per year - supplying 30 low income units, 46 moderate income units, and eight above moderate income units during the 2014-2022 planning period.
3. Reflects an assumed yield of 358 to 431 units of new multifamily residential from the 650 to 800 remainder lots of the 800 to 1,000 unit development potential on Table 29 not provided for in Line A through G.
4. Reflects an assumed yield of 112 to 118 net new single family residential units from the 650 to 800 remainder units of the 800 to 1,000 unit development potential on Table 29 not provided for in Line A through H.
5. Reflects assumption that the rate of development of construction of replacement single family detached units (RSFD units) during the 2007-2014 planning period will continue through the 2014-2022 planning period (i.e., eight RSFD units per year - with table accounting for RSFD activity for 2014 separately). As each RSFD is associated with a corresponding demolition permit, no net new units are created with RSFD construction.

Table 36
Projected Housing Production Capacity 2014 - 2022 by Income Level (January 2015)
- Town of Danville

[Amends and replaces Table 33 of the Danville 2007-2014 Housing Element]

Year or Subgroup / Subtotals & Housing Product Category (as of January 1, 2015)	Housing for Extremely Low Income Households	Housing for Very Low Income Households	Housing for Low Income Households	Housing for Moderate Income Households	Housing for Above Moderate Income Households	Demolitions	Net Housing Produced
A "Finalized" Building Permit 1/1/14 thru 12/31/14 ⁽¹⁾	-	7 (7 MFR)	4 (4 2 nd dus)	8 (2 2 nd du & 6 MFR)	54 (7 RSFD; 46 SFR; & 1 2 nd du)	(7)	65
B "Under Construction" Building Permit Status	-	-	3 (3 2 nd dus)	2 (2 2 nd du)	47 (7RSFD; 22 SFR; 16 MFR & 2 2 nd dus)	(7)	45
C "Approved"/"Issued"/"1 st or 2 nd Plan Check" or "Applied"	-	-	1 (1 2 nd du)	6 (1 2 nd du & 5 MFR)	20 (6 RSFD; 13 SFR; 1 2 nd du)	(6)	21
D Approved Planning Entitlement - Building Permit Not Initiated	-	-	9 (9 2 nd dus)	1 (1 2 nd du)	152 (152 SFR)	(8)	154
E Pending Planning Entitlement	-	-	-	-	30	(3)	27
F Vacant Single Family Lots of Record ⁽²⁾	-	-	-	-	13 to 15	-	13 to 15
G Second Dwelling Units Beyond those as Inclusionary Units ⁽³⁾	-	-	30	46	8	-	84
H Anticipated Additional Multifamily Development ⁽⁴⁾	105 to 126	114 to 137	72 to 90	6 to 7	61 to 71	(5)	353 to 426
I Anticipated Additional Single Family Development ⁽⁵⁾	-	-	13	-	112 to 118	(12)	113 to 119
J Anticipated Replacement Single Family Detached ⁽⁶⁾	-	-	-	-	52	(52)	No net new units
Totals	105 to 126	121 to 144	132 to 150	69 to 70	548 to 566	(100)	876 to 957

Source: Town of Danville Community Services Department - Planning Division. January, 2015.

Notes:

- The affordability of the seven very low income units is assured through deed restriction (30 year term). The four cited low income units are detached second dwelling units whose size (they range from 320 to 657 square feet) qualifies them for a low income household affordable "by-design" designation. The two cited moderate income units are detached second dwelling units whose size (i.e, 811 and 864 square feet) qualifies them for a moderate income household affordable "by-design" designation. The final second unit is 1,250 square feet in size and is assumed appropriate for an above moderate income household.
- Reflects assumption that 13 to 15 of the 40 individual lots of record not associated with a subdivision that were present as of January 1, 2015 will see construction by the end of the 2014-2022 planning period.
- Reflects assumption that the current second dwelling unit regulations (amended September 2014) will result in the production of an average of eight second dwelling units per year - supplying 30 low income units, 46 moderate income units, and eight above moderate income units during the 2014-2022 planning period.
- Reflects an assumed yield of 358 to 431 units of new multifamily residential from the 650 to 800 remainder lots of the 800 to 1,000 unit development potential on Table 29 not provided for in Line A through G.
- Reflects an assumed yield of 112 to 118 net new single family residential units from the 650 to 800 remainder lots of the 800 to 1,000 unit development potential on Table 29 not provided for in Line A through G.
- Reflects assumption that the rate of development of construction of replacement single family detached units (RSFD units) during the 2007-2014 planning period will continue through the 2014-2022 planning period (i.e., eight RSFD units per year - with table accounting for RSFD activity for 2014 separately). As each RSFD is associated with a corresponding demolition permit, no net new units are created with RSFD construction.

11379 units are projected to have the following household income distribution upon their construction completion: no units for extremely low households; sevenno units for very low income households; ninefour units for low income households; 15eight units for moderate income households; and 8267 units for above moderate income households. The 113 units areThe 79 units are not a subset of the above-cited 875-1,075800 to 1,000 unit development capacity (i.e., these units are above and beyond the cited development capacity).

As of January 1, 20142015, 121154 additional units (being net production after accounting for the loss of eight units through anticipated demolition) had been authorized for development (i.e., had secured the requisite planning entitlements to allow development) but had not yet initiated the building permit plan check process. (Refer to Line D of Tables 35 and 36 and Page 3135 of Appendix B) These 121 unitsWhen the 162 new units are constructed, they are projected to have the following household income distribution upon their construction: no units for extremely low households; no units for very low income households; nine units for low income households; no unitsone unit for moderate income households; and 112152 units for above moderate income households. The 121 units162 new units authorized for development are a subset of the above-cited 875-1,075800 to 1,000 unit development capacity cited above.

As of January 1, 20142015, there were 4027 additional residential units (being net production after accounting for the loss of three units through anticipated demolition) linked to pending planning entitlement requests. (Refer to Line E of Tables 35 and 36 Page 3236 of Appendix B) These 40When the 30 new units are constructed, they are projected to have the following household income distribution upon their construction: no units for extremely low households; no units for very low income households; fourno units for low income households; no units for moderate income households; and 3630 units for above moderate income households. The 4030 new units are a subset of the above-cited 875-1,075800 to 1,000 unit development capacity cited above.

In addition to the projected housing production discussed above-cited subsets of units, and based on recent development trends, it is reasonable to anticipate 84 individually sponsored second units (i.e., second units on existing developed single family residential lots) will be constructed between January 1, 20142015 and the end of the 2022the 2014-2022 planning period, providing an average of twelveten and one half second dwelling units per year for the 2014-2022 planning period. (Refer to Line G of Tables 35 and 36) Based on the anticipated sizes of these units 84 units (as extrapolated from the size of the 101 units built or under construction during the 2007-2014 planning period - refer to Appendix M - Tables M-1 and M-2), these 84 units are projected to have the following household income distribution upon their construction: no units for extremely

low households; no units for very low income households; 30 units (35% of the units) for low income households; 46 units (55% of the units) for moderate income households; and eight units (15% of the units) for above moderate households units. The 84 units are not a subset of the above-cited 875-1,075-800 to 1,000 unit development capacity (i.e., these units are above and beyond the cited development capacity).

Because Danville is within the high income Alameda and Contra Costa Counties Area, the rental market rate value of second dwelling units in this size range makes many of the units developed affordable to one- and two-person low or moderate income households. Assuming a maximum of 30% 35.0% of household income is devoted to rental housing costs rent or utilities, a one-person low income household can assign up to a maximum of \$1,075 a month \$1,250 month to housing costs. This increases to \$1,245 \$1,450 a month for two-person low income households. These assumptions are consistent with findings contained in the Draft 2014-2022 City of Albany Housing Element, specifically the determination that the prevailing market rate rental cost per square foot value for second dwelling units in Berkeley, Albany, and El Cerrito area in 2013 was \$2.50 - making a 500 square foot second dwelling unit affordable to one person low income households and making a 550 square foot second dwelling unit affordable to two person low income households.

A one-person moderate income household can assign up to a maximum of \$2,180 a month to housing. This increases to \$2,510 a month for two-person low income households. For the 2007-2014 planning period, the Town assumed any second dwelling unit built at 750 square feet or less in size would command rental rates making them affordable to low income households. The Town further assumed any second dwelling unit between 751 square feet and 1,000 square feet in size would command rental rates making them affordable to moderate income households. These assumptions were verified through Craigslist rental surveys and through discussions with local real estate representatives and with developers who were building second dwelling units to satisfy their inclusionary housing requirement.

Recognizing that rental rates have increased over the past couple of years, the assumptions on the linkage between unit size and affordability are being adjusted for the 2014-2022 planning period. After reviewing the various unit sizes of the 101 second dwelling units either built or under construction between 2007-2014 (see Appendix B), the Town has determined it is reasonable to assume the following unit size breakdown for second units constructed in the 2014-2022 planning period: (1) 35% of units at ≤550 square feet; (2) 55% of the units between 551 square feet and 1,000 square feet; and (3) 10% of the units over 1,000 square feet in size. For the 2014-2022 planning period, the Town has

determined it is reasonable to assume that units in the first tier of unit size (i.e., <550 square feet) will command rental rates making them affordable to low income households and that units in the second tier of unit size (i.e., between 551 square feet and 1,000 square feet) will command rental rates making them affordable to moderate income households. The Town will assume that second dwelling units greater than 1,000 square feet in size will be affordable only to above moderate income households.

These assumptions reflect findings of a Craigslist rent survey conducted in January 2015 (refer to **Appendix M - Table M-3**) and are further supported by the extrapolation of findings from a recent research paper that analyzed second unit production and affordability for a nearby sub-area of Alameda County (see Appendix M - Reference Article Excerpts M-4). Pertinent findings from the research paper (*Yes in My Backyard: Mobilizing the Market for Secondary Units* - June 2012, as prepared by the University of California Center for Community Innovation) include the following:

- Secondary units can be anticipated to rent for less than other rental units because of the informal way they are often supplied and managed;
- Most secondary units are small - roughly two-thirds can be anticipated to be either studios or one-bedroom units;
- As supported by Craigslist rental advertisement studies, secondary units will likely offer substandard cooking facilities (i.e., they will often not be supplied with a stovetop range and/or an oven);
- Secondary units will generally be occupied by people using them as housing (the cited study revealed this to be the case for 85% of the units surveyed);
- Secondary units can be anticipated to have roughly a 50%/50% split of occupant-households between occupant-households that are strangers who pay rent to the home-owning household and occupant-households being occupants that are staying for free or else are friends or family, who are likely to be receiving reduced rent;
- By far, the most common means by which secondary unit occupants find their housing are either already knowing the homeowner household, or Craigslist (meaning a measurable number of these units would not be revealed through a rental advertisement study);
- Secondary units are far more likely to share utility costs with another dwelling (presumably, in most or all cases, the main house) than other types of rental housing;
- The average occupied secondary unit can be anticipated to contain 1.5 adults - but is unlikely to have children (0.2 on average for the cited study);
- Secondary units are disproportionately likely to house young adults; the average age of the adults residing in them can be anticipated to be under 40

years of age (it was 39 for the cited study - as compared to 50 for the average age for homeowner households in the study area); and

- As supported by analysis of rental unit advertisements on Craigslist, the average secondary unit can be anticipated to be advertised at a rental rate that makes it affordable to low income households (for the cited just under one half of the secondary units were occupied by a low income household).

Another subset of the above-cited 875-1,075 unit development capacity are Additional units that can be anticipated to be developed during the planning period are units that would be constructed on existing individual lots of record available for single family development that are not included in any other totalsub-category. At the time of adoption of the 2014-2022 Housing Element there were 4832 such lots. It is anticipated that a range of 16 to 1913 to 15 units of these lots would be developed during the 2014-2022 planning period. (Refer to Line F of Tables 35 and 36) Residential development on this subset of 16 to 19 these 13 to 15 units is projected to have the following household income distribution upon occupancy: no units for extremely low, very low, low, or moderate income households; and 16 to 1913 to 15 units for above moderate income households. These 13 to 15 units are a subset of the 800 to 1,000 unit development capacity cited above.

An additional subset of the above-cited 875-1,075 unit development capacity are the Additional units that can be anticipated to be constructed during the 2014-2022 planning period are replacement single family detached (RSFD) units anticipated to be constructed during the 2014-2022 planning period. Reflecting the rate of development of RSFD units during the 2007-2014 planning period, it is anticipated that 5452 RSFD units will be developed during the 2014-2022 planning period. As each RSFD is associated with a corresponding demolition of an existing single family residence, the construction of RSFD units would not result in any net new residential units. All 52 projected RSFD units developed would be anticipated to serve the housing needs of above moderate income households. The 52 units are not a subset of the 800 to 1,000 unit development capacity (i.e., these units are above and beyond the cited development capacity).

After accounting for the aggregate number of anticipated units listed above that are a subset of the cited 800 to 1,000 unit development capacity (i.e., a range of 374 to 377205 to 207 units), there are approximately 500 to 700650 to 800 units of development potential remaining from the above-cited 875-1075 unit development capacity. During the course of the 2014-2022 planning period it is projected that a range of 449 to 528483 to 562 units of the remaining 500 to 700650 to 800 units of development capacity will be constructed. (Refer to Lines H and I of Tables 35 and 36)

Residential development of this subset of 449 to 528 483 to 562 units has the capacity to have the following household income distribution upon their construction: 105 to 126 extremely low income units; 114 to 137 very low income units; 85 to 103 low income units; 6 to 7 moderate income units; and 173 to 189 above moderate income units. (Refer to Lines H and I of **Table 33**)

It was established through analysis contained within the Danville 2007-2014 Housing Element that the Town had a RHNA "shortfall" for the 2007-2014 planning period. The 2007-2014 Housing Element established that Danville needed to fill a shortfall of multifamily land with minimum development densities adequate to accommodate the needs of 187 extremely low and very low income households and to fill a shortfall of multifamily land with minimum development densities adequate to accommodate the needs of 34 low income households.

In response to the identified RHNA shortfall, by way of the Town's adoption of the 2030 General Plan in March 2013, the Town designated 8.75 acres to a newly established Residential - Multifamily - High (25-30 units per acre) land use designation and designated an additional 2.0 acres to the Residential - Multifamily - High/Medium (20-25 units per acre) land use designation. The High/Medium land use designation was recalibrated by the adoption of the 2030 Plan from an 18 units per acre minimum density to a 20 units per acre minimum density to meet HCD's requirements to qualify as land suitable to accommodate the needs of low income households.

Both sites affected by these actions (i.e., the 7.00 acre Borel/EBRPD site and the 3.75 acre Danville Office Partners, LLC site) were subsequently rezoned by Town-initiated rezoning actions to establish the right to develop at the cited multifamily residential densities as an at-right land use - a requisite step in addressing Danville's RHNA shortfall for the 2007-2014 planning period.

These two sites (10.75 net acres in aggregate area) remained available for development as of the adoption of the 2014-2022 Housing Element and constitute the majority of the land needed to meet the extremely low, very low income and low income household components of Danville's 2014-2022 RHNA.

Table 34 lists all sites **properties** in Danville with development potential for multifamily development as of the adoption of the 2014-2022 Housing Element. The four right hand columns on the table highlight those properties (i.e., sites listed as Entry 2 (Site B-2 from **Table 32** - the GMMR, LLC property), Entry 7 (Site B-8 from **Table 32** - the Danville Office Partners property discussed above), Entry 12 (Site B-17 from **Table 32** - the Danville Hotel Holdings property), and Entries 17 and 18 (being two portions of Site G-2 from **Table 32** - the

Borel/EBRPD site discussed above) that meet HCD standards to satisfy the housing needs for the extremely low, very low and low income household components of Danville's 2014-2022 RHNA. HCD requires sites to have specified minimum development potential (i.e., must, if not already designated and zoned for multifamily use, be composed of single ownership properties with clear development potential that are ≥ 0.8 acres in size) and specified minimum allowable development densities (i.e., a minimum of 25 units per acre for the extremely low and very low income household components of the 2014-2022 RHNA and a minimum of 20 units per acre for the low income household component of the 2014-2022 RHNA).

Three of the five sites were vacant at the time of adoption of the Housing Element (i.e., Entries 2, 17 and 18 on **Table 34**). The other two sites, while non-vacant, are underutilized sites that were determined to have realistic residential development capacity at densities appropriate to accommodate Danville's RHNA within the 2014-2022 planning period.

Entry 7 on **Table 34** (Site B-8 on **Figure A**) is the Danville Office Partners property, a 3.75 acre site (net area) occupied by a 50,000 square foot office project. Several factors support the determination of the property's "clear development potential." Those factors include: the age of the project (it was built in 1979); the general condition of the office structures and of the general site improvements; and the physical layout of the office space (i.e., the size and orientation of office spaces, hallways and stairways). Collectively these factors make the office project less competitive in the local office rental market (an office market dominated by high quality/highly flexible office space available in the Bishop Ranch Office Park in San Ramon and the Hacienda Office Park in Pleasanton). Even in the context of competing with other Danville office space, space which is generally newer and in relatively better condition, this office space is clearly past its prime. The current office project has a high vacancy rate. Tenant leases are generally month-to-month leases. These last two factors are likely reflective of the fact that the property ownership has been actively marketing the property for multifamily use since as early as the start of 2010.

Interest in the property from multifamily developers has been, and continues to be, extensive. This interest is evidenced by the large number of pre-submittal meetings the Town has had with multifamily builders making inquiries about the site's development potential over the past several years. In their discussions with the Town, these developers have not raised concerns about constraints making the project infeasible.

As of January 2015 the property was in escrow for sale for to a multifamily developer that has expressed a desire to pursue a for-rent project that would invoke

density bonus provisions in return for the provision of units in the project for very low income households. The recent elimination of redevelopment agencies lessened the affordable housing burden for the property, as that action resulted in the parallel elimination of the previously applicable RDA inclusionary housing requirement (which would have required 60% of 15% of the multifamily units developed on the property to be affordable to very low income households). This factor further enhances the “clear development potential” of the property as it makes the property even more viable for reuse with a multifamily project. The change of the site’s land use designation to Residential – Multifamily – High Density (25-30 units per acre) and the follow-up rezoning action to establish high density multifamily use as an “at-right” use (i.e., no legislative action is necessary to develop the site with high density multifamily use) provides high developer certainty as to the potential yield of the property. The density range in place allows interest in the property to be shown by both multifamily for-sale builders and multifamily for-rent builders.

Entry 12 on **Table 34** (Site B-17 on **Figure A**) is the Danville Hotel Holdings property. Entry 12’s “clear development potential” is demonstrated by the fact that the planning entitlement approved for the site in early 2011 subsequently resulted in the issuance of building permits in early 2015 for a project that includes 18 multifamily residential units. The 18 units being developed on the property reflect a development density of 22.5 units per net acre across the 0.8+/- portion of the site being redeveloped as a mixed use project.

Taking all the subsets cited above into account, the aggregate residential development capacity for the 2014-2022 planning period is a range of 852 to 934 units (with net production being in the range of 801 to 882 units after accounting for a projected 87 units lost due to demolition to accommodate new construction). As established in the above paragraphs, the development capacity would yield the following household income distribution: 105 to 126 extremely low income units; 121 to 144 very low income units; 137 to 155 low income units; 67 to 68 moderate income units; and 489 to 508 above moderate income units. (Refer to **“Totals” Lines Tables 35 and 36 and Table 42 - Quantified Objective for 2014-2022 Planning Period**) After accounting for the projected demolition of 79 existing residential units during the planning period, the capacity for new units is a range of 840 to 922 net new residential units.

As shown on **Table 34**, the amount and type of land available for multifamily development, coupled with the anticipated production of second dwelling units, assures that Danville exceeds the requisite development capacity for the extremely low, very low and low income household components of Danville’s 2014-2022 RHNA. Specifically, as detailed on **Table 34**, Danville has the development capacity for 118-138 low income units (where the current RHNA

allocation for low income household need is 111 units) and has the development capacity for 219-263 very low income units (where the current RHNA allocation for very low income household need is 196 units).

4. Analysis of Densities Appropriate to Accommodate Housing for Lower Income Households

Housing element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; (2) utilize default density standards deemed adequate to meet the appropriate zoning test. According to state law, the default density standard for the Danville is 30 dwelling units per acre.

Danville currently has capacity for 219 to 263 units at 30 dwelling units per acre or more, meeting 71% to 86% of the lower-income RHNA on these sites. The remaining allocation will be met on sites zoned to allow 20 to 25 dwelling units per.

a. Market Conditions

While land prices are high in the Danville area, densities up to 25 units per acre are considered appropriate for the development of housing affordable to lower income households. This assumption is further supported by conversations with developers of housing affordable to lower income households. Based on conversations with developers of housing affordable to lower income households, the availability of land, sizeable parcels (e.g. an acre or more) and subsequent economies of scale and construction costs for garden style apartments are contributing factors to the cost effectiveness of 25 units per acre. Additional factors include the ability to provide surface parking instead of other more expensive forms. This cost effectiveness of 25 units per acre, in simple terms can be expressed in terms of land costs per unit at various densities. **(Refer to Table 37).**

For example, the following table uses an average land price of \$3.5 million per acre. Based on a typical total development cost of approximately \$450,000 per unit, the table shows a significant difference between lower densities (e.g., 15 units per acre) and higher densities such as 25 and 30 units per acre. Specifically, land costs per unit at 25 units per acre are less than 150,000 per unit and represent only about 30 percent of total development costs which is much less than approximately 52 percent for 15 units per acre.

Table 37
Land Costs Per Unit (February 2015)
- Town of Danville

Units Per Acre	Land Costs Per Unit	Percent of Total Development Costs
15 units per acre	\$233,333	51.9%
20 units per acre	\$175,000	38.9%
25 units per acre	\$140,000	31.1%
30 units per acre	\$116,667	25.9%

Source: Town of Danville Community Services Department, February 2015.

Note: Table assumes an average land price of \$3,500,000 per acre and total development costs of \$450,000 per unit.

b. Financial Feasibility

Danville contacted local affordable housing developers. Based on those conversations, it was determined that densities at 25 units per acre can be appropriate for development of affordable housing. The size of parcels is an important consideration. The ability to accommodate at least 40 units and maximize surface parking were key to financial feasibility. There are currently two sites that can accommodate at least 40 units at 25 units per acre.

The cost of different construction types can also be an important factor, with the possibility that housing cost can increase when the density increases because of the required materials, e.g., steel frame versus stick frame, parking structures. Garden style 2 to 3 story apartments were considered to facilitate financial feasibility.

Based on the above information, taking into account conversations with affordable housing developers, and looking at what has been built in the community, 25 units per acre is an appropriate density to accommodate housing for lower income households for a small portion of the RHNA for lower income households.

c. Development Experience - Danville Area and San Ramon Areas

Recent developments with an affordable component range approximately from 19 to 46 units per acre (net). The average density has been approximately 26 units per acre. Also, most developments have been 50 to 120 units in size, emphasizing the importance of parcel size. Of the recent developments, two were 100 percent were non-elderly and affordable to BMR. Both of these development were about 20-22 units per acre. **(Refer to Table 38).**

Table 38

Multifamily Projects in the Danville and San Ramon Area with an Affordable Housing Component (February 2015) - Town of Danville

Multifamily Residential Complex - Name and Address	Project Unit Count	Net Project Acreage	Net Project Density (units/acre)	BMRs as % of Median Income	Below Market Rate Units	Senior Housing	Includes Accessible Units	Accepts Section 8
Danville, Danville SOI and East of Danville Areas								
Meadow Wood at Alamo Creek 3000 Damani Court, Danville (East of SOI)	120	3.8	32	50%, 80% & 120%	118	X	X	X
Quail Ridge Apts. (Density Bonus Project) 1193 San Ramon Valley Blvd., Danville	94 (13 mfr)	9.6 (0.63 mfr)	10 (21 mfr)	50%	7	--	X	X
Rose Garden Village Apartments 802 Camino Ramon, Danville	55	2.5	22	100%	55	--	X	--
Sequoia Grove Apartments 900-986 Podva Road, Danville	38	2.0	19	100%	38	--	X	--
Sycamore Place (Density Bonus Project) 35 Laurel Drive, Danville	74	2.7	27	30% - 50%	22	X	X	--
Willow Commons (Density Bonus Project) 1011 Hartz Way, Danville	22	0.5	46	50%, 80% & 120%	22	X	X	X
The Villas at Monterossa 1000 Casablanca, Danville (SOI)	96	3.4	28	50%, 80% & 120%	34	--	X	--
Meadow Wood at Alamo Creek 3000 Damani Court, Danville (East of SOI)	120	3.8	32	50%, 80% & 120%	118	X	X	X
San Ramon and Dougherty Valley Areas								
Bollinger Crest 4000 Bollinger Canyon Road, San Ramon	65	3.9	17	50% & 120%	15	--	X	X
Canyon Oaks at Windemere 1 Amberstone Lane, San Ramon	250	9.0	28	120%	2	--	X	--
Cornerstone at Gale Ranch 2200 Brookcliff Circle, San Ramon	266	14.1	19	50%, 80% & 120%	266	--	X	X
Falcon Bridge at Gale Ranch 500 Copperset Road, San Ramon	256	15.5	19	120%	256	--	X	X
Highlands Point at Windemere 2311 Ivy Hill Way, San Ramon	293	9.7	30	50%, 80% & 120%	293	--	X	X
Mill Creek at Gale Ranch 2100 Waterstone Place, San Ramon	400	13.7	29	120%	256	--	X	--
Muirlands at Windemere 1108 Crestfield Drive, San Ramon	350	11.8	30	50% - 60%	350	--	X	X
Park Place 255 Park Place	36	1.6	23	50% - 120%	20	--	--	--
Seville at Gale Ranch 2000 Bellas Artes Circle, San Ramon	165	6.4	26	50% - 80%	165	--	X	X
Valencia at Gale Ranch 1200 Golden Bay Avenue, San Ramon	186	7.3	26	50% - 120%	186	--	X	X
Valley Vista 20709 San Ramon Valley Blvd., San Ramon	104	4.5	23	50% - 80%	104	X	X	X
Villa San Ramon 9199 Fircrest Lane, San Ramon	120	4.7	26	50% - 80%	24	X	X	X

Sources: 2014 Alameda / Contra Costa Tri-Valley Rental Housing Opportunities Guide and Town of Danville Community Services Department - Planning Division.

45. Quantified Objectives for 2014–2022 Housing Element Planning Period

The setting of quantified objectives follows a locality's work in identifying housing needs, surveying land and financial resources, analyzing constraints, and developing appropriate programmatic and policy responses which reflect a community's unique needs and circumstances. This information is used to establish reasonable estimates of the number of units, by income level, these programs and policies can accomplish.

The quantified objectives should estimate the number of units likely to be constructed, rehabilitated or conserved/preserved by income level during the planning period. The quantified objectives do not represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve based on needs, resources and constraints.

Ideally, construction objectives will be equal to identified needs. However, when a locality has determined total housing needs exceed the locality's ability to meet those needs with existing resources, the quantified objectives may be less than the total identified need as specified in the locality's regional housing need allocation. Under these circumstances, localities may target limited resources to areas of greatest local need based on the analysis completed.

The development capacity for residential development in Danville during the 2014-2022 housing element planning period equals the aggregate number of housing units projected to be completed that are detailed on **Table 42**, located at the end of the document.

B. FINANCIAL RESOURCES

The Town of Danville has access to a variety of existing and potential funding sources for affordable housing activities. Many of these funding sources involve programs administered by Contra Costa County (e.g., CDBG and HOME funded programs, as described in more detail below).

1. Community Development Block Grant Program

Contra Costa County administers the Community Development Block Grant (CDBG) Program for all Contra Costa jurisdictions except the cities of Antioch, Concord, Pittsburg, Richmond and Walnut Creek. These five cities individually receive CDBG funding directly from HUD because they have populations in excess of 50,000 residents and are entitled to receive funding from HUD directly. The remaining fourteen cities and the unincorporated areas of the County participate in the CDBG program through the County, and are collectively referred to as the Contra Costa Urban County. The CDBG program is funded through the federal Department of Housing and Urban Development (HUD).

Based on previous allocations, the County anticipates receiving annual allocations of approximately \$3 million in CDBG funds during the -2014-2022 planning period. In accordance with policies established by the County Board of Supervisors, 45 percent of the annual CDBG allocation (approximately \$1.35 million) is reserved for programs and projects to increase and maintain the supply of rental housing affordable to and occupied by very low and low income households. CDBG funds are used for site acquisition, rehabilitation of existing affordable housing stock, first-time homebuyer assistance, development of emergency and transitional shelters, and fair housing/housing counseling activities. Additional activities focus on the supply of appropriate and supportive housing for special needs populations. A measurable contribution of CDBG funds (\$1,800,000) was expended on the 74-unit Bridge Housing/Town of Danville affordable senior housing apartment project completed in 2004.

2. HOME Investment Partnership Act Program

Contra Costa County also administers the Home Investment Partnership Act (HOME) Program through the Contra Costa Consortium, with member jurisdictions including the Contra Costa as the Urban County and the cities of Antioch, Pittsburg and Walnut Creek. Approximately \$1.8 million in HOME funds are allocated on an annual basis to the Consortium. All projects funded with HOME funds must be targeted to very low and low income households and must have permanent matching funds from non-federal resources equal to 25% of the requested funds. In addition, the Board of Supervisors has established a

priority for the allocation of HOME and CDBG funds to projects that include a portion of the units affordable to extremely low-income households.

3. Emergency Shelter Grants Program

The Emergency Shelter Grants (ESG) Program was established by HUD as part of the federal Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH Act). The program provides funds for homeless shelters, social services for the homeless, and for homeless prevention efforts. On behalf of the Urban County, Contra Costa County receives approximately \$237,000 annually in ESG funds from HUD. These funds are awarded to local non-profit and public agencies to provide emergency shelter and support services for the homeless. ESG funds are used in conjunction with Contra Costa County General Fund monies and other resources to support two emergency shelters for adults, one in the West County area and one in Central County, as well as drop-in day care services providing meals, showers and laundry, and shelter and support services for victims of domestic violence.

4. Housing Successor Funds (former Redevelopment Set-Aside Funds)

The legislation eliminating redevelopment allowed certain housing assets to remain with Housing Successor Agencies. For Danville, a large portion of the former Redevelopment Set-Aside Funds will be tied up for the remaining life of the Housing Successor Agency to cover the bond payment obligations created through the Bridge Housing/Town of Danville affordable senior housing apartment completed in 2004 in the downtown area.

5. Bond Financing

As cited in the prior entry, the Town of Danville issued tax-exempt mortgage revenue bonds to support the development of the 74-unit Bridge Housing/Town of Danville affordable senior housing apartment project completed in 2004 in the downtown area. The proceeds from the bond sales are being used to cover land acquisition costs and construction costs associated with this project that targeted extremely low income and very low income senior households. The Housing Successor Agency does own two small parcels of land in the Downtown which could be sold to provide financial resources.

6. Mortgage Credit Certificates

The Mortgage Credit Certificate Program, authorized by Congress in the Tax Reform Act of 1984, provides financial assistance to qualifying first time homebuyers for the purchase of new or existing single family residences. In

1985, the State adopted legislation authorizing local agencies (for Danville this means Contra Costa County) to make Mortgage Credit Certificates (MCCs) available in California. Contra Costa County MCC authority can be used in all cities as well as the unincorporated areas of the County.

7. Low Income Housing Tax Credits

Created by the 1986 Tax Reform Act, the Low Income Housing Tax Credit (LIHTC) Program is used in combination with County and other resources to assist the construction or rehabilitation of rental housing serving low income households. The program allows investors an annual tax credit over a ten year period, provided that the housing project making use of the funding meets specified minimum low income housing occupancy requirements. The 74-unit Bridge Housing/Town of Danville affordable senior housing apartment project completed in 2004 in the downtown area was funded in part by LIHTC proceeds, which were secured through a competitive review process.

8. Section 8 Assistance

The Housing Authority of Contra Costa County administers the federal rental assistance program that provides rent subsidies to very low income persons in need of affordable housing. The Section 8 program offers a voucher that pays the difference between the current fair market rent (with specified maximum allowable rent levels) and what a tenant can afford to pay (e.g., 30% of their household income). The voucher allows a tenant to choose housing that may cost above the payment standard, but the tenant must pay the extra cost.

The County has approximately 7,000 residents who receive Section 8 assistance. The 22-unit Willow Commons apartment project completed in 2006, a private venture serving seniors and up to six developmentally disabled one-person households, pursued and secured Section 8 vouchers for the developmentally disabled households in the project.

C. ADMINISTRATIVE RESOURCES

Described below are major public and non-profit agencies that have been involved in affordable housing activities. The agencies/organizations listed have the potential to play a role in the production, improvement, preservation and management of affordable housing and related supportive services and programs for the existing and future residents of Danville.

1. Danville Community Development Department

The Danville Community Development Department oversees Danville's affordable housing program, maintaining responsibility for the development of housing and community development plans, policies and strategies, including the Housing Element. In addition, the Department implements programs designed to increase and maintain affordable housing.

2. Contra Costa County Department of Conservation and Development

The administrative efforts provided by Contra Costa County Department of Conservation and Development (County DCD) staff for the affordable housing programs involving the coalition of agencies involved with the Contra Costa Urban County and the Contra Costa Consortium represent a substantial resource for the provision of affordable housing in the community.

The County DCD implements programs designed to increase and maintain affordable housing, expand economic and social opportunities for lower income, homeless and special needs populations, and revitalize declining neighborhoods. Specific programs include the Community Development Block Grant (CDBG), the HOME Investment Partnership Act Program, the Housing Opportunities for Persons with AIDS (HOPWA) Program, the Emergency Shelter Grant (ESG) Program, the tax-exempt and mortgage revenue bond, and Mortgage Credit Certificate (MCC) programs. The County DCD is also responsible for the review of projects applying to HUD for funding to determine their consistency with the Consortium's Consolidated Plan. Based on previous allocations, the County anticipates receiving an allocation of approximately \$3 million annually in CDBG funds during the planning period. In addition to those funds, approximately \$1.8 million in HOME funds are allocated to the Consortium on an annual basis through HUD.

3. Section 8 Assistance

The Housing Authority of Contra Costa County administers the federal rental assistance program that provides rent subsidies to very-low income persons in need of affordable housing. The Section 8 program offers a voucher that pays the difference between the current fair market rent and what a tenant can afford to pay (e.g., 30 percent of their income). The voucher allows a tenant to choose housing that may cost above the payment standard, but the tenant must pay the extra cost. Project-based vouchers help support new affordable housing developments.

4. Housing Successor Agency (former Community Development Agency of the Town of Danville)

The legislation eliminating redevelopment allowed certain housing assets to remain with Housing Successor Agencies. For Danville, a large portion of the former Redevelopment Set-Aside Funds will be tied up for the remaining life of the Housing Successor Agency to cover the bond payment obligations created through the Bridge Housing/Town of Danville affordable senior housing apartment completed in 2004 in the downtown area.

5. Danville Building Inspection Division

The Danville Building Inspection Division carries out building inspection and code enforcement activities that are designed to ensure the safety of the Town's housing stock. The Division staff is available for use as a resource by renters and owners of units in Town that may be in need of rehabilitation and/or other improvements designed to increase efficiency in energy use.

6. Contra Costa County Health Services Department

The County Health Services Department (HSD) is responsible for the development of plans and programs to assist homeless households and adults throughout the County by providing emergency and permanent supportive housing and supportive services designed to enable this population to achieve greater economic independence and a stable living environment. HSD coordinates the activities of, and provides staff support to, the Contra Costa Interagency Council on Homelessness (CCICH). The CCICH works with the HSD to develop and refine the Ten Year Plan to End Homelessness, and to develop the County's Homeless Emergency Assistance and Rapid Transition (HEARTH) Act application, to educate the public with respect to homelessness, and to advocate for increased funding for homeless programs.

7. Non-profit Housing Developers

Contra Costa County has several successful affordable housing developers with significant organizational capacity. Non-profit agencies that are involved in housing development represent a substantial resource for the provision of affordable units in a community. These agencies/organizations play important roles in the production, improvement, preservation, and management of affordable housing. Nonprofit ownership helps assure that these housing units will remain as low-income housing. Following is an example of the most active developers in the County.

a. Bridge Housing Corporation

Based out of San Francisco, Bridge Housing Corporation develops and manages affordable housing for lower income households in the Bay Area and throughout California. BRIDGE developed and is managing the 74-unit affordable senior rental project completed in 2004 in the downtown area.

b. Shelter, Inc. of Contra Costa County

Shelter, Inc. is a non-profit community-based service organization and affordable housing provider located in Martinez that is active in Central and East Contra Costa County. Shelter, Inc. provides homeless prevention services as well as transitional and special needs housing. Contra Costa projects include the Mt. View Emergency Family Shelter in Martinez, the Lyle Morris Family Center in Pittsburg, the Landings in Pittsburg, and Victoria Apartments in Concord. Contra Costa programs include REACH Plus, Reach Plus Family Rapid Rehousing, Transitional Housing Partnership, and Permanent Step Project.

c. Mercy Housing California

Mercy Housing California is a non-profit housing developer that has been active in Contra Costa County developing homeownership and rental housing projects. Mercy Housing, in partnership with Contra Costa Interfaith Housing, developed a permanent supportive housing project for homeless families called Garden Park in Pleasant Hill. This facility combines conventional leased housing for up to 27 homeless households with voluntary, onsite, and ongoing health and human services for formerly homeless people with special needs.

d. EAH

Established in 1968, EAH Housing was founded to address the needs of low income households living in Marin County. Originally named the Ecumenical Association for Housing, EAH was organized from grassroots efforts in response to the death of Dr. Martin Luther King, Jr. EAH develops and manages affordable housing projects in order to expand the supply of high quality affordable housing and to enable families attain financial stability. The agency has completed a number of affordable developments in the County including The Oaks in Walnut Creek, Golden Oak Manor in Oakley, Silver Oak in Oakley, Casa Adobe in San Pablo, and Rodeo Gateway in Rodeo.

e. Eden Housing, Inc.

Based in Hayward, Eden Housing assists communities through an array of affordable housing development and management activities, as well as through social services that meet the need of lower income households. The agency service low and moderate income families, seniors, disabled households and the formerly homeless. Eden Housing projects include existing Contra Costa projects in Antioch, Brentwood, Clayton, Concord, Hercules, Lafayette, Martinez, Orinda, Pinole, and Richmond. An additional project in El Cerrito is in predevelopment.

f. Resources for Community Development

Resources for Community Development (RCD) is a non-profit housing developer located in Berkeley and active throughout the Alameda and Contra Costa Counties Area. RCD develops housing for individuals, families, and special needs populations through acquisition/rehabilitation and new construction projects. Contra Costa projects include Terrace Glen, Aspen Court, Riley Court, Camara Circle, Pinecrest Apartments, Caldera Place, Alvarez Court, Lakeside, Los Medanos, Villa Vasconcellos, and Berrellesa Palms. An additional project, Ohlone Gardens, is under construction.

g. Habitat for Humanity East Bay

Founded in 1988, Habitat for Humanity East Bay was formed as an independent affiliate of Habitat for Humanity International serving Alameda, Contra Costa, and Santa Clara Counties.

Their mission is to create successful homeownership opportunities for families with limited incomes by building sustainable housing and revitalizing neighborhoods.

Over the past 27 years, Habitat for Humanity East Bay has served 460 low and very-low income families in Alameda, Contra Costa, and Santa Clara Counties by providing affordable homeownership opportunities to low-income families who earn an income between 30%-80% of area median income, have a need for housing, and are willing to partner with Habitat for Humanity and contribute hundreds of sweat equity hours to the construction of their own home, or their neighbor's home. Habitat for Humanity East Bay approaches the challenge of providing affordable homeownership opportunities to low-income families in an innovative way. Affordable homes are built using a large amount of volunteer labor, donated funds and materials. Then the homes are sold at affordable prices to qualifying low-income families.

h. Satellite Affordable Housing Associates

Satellite Affordable Housing Associates (SAHA) is a non-profit housing developer located in Berkeley and active throughout Alameda and Contra Costa Counties. SAHA develops housing for families, seniors, and special needs populations through acquisition/rehabilitation and new construction projects. Contra Costa projects include Acalanes Court, Hookston Manor, Montego Place, and Sierra Gardens. An additional project, Third Avenue Apartments, is under construction.

D. OPPORTUNITIES FOR ENERGY CONSERVATION

1. Utility-related Costs

Utility-related costs can directly affect the affordability of housing. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires adoption of an “energy budget.” In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations. There are many alternative ways to meet these energy standards including but not limited to:

- Use of passive solar;
- High insulation levels;
- Active solar water heating;
- Locating the home on the northern portion of the sunniest part of the site;
- Designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather condition;
- Locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face making the main entrance a small enclosed space that creates an air lock between the building and its exterior; and
- Using a windbreak to reduce the wind velocity against the entrance.

2. Energy Conservation

Energy conservation is also addressed through the Town’s environmental and development review and permitting process. The initial environmental analysis prepared for new construction projects is used to identify potential energy use impacts and, as may be necessary, results in the imposition of project revisions and/or project conditions of approval the serve to reduce energy consumption.

Utility companies serving Danville offer various programs to promote the efficient use of energy and other resources. Pacific Gas & Electric (PG&E)

provides a variety of energy efficiency rebates and energy conservation services for residents. PG&E also participates in several energy assistance programs for lower income households, which help qualified homeowners and renters conserve energy and control energy costs. These include the California Alternate Rates for Energy (CARE) Program (providing enrolled residents a 30% to 35% discount on their utility bills) and the Relief for Energy Assistance through Community Help (REACH) Program (a one-time energy-assistance program administered by PG&E and administered through the Salvation Army).

In addition, the State Department of Health and Human Services funds the Home Energy Assistance Program (HEAP) which provides financial assistance to qualified residents to offset the costs of heating and/or cooling dwellings and/or to have their dwellings weatherized to make them more energy efficient.

The East Bay Municipal Utility District (EBMUD), which serves the residents of Danville, offers a variety of conservation services and incentives to its customers, including onsite usage surveys as well as providing water conservation devices. Examples of the incentives are the provision of water conserving showerheads, kitchen and faucet aerators and low-spray hose nozzles. Examples of rebates include rebates towards the purchase of high-efficiency clothes washers (in the form of a combined \$200 rebate from EBMUD and PG&E) and high-efficiency toilets (a rebate of up to \$50 for replacing low efficiency toilets).

3. Sustainability Action Plan

In response to legislation passed by the State of California which imposed significant new requirements intended to reduce greenhouse gas (GHG) emissions over the next several decades, the Town of Danville prepared and adopted a Sustainability Action Plan. The Plan encourages more environmentally sustainable practices in Danville to help reach emission reduction targets that were adopted through Assembly Bill 32 in 2006. Unless otherwise required by State law, compliance is intended to be achieved through a combination of voluntary measures, and public education and outreach.

The SAP was prepared in 2011 and 2012 through a public process including four study sessions with the Danville Town Council and Planning Commission. The Plan was adopted concurrently with the Danville 2030 General Plan and an accompanying Environmental Impact Report (EIR), in March 2013. The SAP establishes a target for a reduction in GHG emissions in Danville by 15 percent between 2008 and 2020, consistent with the directives of the California Air Resources Board.

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V. HOUSING ACCOMPLISHMENTS

A. EVALUATION OF ACCOMPLISHMENTS UNDER THE 2007-2014 HOUSING ELEMENT

This section assesses the achievements of the adopted 2007-2014 Housing Element, in accordance with State housing law. These results are quantified where appropriate and compared to what was projected in the adopted Element. **Appendix C** provides an expanded, policy-by-policy discussion of the housing programs and their implementation.

B. COMPARISON OF THE 2007-2014 RHNA ALLOCATION WITH UNITS BUILT

The Association of Bay Area Governments (ABAG) assigned 583 residential units to the Town of Danville as Danville's Regional Housing Needs Allocation (RHNA) for the 2007-2014 Housing Element planning period. This allocation included 196 very low income household units, 130 low income units, 196 moderate income units and 111 above moderate income units. Housing developed or issued certificates of occupancy between January 1, 2007 and December 31, 2014 are applied to the 2007-2014 RHNA. Residential units developed or issued with certificates of occupancy after January 1, 2014 will be applied to Danville's 2014-2022 RHNA.

Between 2007 and 2014, there was a net production of 366 housing units (after accounting for 49 demolitions) within the corporate limits of Danville. **(Refer to Tables 40 and 41 and Appendix B)** Reflective of ABAG's methodology for determining housing production credit for the 2007-2014 RHNA planning period, no credit towards Danville's RHNA was given for housing developed outside the Town boundary but within the Town's sphere of influence.

While no credit is provided towards Danville's RHNA, the development of an affordable housing project within Danville's sphere of influence (i.e., the Meadow Wood at Alamo Creek a senior rental project) is available to serve residents of Danville and surrounding communities. The project was built during the 2007-2014 planning period and consists of 120 one- and two-bedroom apartments, ranging in size from 603 to 830 square feet serving a mix of very low, low and moderate income households. The project provides preference in the rental of units to nurses, public school teachers, peace officers as defined by Penal Code section 830.1(a), and persons employed as firefighters by city fire departments or fire protection agencies of a county, city, city and county, or fire protection district, who qualify for participation in this program.

Of the 366 net units produced, none were extremely low income units, two were very low income units, 82 were low income units, 96 were moderate income units, and 235 were above moderate income units. (Refer to Tables 28 and 41)

The very low, low and moderate income units that were constructed were developed as a result of implementation of either the Town's inclusionary housing policies or redevelopment agency inclusionary housing policies. Table 41 and Figure B provide information on the 40 residential development projects acted on since the Town's adoption of an inclusionary housing ordinance in 1999. Seven of the projects subject to inclusionary requirements (i.e., Entries 34 through 40 on Table 41) secured their planning entitlement approval during the planning period of the Danville 2007-2014 Housing Element.

C. APPROPRIATENESS OF GOALS, POLICIES, AND IMPLEMENTATION MEASURES

There is no substantive difference between the overarching goals set forth in the 2007-2014 Housing Element and the 2014-2022 Housing Element. As indicated in the prior section, and as measured by housing production figures for the past planning period, Danville had mixed results in meeting the goals and objectives for the past planning period. The elimination of redevelopment agencies, when coupled with the reduction of federal funding in the CDBG and HOME programs, served to limit opportunities for new affordable housing construction throughout Contra Costa County. The entire Bay Area Region was severely impacted by the housing market collapse during the Great Recession. Countywide, 11,679 homes (or three percent of the total number of housing units) were lost to foreclosure in 2008 with foreclosure recovery beginning in 2012. In 2013, foreclosure levels were still three times the pre-recession levels.

Many of the policies set forth in the 2007-2014 Housing Element are being carried forward as policies for the 2014-2022 Housing Element. Where a policy has been retained, adjustments have been made to reflect changes in baseline conditions between the two planning periods, to reflect progress made (or lack of progress) in the implementation of programs during the planning period, and/or to reflect changes in State law.

Table 39
Housing Production 1/1/07 through 12/31/13 by Residential Product Type (October 2014)
- Town of Danville

[Amends and replaces Table 35 of the Danville 2007-2014 Housing Element]

Housing Category / Year of Building Final	Completed Units Between 1/1/07 and 12/31/13	Average Annual Production 2007 - 2013	Units Under Construction as of 12/31/13	Units in Plan Check for Bldg. Permit as of 12/31/13	Approved Planning Entitlement Plan Check Not Initiated	Combined Totals Between 1/1/07 and 12/31/13
Replacement SFR Detached - Above Mod.	63	≈9	4	-	-	67
New SFR Detached - Above Moderate	150	≈21	26	32	115	323
New SFR Detached - Moderate Income	1	<1	-	-	-	1
New SFR Attached - Above Moderate	9	≈1	-	9	-	18
New SFR Attached - Moderate Income	2	<1	-	-	-	2
New Multifamily - Above Moderate	13	≈2	-	16	-	29
New Multifamily - Moderate Income	84	≈12	6	5	-	95
New Multifamily - Low Income	1	<1	-	-	-	1
New Multifamily - Very Low Income	-	<1	7	-	-	7
Second Dwelling Units - Moderate Income	9	≈1	2	2	-	13
Second Dwelling Units - Low Income	81	≈12	5	4	9	99
Second Dwelling Units - Very Low Income	2	<1	-	-	-	2
Total Units	415	≈59	50	68	124	657
Demolitions	(50)	(≈7)	(5)	(-)	(3)	(58)
Net New Additional Units	365	≈52	45	68	121	599

Source: Town of Danville Community Development Department - Planning Division. October, 2014.

Table 40
Housing Unit Production 1/1/07 through 12/31/13 by Income Level (October 2014)
- Town of Danville

[Amends and replaces Table 36 of the Danville 2007-2014 Housing Element]

Income Level	Units Assigned by 2007-2014 RHNA	Completed Units Between 1/1/07 and 12/31/13	Units Under Construction as of 12/31/13	Units in Plan Check for Bldg. Permit as of 12/31/13	Units Approved Planning Entitlement Plan Check Not Initiated	Combined Totals Units Constructed Between 1/1/07 and 12/31/13
Extremely Low	92	None	None	None	None	None
Very Low	104	2	7	None	None	9
Low	130	82	5	4	9	100
Moderate	146	96	8	7	None	111
Above Moderate	111	235	30	57	115	437
Subtotals	583	415	50	68	124	657
Demolitions	n/a	50	5	None	3	58
Totals	583	365	45	68	121	599

Source: Town of Danville Community Development Department - Planning Division. October, 2014.

Table 41
Summary of Inclusionary Housing Efforts (October 2014)
- Town of Danville

[Amends and replaces Table 37 of the Danville 2007-2014 Housing Element]

#	PROJECT NAME	NAME OF DEVELOPER	TOTAL BMRS	TOTAL UNITS	APPROVAL DATE
1	Bas II	Bas Homes, Inc.	14 ^(a)	72	December, 1990
2	Cottages	Laurel Cottages Partners	1 ^(b)	6	November, 1991
3	Redwoods	Braddock & Logan Group	2 ^(a)	18	August, 1993
4	Shadowhawk	Kaufman & Broad of No. Ca.	20 ^(b)	196	January, 1994
5	Tassajara Ridge	Pinn Brothers	14 ^(a)	143	November, 1994
6	Lawrence Estates	Pulte Home Corporation	4 ^(a)	33	December, 1995
7	Culet Estates	Pulte Home Corporation	1 ^(a)	14	December, 1995
8	Creekview	Mardell, LLC	2 ^(a)	19	May, 1996
9	Autumn Creek	Standard Pacific of No. Ca.	2 ^(a)	13	November, 1996
10	Creekside Commons	Danville Land & Develop. Co.	1 ^(a)	14	May, 1995
11	Oakmont of Danville	Oakmont of Danville, LLC	15 ^(e)	76	January, 1997
12	Valerosa	Braddock & Logan Group	4 ^(d)	20	November, 1997
13	Victoria Place	Davidon Homes	4 ^(d)	23	January, 1998
14	Old Blackhawk Vill.	Richmond American	3 ^(a)	35	January, 1998
15	Laurel Court	Laurel Drive Associates, LLC	2 ^(b)	6	June, 1998
16	Lawrence Estates II	Pulte Home Corporation	2 ^(a)	21	July, 1998
17	Sequoia Grove Apts	Castle Construction Company	38 ^(e)	38	October, 1998
18	Crossings	Davidon Homes	3 ^(d)	16	October, 1998
19	San Michelle	Braddock & Logan Group	10 ^(d)	49	September, 1998
20	Ryland Cottages	Ryland Homes	8 ^(a)	39	December, 1998
21	Old Town	Taylor Woodrow Homes, Inc.	1 ^(a)	16	October, 1999
22	Quail Gardens	Castle Construction Company	2 ^(a) 2 ^(f)	40	February, 2000
23	Sycamore Oaks	Lenox Homes, Inc.	2 ^(d)	12	March, 2000
24	Pintado Point	Affinity Land & Construction, Inc.	1 ^(g) 2 ^(h)	9	September, 2000
25	Laurel Senior Apts.	Danville/Bridge Housing Corp	74 ^(g)	74	June, 2001
26	Laurel Grove	Cinco Casas, LLC	2 ^(b)	7	October, 2002
27	Smith/Bonnell	Castle Construction Companies	5 ^(d)	9	March, 2003
28	Tassajara Lane	Braddock & Logan Group	10 ^(d)	32	June, 2003
29	Willow Commons	Morris Land Co., LLC/Storer	22 ^(g)	22	June, 2003
30	Tassajara Cottages	Standard Pacific of Northern Ca.	2 ^(a)	21	July, 2003
31	Rose Garden	BHV/Castle Companies	55 ^(e)	55	March, 2005
32	Hansen Lane	Clarum Homes	3 ^(d)	13	August, 2006
33	The Preserve @ IHT	Castle Companies	27 ^(h)	34	February, 2007
34	Weber Property	Davidon Homes	5 ^(d)	22	May, 2007
35	Elworthy Ranch	Elworthy Family Trust, Trustees	7 ^(g) 6 ⁽ⁱ⁾	96	July, 2008
36	80 Laurel Drive	Garcia Family Trust UTA	1 ^(g) 9 ⁽ⁱ⁾	10	July, 2008
37	Camino Ramon	Glennmont, LLC	1 ^(a)	9	February, 2010
38	Danville Hotel	Danville Hotel Holdings, Ltd.	2 ^(f)	18	March, 2011
39	Magee	Summerhill Homes	7 ^(d)	69	June, 2013
40	Podva	Ponderosa Homes	2 ^(d)	20	April, 2014
Totals			400	1,439	

Source: Town of Danville Development Services Department. October, 2014.

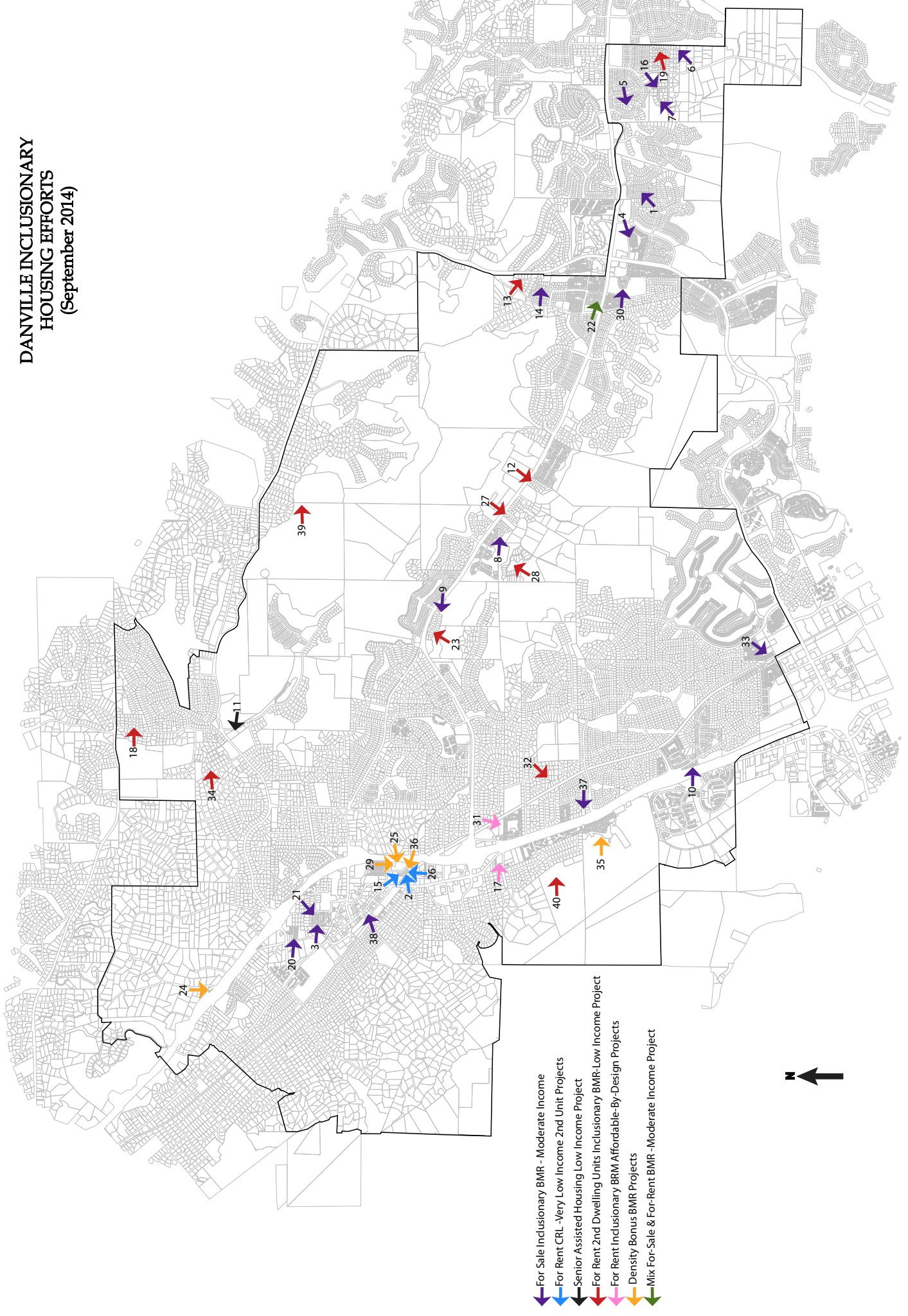
Notes:

- a. A Below-Market-Rate (BMR) unit is a unit that is priced to be affordable to households that are moderate income or below. Moderate income is defined as an annual income of 120% or less of the Area Median Income (AMI) for the Alameda County and Contra Costa County Area, and varies depending on the number of people in the household. AMI is adjusted every year. Usually, the BMR price is lower than the prices of other units in the same development that are being sold on the open market. Sometimes BMR

units are priced for, and restricted to, households that are low income (80% or less of AMI) or very low income (50% or less of AMI). Below market rate units in these projects were made available as for-sale units and were units that were sized to accommodate four-person Moderate Income Households earning up to 110% of median income. Units are deed restricted to control resale values and requiring future buyers to meet income restrictions for a period of twenty years.

- b. Below market rate units in these projects were made available as for-rent secondary units for one- or two-person Very Low Income Households. The project locations were within Danville's Redevelopment Area and the projects were developed consistent with the provisions of California Redevelopment Law inclusionary housing requirements.
- c. Below market rate units in this project were made available as for-rent senior assisted living units. The project developer secured tax exempt funding that required a minimum of 20% of the units to be made available to Low Income Households. The requirement to provide 15 of 76 units as Low Income units was more restrictive than would have been required through imposition of the Town's Inclusionary Housing Ordinance (which would have required seven units be made available for Moderate Income Households).
- d. Below market rate units in these projects were made available as for-rent second dwelling units built on selected lots within the project (minimum of 25% of the lots per the Inclusionary Housing Ordinance). Where the property owners receive rental income for the units, the affordable housing agreement stipulates that owners rent to qualifying Low Income Households (i.e., households earning below $\leq 80\%$ of median income). In practice, the units developed in these projects are assumed to be affordable "by-design" by way of their relative size (most in the 450 to 600 square foot range) and their physical relationship to the primary residence (consciously set to make it cost prohibitive to "absorb" the area of the second unit into the primary residence).
- e. Below market rate units in these projects were made available as for-rent units with a year-by-year accounting to assure the rent schedule in place for the entire project makes all units affordable to Moderate Income Households earning $\leq 100\%$ median income (i.e., a 10% "deeper" affordability standard than otherwise dictated by the Town's Inclusionary Housing Ordinance). With this arrangement, the projects are deemed to be affordable "by-design" projects, consistent with provisions set forth in the Town's Inclusionary Housing Ordinance. If and when market rate rents rise to the point that the project rent schedule no longer makes units affordable to households earning $\leq 100\%$ of median income, the projects are obligated to identify 15% of the project units as designated below market rate units and to screen tenants for eligibility as households earning $\leq 110\%$ of median income.
- f. Town Council authorization was secured by the developer to have two of the four below market rate units in the project retained in builder ownership and made available to qualifying moderate income households as for-rent housing - with rental levels set at 35% of actual household income of qualifying households.
- g. Below market rate units in these projects were developed as a result of a density bonus process. For the Pintado Point project, the unit is a for-sale unit with a purchase price making it affordable to Low Income Households. For the Laurel Senior Housing project, the units are senior for-rent units affordable to Extremely Low and Very Low Income Households. For the Willow Commons project, the units are mixed for-rent units with either one senior Very Low Income or two senior Low Income units; up to six units for the Developmentally Disabled (which would be managed as Section 8 - Very Low Income units) and the remainder as senior for-rent Moderate Income units. For the Elworthy project, the below market rate units are to be for-rent very low income units.
- h. The timing of delivery of these for-sale units into the market, the project densities, and the range of unit sizes in the projects collectively worked to make both projects affordable "by-design" projects. The vast majority of the 196 units in the Shadowhawk project had initial sales prices making them affordable to moderate income households, with more than half having initial sale prices affordable to median income households. Over two-thirds of the units in the Preserves @ Iron Horse Trail (IHT) project (i.e., 27 of 34 units) had initial sale prices making them affordable to median income households. In recognition of the affordable "by-design" status, the project sponsors were not required to deed restrict any of the units in the projects with resale restrictions to require a review of income qualifications.
- i. The timing of delivery of these for-rent units into the market, the project densities, and the range of unit sizes in the projects collectively worked to make the non-deed restricted units in the projects affordable "by-design" to moderate income households.

Figure B
DANVILLE INCLUSIONARY HOUSING EFFORTS
(September 2014)



Some of the programs set forth in the 2007-2014 planning period were not completed or, in some cases, not initiated due to staffing limitations. Focus during the past planning period by necessity went to larger scale efforts (e.g., the update of the Danville General Plan) rather than on the initiation, or furtherance, of comparatively minor programs. Given the improving state of the economy, and in recognition that the Town completed the scheduled update to its General Plan, it is envisioned that relatively more time will be available to be put towards implementation of programs called for in the 2014-2022 Housing Element. Staffing limitations, difficulties encountered during the general plan update effort, and/or a change in the number and scope of planning entitlements (an economy-driven change) will have a direct impact on the achievement of the new housing programs.

The primary focus of the 2014-2022 Housing Element will be to implement housing-related measures placed into the Municipal Code by various zoning text amendments that occurred in response to implementation measures in the 2007-2014 Housing Element (e.g., amendment to the Density Bonus Ordinance and establishment of a Condominium Conversion Ordinance).

VI. HOUSING PLAN

A. HOUSING GOALS

Sections I through V of the Housing Element present a housing needs assessment; an analysis of constraints to housing provision; an inventory of land, financial, and administrative resources; as well as an evaluation of past housing accomplishments. This section presents Danville's eight-year Housing Plan, which sets forth Housing Goals, Policies, and Programs to address the identified housing needs and other important housing issues.

In achieving Danville's Housing Goals, the Town must strike a balance between the need to provide affordable housing and preservation and enhancement of existing neighborhoods, maintenance of high development standards, and protection of environmental resources. Expanded discussion relative each major goal, along with supporting policies and implementation measures, is provided in the following sections.

Danville's housing plan for addressing the identified housing needs is detailed according to the following seven areas:

- GOAL 1 Increase the supply of housing with a priority on the development of affordable housing, including housing affordable to lower income households.
- GOAL 2 Improve housing affordability for both renters and homeowners.
- GOAL 3 Increase the supply of appropriate supportive housing for special needs populations.
- GOAL 4 Maintain and improve the quality of existing housing stock and residential neighborhoods.
- GOAL 5 Mitigate governmental constraints to housing development and affordability.
- GOAL 6 Promote equal opportunity for all residents to reside in the housing of their choice.
- GOAL 7 Preserve the existing affordable housing stock in Danville.

B. HOUSING PROGRAMS

The housing programs presented in this Housing Plan define the specific actions Danville will undertake to implement its stated housing goals and policies. The programs presented are a mixture of existing programs and new programs. Some of the programs listed tie back to Contra Costa County-administered programs. Because Danville is part of the Urban County area and is within the Contra Costa Consortium area, access to the County-administered programs is available to Danville residents.

GOAL 1 INCREASE THE SUPPLY OF HOUSING WITH A PRIORITY ON THE DEVELOPMENT OF AFFORDABLE HOUSING, INCLUDING HOUSING AFFORDABLE TO LOWER INCOME HOUSEHOLDS

Policy 1.1 Develop a comprehensive strategy to facilitate infill residential development that provides affordable housing and/or housing for special needs populations.

Comments: As Danville approaches a built out condition, infill development becomes a more important component for meeting future housing needs. Implementation of an effective infill development strategy will require the use of a variety of related strategies, including: (i) mixed use development; (ii) density bonuses; (iii) intensification of underdeveloped lots; (iv) development of second units; and (v) rezoning non-residential land for residential use. The objective of this policy is to facilitate the development of small infill single family and multifamily residential projects that might otherwise not occur, with assistance coming in the form of authorizing project densities to exceed those otherwise allowed by right under current zoning. Authorization of development should be linked to the inclusion of an affordable component and/or the accommodation of the needs of special housing populations.

Programs:

- 1.1.1. By the end of 2016, review the merits of establishing, and approve where deemed appropriate, alternatives to density standards (e.g., floor area ratio standards, lot coverage standards and/or other design standards) that would serve as a catalyst for the development of small infill projects.
- 1.1.2. By the end of 2016, review the merits of offering, and approve where deemed appropriate, a tiered density bonus program based

on lot size to encourage consolidation of small lots for multifamily residential projects.

1.1.3. By the end of 2016, review the merits of reducing the, and approve where deemed appropriate, reduced side and rear yard minimum setbacks for smaller multifamily properties to facilitate their development.

1.1.4. Continue to On an ongoing basis, continue to encourage and facilitate the consolidation of smaller multifamily development sites through a variety of incentives, including but not limited to: financial incentives, land write-downs, assistance with on- or off-site infrastructure costs, and other pre-development costs associated with the assemblage of multiple parcels.

Associated Units:	Agencies/Officials Responsible for Implementation:
Not quantified	Community Development Dept. - Planning Division
Time Frame:	Pertinent Financial Resources:
As indicated	General Fund

Policy 1.2 Promote mixed use development projects that supply housing located in close proximity to urban services, shopping and/or public transportation.

Comments: Mixed use development combines residential uses with one or more other uses, typically office use and/or retail uses. Mixed use development can be either “vertical” integration (i.e., mixing uses within a single structure) or “horizontal” (i.e., mixing uses on a larger site, with each use confined to a separate building or portion of the site). The intent of this policy would be to facilitate the development of mixed use projects containing housing that might otherwise not occur, with assistance coming in the form of authorizing underutilized parcels to redevelop at higher densities than would be allowed by right under current zoning. Qualifying projects would be eligible for relaxed development criteria (e.g., would be allowed to provide less parking in recognition that residential uses have a parking demand that is off-peak from the parking demand of most commercial uses).

Programs:

- 1.2.1. On an ongoing basis, refer commercial project developers to successful housing developers when commercial sites are in the early stages of review so as to encourage developers to consider a mixed use approach inclusive of a residential component.
- 1.2.2. On an ongoing basis, provide incentives, such as density bonuses and increases in floor area ratios, when proposed mixed use development projects include a housing component.

Associated Units: **Agencies/Officials Responsible for Implementation:**

Target is to produce **Community Development** Dept. - Planning Division
≈100 units of mixed use
housing during 2014-2022

Time Frame: **Pertinent Financial Resources:**

As indicated **General Fund**

Policy 1.3 **Consistent with the 2002 amendment to California Government Code §65852.2 and Danville’s Second Dwelling Unit Ordinance, facilitate the development of second units as an affordable housing alternative.**

Objective: A second dwelling unit is an attached or detached residential dwelling unit that includes permanent provisions for living, sleeping, eating, cooking, and sanitation and which is located on the same lot as the corresponding primary residence. It is the Town’s objective to increase upon the relatively strong historic production rate of second units within existing single family neighborhoods. **To that end, the Town made another round of amendments to the Second Dwelling Unit Ordinance in 2014.** In areas where the dominant land use is single family residential, second units provide **an important** source of housing, typically being housing affordable “by-design” to lower income households.

Programs:

- 1.3.1. On an ongoing basis, **continue to** encourage development of second units through application of the Town’s second dwelling unit ordinance.
- 1.3.2. On an ongoing basis, **continue to** encourage second units in new construction as a development option to meet the requirements of the Town’s Inclusionary Housing Ordinance.
- 1.3.3. By the end of **2016**, initiate multi-jurisdictional discussions (using the Tri-Valley Affordable Housing Committee or an equivalent forum) with a goal of presenting a coordinated, multi-jurisdictional voice to pertinent utility agencies seeking reduction of capital facility and/or connection fees assessed on new second units.
- 1.3.4. By the end of **2015**, update and make general distribution (posting on the Town’s website) of the Town’s "How-to" brochure for development of second units, with updates to include “value engineering” suggestions to assist potential applicants as to ways to minimize development costs associated with construction regulations, impact fees, and capital facility and/or connection fees.
- 1.3.5. **Review and, if appropriate, amend** **By the end of 2017 review, and approve where deemed appropriate, amendments to the regulations set forth in the Town’s Second Dwelling Unit**

Ordinance (~~amended in 2014~~) relative their effectiveness in meeting the intent of Policy 1.3 and the purpose of the Ordinance.

1.3.6. On a unit-by-unit basis, strive to legalize illegal second units if these units meet the requirements specified in the zoning regulations and are modified to address deficiencies identified through a life/safety inspection performed by the Town Building Division.

1.3.7. With a minimum frequency of once every three years, survey second dwelling unit rents to see which income groups they are serving.

Associated Units: 35-70 traditional Second units 20-40 inclusionary Second units
Agencies/Officials Responsible for Implementation: Community Development Dept. - Planning Division

Time Frame: As indicated
Pertinent Financial Resources: General Fund

Policy 1.4 Continue to participate in sub-regional initiatives to generate funding for affordable housing and to promote the development of affordable housing.

Comments: The Tri-Valley Affordable Housing Committee (TVAHC) continues to function as the sub-region’s affordable housing forum and Danville will continue to be an active participant. A continuing focus of the TVAHC is the continued support of the Tri-Valley Housing Opportunity Center (TVHOC) in Livermore, operating as a non-profit organization with initial financial support from HUD and the five member cities. The TVHOC offers classes on how to find, qualify for, and buy a home as well as credit counseling and financial preparation. Participants can also obtain information about local (Town/City/County) and lender programs, including down payment assistance programs, first-time homebuyer programs, as well as receiving housing counseling, introduction to mortgage products, etc.

Programs:

1.4.1. Continue participation in the Tri-Valley Affordable Housing Committee and related support of the Tri-Valley Housing Opportunity Center.

Associated Units: Not quantified
Agencies/Officials Responsible for Implementation: Community Development Dept. - Planning Division

Time Frame:
Ongoing

Pertinent Financial Resources:
Comm. Dev. Agency of the Town of Danville
- Housing Set Aside Funds
Community Development Block Grant (CDBG)

Policy 1.5 Maintain an up to date site inventory that details the amount, type and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development.

Comments: As part of the 2014-2022 Housing Element update, an analysis of the residential development potential in Danville was conducted. (Refer to Tables 32, 33 and 34 and Figure A) Based on that assessment, Danville can potentially accommodate between 875-1,075 800 to 1,000 new units on vacant or underutilized properties during the current planning period. Sharing this information with potential developers will facilitate the development of new housing.

Programs:

1.5.1. Annually update the residential development site inventory of the housing element (i.e., Tables 32, 33 and 34 and Figure A) to facilitate the dissemination of the amount, type, location and size of vacant and underutilized land suitable for residential development.

Associated Units: Not quantified
Agencies/Officials Responsible for Implementation: Community Development Dept. - Planning Division

Time Frame: Ongoing
Pertinent Financial Resources: General Fund

Policy 1.6 Support the development of additional affordable housing by non-profit developers through financial assistance and/or use of zoning incentives.

Comments: The Town partnered with Bridge Housing, Inc. to develop of a 74-unit rental project in the Downtown area. Subsidies required to make the project affordable to extremely low and very low income senior households required Danville's Community Development Agency to pre-assign the majority of future housing set-aside funds to the payoff of bonds issued for the project. Similar, smaller subsidized housing projects may be possible for other sites in the Downtown area and/or its periphery.

Programs:

1.6.1. Support On an ongoing basis, support affordable housing development by fee waiver or reduction; through direct financial assistance; and/or by way of zoning incentives (e.g., density bonuses, relaxation of parking requirements, etc.).

1.6.2. Continue to direct Successor Agency funds towards the payoff of bonds issued for the existing Bridge Housing senior apartment project.

1.6.3. Encourage On an ongoing basis, continue to encourage, through incentives (e.g., parking reductions, etc.), the development of senior housing that offers a wide range of housing choices, for both affordable and market-rate, from independent living to assisted living with services on site, including healthcare, nutrition, transportation and other appropriate services.

Associated Units: Work with non-profits to produce 50-75 very low income units
Agencies/Officials Responsible for Implementation: Community Development Dept. - Planning Division
City Attorney
Economic Development Staff

Time Frame: Ongoing efforts
Pertinent Financial Resources: Community Development Block Grant (CDBG)
Bond Financing

Policy 1.7 Strive to maintain the viability for multifamily development on the sites redesignated by the 2030 General Plan in response to the 2007-2014 RHNA identified in the 2007-2014 Housing Element.

Comments: Analysis done in conjunction with the preparation of the 2007-2014 Housing Element identified a RHNA "shortfall". The shortfall was established to be a need to designate an additional 8.75 acres of land to a multifamily land use designation with a 25 unit per acre minimum development density (to accommodate 187 extremely low and very low income units from the 2007-2014 RHNA) and to designate an additional 1.7 acres to a multifamily land use designation with a 20 unit per acre minimum development density (to accommodate 34 low income units from the 2007-2014 RHNA). In response to the RHNA shortfall, the Town, by way of the adoption of the 2030 General Plan, designated 8.75 acres to a newly established Residential - Multifamily - High (25-30 units/acre) land use designation and designated an additional 2.0 acres to the Residential - Multifamily - High/Medium (20-25 units per acre) land use designation. The 2030 Plan also served to recalibrate multifamily residential density ranges to accommodate the requisite minimum development densities to serve the extremely low, very low, and moderate income components of Danville's 2007-2014 RHNA. Both properties securing new multifamily residential land use designations were subsequently rezoned by a Town-initiated rezoning action to establish the right to develop at the cited densities as an at-right land use.

Programs:

1.7.1. ~~Work~~ On an ongoing basis, continue to work with pertinent individuals and groups (e.g., property owners and prospective multifamily developers) to maintain the continued availability and development feasibility of the properties designated for multifamily use as a result of the 2007-2014 RHNA shortfall analysis.

1.7.2. ~~Review and, if appropriate, amend~~ By the end of 2017 review, and approve where deemed appropriate, amendments to the regulations contained in the Municipal Code that address non-conforming uses to assure significant non-residential reuse of sites designated for multifamily use does not occur without careful consideration is provided through a land use permit review as to whether the proposed reuse of the site would preclude conversion of the site for residential use in the reasonable future.

Associated Units: Agencies/Officials Responsible for Implementation:

Not quantified Community Development Dept. - Planning Division

Time Frame: Pertinent Financial Resources:

Ongoing General Fund

Policy 1.8 Support the issuance of incentives to encourage the reuse of underutilized properties where multifamily housing is a permitted use.

Comments: Several of the remaining vacant or underutilized multifamily residential parcels in Danville are less than one acre in size. (Refer to Table 33) Their relatively small size may serve as a barrier from their being redeveloped with multifamily uses or, as applicable, denser multifamily uses than current present. A zoning text amendment review should be initiated to allow application of a zoning overlay that applies floor area ratio, building coverage and building height standards for these smaller multifamily properties to facilitate their redevelopment with newer, denser multifamily residential uses.

Programs:

1.8.1. Consistent with Policies 1.03, 1.04, 1.05, and 3.08 of the Danville 2030 General Plan initiate a zoning text amendment by the end of 2017 to create a zoning overlay district for smaller, underutilized multifamily residential parcels to facilitate their redevelopment with new, or denser, multifamily residential uses.

1.8.2. ~~Review and, if appropriate, amend~~ By the end of 2017 review, and approve where deemed appropriate, amendments to the regulations set forth in the Density Bonus Ordinance (~~amended in~~

2014) relative the merits of offering a tiered density bonus program based on lot size to encourage consolidation of small lots for multifamily development.

Associated Units: Not quantified
Agencies/Officials Responsible for Implementation: Community Development Dept. - Planning Division
Time Frame: As indicated
Pertinent Financial Resources: General Fund

Policy 1.9 In preparation of the Housing Element planning period that follows the current 2014-2022 planning period, make early identification of possible sites where residential densification might have merit.

Comments: The current RHNA indicates the need for Danville to accommodate the development of 583 new housing units during the 2014-2022 planning period. With the provision of these units, Danville will have moved yet closer to a built out condition. While it is not possible to estimate Danville’s RHNA for the housing element planning period that follows the 2014-2022 planning period, it is likely that Danville may need to identify sites for residential densification for that subsequent planning period. To be in a position to have those sites available early in that Housing Element planning period, related studies should commence during the later stages of the current Housing Element planning period.

Programs:

1.9.1. During the later stages of the current Housing Element planning period, update the Downtown Master Plan and/or prepare one or more planning studies for the area along San Ramon Valley Boulevard between downtown and the south end of the commercial district to facilitate redevelopment and the introduction of additional housing serving the Downtown.

Associated Units: Not quantified
Agencies/Officials Responsible for Implementation: Community Development Dept. - Planning Division
Time Frame: Initiate by end of 2020
Pertinent Financial Resources: General Fund

GOAL 2 IMPROVE HOUSING AFFORDABILITY FOR BOTH RENTERS AND HOMEOWNERS

Policy 2.1 Support the development of additional affordable housing through regulatory incentives such as the Density Bonus

Ordinance or flexible development standards through planned unit development.

Comments: Consistent with Government Code §65915 and Danville’s Density Bonus Ordinance, Danville provides density bonuses and additional housing incentives to qualified new housing projects. The obligation to provide a density bonus is triggered when a residential development sets aside units for one or more of the following: (i) at least 5 percent of the total units as units affordable to very low income households; (ii) at least 10 percent of the total units as units affordable to low-income households; (iii) at least 10 percent unit ownership in a planned development for moderate income households; or (iv) 100 percent of the units for occupancy by senior citizens. Development concessions or incentives may include, but are not limited to: (i) a reduction in site development standards; (ii) a modification of zoning code requirements (e.g., a reduction in setbacks); (iii) approval of mixed use zoning (under specified conditions); or (iv) other regulatory incentives or concessions proposed by the developer or the Town which result in identifiable cost reductions. A project that receives a density bonus and concession or incentive must retain affordability of the units for at least 30 years.

Programs:

2.1.1. Utilize the applicable density bonus regulations to encourage the development of affordable housing.

Associated Units: Not quantified **Agencies/Officials Responsible for Implementation:** Community Development Dept. - Planning Division

Time Frame: As indicated **Pertinent Financial Resources:** General Fund

Policy 2.2 Promote energy conserving practices in the location, construction, renovation, and maintenance of housing in Danville.

Comments: Conservation of energy remains an important issue in housing policy because of historic and projected rises in energy costs. The residential sector offers an opportunity to achieve energy savings through conservation measures, awareness and the application of appropriate technology. Energy consumption can be reduced by assuring new residential development is compact in design; is located near jobs, services, and public transportation; takes into consideration solar orientation; and/or complies with State energy conservation. Conserving energy reduces the percentage of household income devoted to housing related costs through utility bill savings.

Programs:

- 2.2.1. Using the development review process, integrate new multifamily housing developed in and around the Downtown area through linkages to shopping, transit facilities, and civic uses - maximizing the walkability of the ultimate project design.
- 2.2.2. Allow minor variations to minimum zoning setbacks where such flexibility serves to increase energy efficiency of new housing units.
- 2.2.3. Enforce the State’s energy efficiency standards for new residential construction and renovations to existing structures (i.e., the 2013 California Energy Code).
- 2.2.4. Encourage innovative design to provide for passive energy efficiencies Take into consideration goals and policies of the Sustainability Action Plan (SAP) adopted in March 2013 when reviewing new residential development proposals to help the Town goal of reducing the current level of greenhouse emissions by 15% by the year 2020.

Refer also to programs listed under Goal 4 pertaining to weatherization (Program 4.1.1.) and assistance in energy expenses for lower income households (Program 4.1.2.)

Associated Units:	Agencies/Officials Responsible for Implementation:
Not quantified	Community Development Dept. - Planning Division
Time Frame:	Pertinent Financial Resources:
Ongoing	General Fund

Policy 2.3 Increase the supply of affordable housing and encourage the development of mixed-income housing through the Inclusionary Housing Ordinance.

Comments: Under the Town’s Inclusionary Housing Ordinance, was reviewed and updated in 2014. Through the regulations contained in the Ordinance, the Town requires between 10 and 15 percent of housing in new developments be provided as low or moderate income housing. Pursuant to the inclusionary regulations, this housing is to be provided with appropriate deed restrictions to assure long term affordability of the below market rate units is maintained. While the ordinance provides an opportunity to use an "in lieu" fee, the Town will continue to use its discretion to push for development of affordable housing within each new qualifying project.

Programs:

- 2.3.1. Continue to require new developments to provide the requisite minimum percentage of low or moderate income housing in their project through imposition of the regulations contained in the Town’s Inclusionary Housing Ordinance.
- 2.3.2. ~~Review and, if appropriate, amend~~ By the end of 2017 review, and approve where deemed appropriate, amendments to the regulations set forth in the Inclusionary Housing Ordinance ~~(amended in 2014) to determine their effectiveness~~ to assure they continue to meet the intent of Policy 2.3 and of the stated purpose of the Ordinance.
- 2.3.3. Monitor litigation responding to *Palmer/Sixth Street Properties L.P. v. City of Los Angeles ("Palmer")*, the case considered recently California Court of Appeal that limits the allowable scope of local inclusionary requirements, and review current regulations in light of subsequent litigation to determine if further amendment to Danville’s Inclusionary Housing Ordinance is warranted.

Associated Units: Agencies/Officials Responsible for Implementation:

4-8 moderate income units/yr Community Development Dept. - Planning Division
 City Attorney
 2-4 low income units/yr

Time Frame: Pertinent Financial Resources:

As indicated General Fund

Policy 2.4 Continue to facilitate the development of home occupations to enhance neighborhood safety, to contribute to the sense of community, to support local retail businesses, and to lessen the burden of housing costs.

Comments: Working at home is linked to the affordability of housing because a home-based business may reduce the need to rent business space elsewhere and thereby can lessen a household’s overall financial burden by leveraging housing expenses. Home businesses can also save considerable time and expense associated with commuting and allows residents who must be at home a means to supplement their income. The changes the Town has made since the initial adoption of the regulations (including updates made in 2014) have consistently liberalized the range of businesses that may be considered for operation out of the home and the operational restrictions for home occupations (e.g., loosening of restrictions regarding presence of non-occupant employees and allowed daily client visits).

Programs:

- 2.4.1. ~~Review and, if appropriate, amend~~By the end of 2017 review, and approve where deemed appropriate, amendments to the home occupation regulations ~~(amended in 2014)~~ relative the merits of additional changes that would serve to facilitate appropriate types of home occupations to assure they continue to meet the intent of Policy 2.4 and of the stated purpose of the regulations.

Associated Units: **Agencies/Officials Responsible for Implementation:**

Not quantified **Community Development** Dept. - Planning Division

Time Frame: **Pertinent Financial Resources:**

As indicated **General Fund**

Policy 2.5 **Convene the Town Council in its role as the Housing Advisory Committee to provide a forum of ongoing review and support of the goals, policies and implementation measures of the 2014-2022 Housing Element and to make the requisite annual reports of housing efforts to HCD.**

Comments: Providing a forum for regular, ongoing review of progress made to implement adopted housing goals, policies and implementation measures will help assure the Town stays on point to develop and implement the programs set forth in the 2014-2022 Housing Element in a timely and thorough manner.

Programs:

- 2.5.1. On a once-a-year basis, conduct a noticed public hearing before the Town Council to review progress made to further the goals, policies and implementation measures of the 2014-2022 Housing Element, with such effort to parallel the preparation and submittal of the Housing Element Progress Report to HCD.
- 2.5.2. Secure direction from the Town Council to prioritize housing implementation efforts on an ongoing basis.

Associated Units: **Agencies/Officials Responsible for Implementation:**

Not quantified **Community Development** Dept. - Planning Division
Housing Advisory Committee

Time Frame: **Pertinent Financial Resources:**

As indicated **General Fund**

Policy 2.6 **Continue to explore opportunities to utilize the resources of the Successor Agency**

Comments: With the elimination of redevelopment agencies throughout the state, the Town agreed to take on the task of serving as the Successor Housing Agency to the former Community Development Agency (CDA) of the Town. While the former CDA had actively facilitated

the provision of affordable housing in the downtown project area through the use the CDA's 20% housing set aside funds, the resources of the Successor Housing Agency are considerably more limited and the legal powers/obligations of the Successor Housing Agency are not clearly defined at this time. The Successor Housing Agency does have assets, including two small parcels of land, which could potentially be sold or used to support the provision of affordable housing.

Programs:

- 2.6.1. Explore opportunities for the Successor Housing Agency to leverage its remaining assets towards provision of affordable housing units in the community.

Associated Units:
Not quantified

Agencies/Officials Responsible for Implementation:

Community Development Dept. - Planning
City Attorney
Successor Housing Agency

Time Frame:
As indicated

Pertinent Financial Resources:

Successor Housing Agency

Policy 2.7 Assure that all affordable housing development receiving governmental sector and/or private sector subsidizes contain mechanisms providing for long term affordability.

Comments: Once affordable housing is developed, it is important to determine ways to assure that the housing continues to be affordable for as long as feasible. This is especially true of housing projects benefiting from governmental and/or private sector subsidies since the typical magnitude of the required subsidy that is provided to make units available to lower income households is so large that it would be an irresponsible expenditure of funding if a long term of affordability was not built into the project's affordability program.

Programs:

- 2.7.1. Maintain affordability for intended period of time through well written contracts and/or deed restrictions and ongoing monitoring for compliance.
- 2.7.2. Monitor the affordability of units developed through the Town's inclusionary housing program to assure that rents paid and incomes of occupants are consistent with applicable guidelines and/or recorded affordable housing agreements.

Associated Units:
Not quantified

Agencies/Officials Responsible for Implementation:

Community Development Dept. - Planning Division
City Attorney

Time Frame:
Ongoing

Pertinent Financial Resources:

General Fund

Policy 2.8 Increase the number of lower income and moderate income households that own their homes through partnership in various County-administered first-time homebuyer programs.

Comments: Participate with Contra Costa County, non-profit organizations, and other agencies, as applicable, to offer first-time homeownership programs.

Programs:

2.8.1. Participate, where opportunities present themselves through County-administered housing programs, with first-time homeownership programs.

Associated Units: 4-12 units for 2014-2022 planning period
Agencies/Officials Responsible for Implementation: Community Development Dept. - Planning Division
Contra Costa County Community Develop. Dept.

Time Frame: Ongoing
Pertinent Financial Resources: Mortgage Credit Certificate

Policy 2.9 Research the opportunities and merit of supporting shared housing opportunities in Danville through Town-contribution to appropriate County agencies and/or community-based organizations.

Comments: Contra Costa County has established programs to encourage and support the provision of shared housing. Under a shared housing program, a person who has a home to share is matched with a person, or persons, in search of a home to share. Typically, providers are senior residents with living space to share while home seekers are typically lower income adults in need of an inexpensive place to stay. To support such a program, Danville could make contributions to County agencies already providing the service and/or could support community-based organizations to support programs that would help residents find affordable housing opportunities, including shared housing and roommate referrals.

Programs:

2.9.1. By the end of 2015, research the opportunities and merits of supporting shared housing opportunities in Danville through Town-contribution to appropriate County agencies and/or community-based organizations.

Associated Units: Not quantified
Agencies/Officials Responsible for Implementation: Community Development Dept. - Planning Division
Contra Costa County Community Develop. Dept.

Time Frame: As indicated
Pertinent Financial Resources: General Fund

GOAL 3 INCREASE THE SUPPLY OF APPROPRIATE SUPPORTIVE HOUSING FOR SPECIAL NEEDS POPULATIONS

Policy 3.1 Continue efforts to identify and meet the housing needs for special needs populations.

Comments: In addition to the development of affordable housing in general, Danville should work to identify and address the housing needs of special needs households and individuals in Danville, including the mentally and physically disabled persons, seniors, large family households, persons with developmental disabilities, etc.

Programs:

- 3.1.1. Allow techniques such as use of smaller unit sizes, parking standard reductions and common dining facilities and fewer amenities for senior projects and other special needs groups as deemed appropriate to increase affordability.
- 3.1.2. Facilitate the development and operation of proposed small family residential care facilities (6 or fewer beds) and large family residential care facilities (7-12 beds) serving special needs households and individuals, with special emphasis on meeting the housing needs of Danville residents with developmental disabilities.
- 3.1.3. ~~As merit is determined,~~ Where deemed appropriate and on an ongoing basis, support the development of housing for special needs populations through direct financial assistance, zoning incentives (e.g., density bonuses) and/or land write-downs (e.g., fee waiver or reduction), with a priority given to the housing needs of extremely low income households.
- 3.1.4. ~~Monitor and, if appropriate, amend~~ By the end of 2017 review, and approve where deemed appropriate, amendments to existing land use controls, building codes, and permit and processing procedures relative their potential to constrain development, maintenance, and improvement of housing for persons with disabilities.
- 3.1.5. ~~Monitor and, if appropriate, amend~~ By the end of 2017 review, and approve where deemed appropriate, amendments to the Reasonable Accommodation Ordinance (~~adopted in 2014~~) relative its effectiveness to provide relief to Code regulations and permitting procedures that may have a discriminatory effect on housing for individuals with disabilities, with the monitoring to include a review of the procedures for requesting accommodation, the timeline for processing requests and appeals, and the criteria

used for determining whether a requested accommodation is reasonable.

3.1.6. Enforce Universal Design requirements issued by the California Department of Housing and Community Development.

3.1.7. Encourage (through incentives such as parking reductions, etc.) the development of senior housing that offers a wide range of housing choices, for both affordable and market-rate, from independent living to assisted living with services on site, including healthcare, nutrition, transportation and other appropriate services.

~~3.1.8. Monitor the need for farmworker housing in Danville and, if and when such need is documented to be present and where it is determined Danville is required to take action in light of the intent and requirements of California Health & Safety Code 17021.6, initiate a zoning text amendment to amend the existing A-2 and/or A-4 zoning regulations to allow farmworker employee housing as a use by right as set forth by the minimum requirements of 17021.6.~~

Associated Units: 6 - 12 beds for 2014-2022 planning period
Agencies/Officials Responsible for Implementation: Community Development Dept. - Planning Division

Time Frame: As indicated
Pertinent Financial Resources: General Fund

Policy 3.2 Strive to ensure that homeless individuals and families can obtain decent, suitable and affordable shelter.

Comments: Emergency shelters provide housing, with minimal supportive services, for homeless persons. Occupancy in emergency shelters is limited to six months or less, with such occupancy not to be denied because of an inability to pay. While there are not any homeless shelters within the San Ramon Valley, there are various facilities in Contra Costa County operating as a result of funding made available to the Urban County. As a member-jurisdiction of the Urban County, these facilities are available to qualifying households and individuals from Danville. In recognition of Senate Bill 2, the Town's zoning regulations were amended in 2014 to make emergency shelters a permitted use upon issuance of a ministerial permit for properties with DBD Area 3 zoning. Elsewhere in the Town, emergency shelters currently may be considered only upon issuance of a land use permit.

Programs:

3.2.1. Continue to support the creation and operation of transitional housing programs operated by Contra Costa County and non-profit housing groups.

3.2.2. Establish and maintain an active relationship with agencies serving the Tri-Valley's homeless population (e.g., Shelter, Inc.) to secure up-to-date information about the number, type, and needs of the homeless population in the Tri-Valley.

3.2.3. ~~Monitor and, if appropriate, amend~~ By the end of 2017 review, and approve where deemed appropriate, amendments to the current regulations pertaining to emergency shelters (~~amended in 2014 by way of approval of LEG 13-02~~) relative their effectiveness to meet the intent and requirements of Policy 3.2 and the intent and requirements of SB 2 approved by the state in 2007.

Associated Units: Not quantified	Agencies/Officials Responsible for Implementation: Community Development Dept. - Planning Division Danville Police Department
Time Frame: As indicated	Pertinent Financial Resources: General Fund

Policy 3.3 Consistent with the intent and requirements of SB 2, facilitate and encourage the creation and operation of supportive housing.

Comments: California Health and Safety Code §50675.2 defines supportive housing as housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assists 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. To facilitate and encourage the provision of an adequate amount of supportive housing in Danville, the Municipal Code was amended in 2014 to define supportive housing and to identify zoning districts that permit or conditionally permit supportive housing.

Programs:

3.3.1. ~~Monitor and, if appropriate, amend~~ By the end of 2017 review, and approve where deemed appropriate, amendments to the current regulations pertaining to supportive housing (~~amended in 2014 by way of approvals of ZTA 14-01, ZTA 14-02 and ZTA 14-03~~) relative their effectiveness to meet the intent of Policy 3.3 and the intent and requirements of SB 2 approved by the state in 2007.

Associated Units: 6-12 beds for 2014-2022 planning period	Agencies/Officials Responsible for Implementation: Community Development Dept. - Planning Division
Time Frame: As indicated	Pertinent Financial Resources: General Fund

Policy 3.4 Consistent with the intent and requirements of SB 2, facilitate and encourage the creation and operation of transitional housing.

Comments: Transitional housing means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. To facilitate and encourage the provision of an adequate amount of transitional housing in Danville, the Municipal Code was amended in 2014 to define transitional housing and to identify zoning districts that permit or conditionally permit transitional housing.

Programs:

3.4.1. ~~Monitor and, if appropriate, amend~~ By the end of 2017 review, and approve where deemed appropriate, amendments to the current regulations pertaining to transitional housing (amended in 2014 by way of approvals of ZTA 14-01, ZTA 14-02 and ZTA 14-03) relative their effectiveness to meet the intent of Policy 3.4 and the intent and requirements of SB 2.

Associated Units: 6-12 beds for 2014-2022 planning period
Agencies/Officials Responsible for Implementation: Community Development Dept. - Planning Division

Time Frame: As indicated
Pertinent Financial Resources: General Fund

Policy 3.5 Deleted in recognition of that the merits of adding SROs as an allowed use in the Downtown was considered and rejected as part of the zoning text amendments considered in 2014.

GOAL 4 MAINTAIN AND IMPROVE THE QUALITY OF EXISTING HOUSING STOCK AND RESIDENTIAL NEIGHBORHOODS

Policy 4.1 Assist low-income homeowners in maintaining and improving residential properties through housing rehabilitation and energy efficiency assistance programs.

Comments: The County-administered weatherization program provides free energy efficiency upgrades to the dwellings of eligible low income households to lower their monthly utility bills. The Contra Costa

County Employment & Human Services Department, Community Services Bureau (County Bureau CSD) administers the federally funded Low Income Home Energy Assistance Program (LIHEAP), which assists with energy bills and offset heating and/or cooling energy costs for eligible low income households. CSD also administers the Energy Crisis Intervention Program (ECIP), which provides payments for weather-related or energy-related emergencies to low-income households.

Programs:

- 4.1.1. Through the Town's website disseminate information on the Weatherization Program and the LIHEAP and ECIP Programs.
- 4.1.2. Provide education on energy conservation.

Associated Units: Agencies/Officials Responsible for Implementation:

Not quantified
Community Development Dept. - Planning Division
County DCD
State Dept. of Comm. Services & Development
County Bureau CSD

Time Frame:

Ongoing

Pertinent Financial Resources:

Community Development Block Grant (CDBG)
U.S. Department of Energy
Department of Health and Human Services

Policy 4.2 Participate in the County-administered Housing Choice Voucher and Shelter Care Plus Programs to provide rental assistance to qualifying extremely low and very low income households, including family, senior and disabled households.

Comments: The Contra Costa County Housing Authority administers the Housing Choice Voucher and Shelter Care Plus programs, providing housing and rental assistance to lower income individuals and families. The Authority actively seeks to reduce the historic geographic isolation of lower income households and has established payment standards applicable to the Danville area, thereby promoting tenant mobility and addressing a goal of de-concentration of tenant-based assistance in some of the County's historically concentrated lower income areas. The relatively high rental costs for housing in Danville can serve as a barrier for use of this program, but the program criteria may allow some number of existing or future rental units in Town to qualify. Educating property owners of rental properties about the program may lead to higher utilization of the program in Danville.

Programs:

- 4.2.1. Through the Town’s website, disseminate information about **federal rental assistance programs that provide rent subsidies** to apartment project owners/ managers and to potential program recipients.

Associated Units: Not quantified
Agencies/Officials Responsible for Implementation: Community Development Dept. - Planning Division
Contra Costa County Community Development Dept.

Time Frame: Ongoing
Pertinent Financial Resources: Section 8 Rental Assistance Program

Policy 4.3 **Participate in the County -administered Neighborhood Preservation Program to provide rehabilitation loans to qualifying low and moderate income property owners.**

Comments: The Neighborhood Preservation Program provides loans both to low income households (potentially as no-interest, deferred payment loans) and to moderate income households (potentially as three percent interest loans). Recipients must be owner-occupants of their homes, with a minimum ownership of six months required. The loans are to correct health and safety problems and improving livability. The program is administered by the County through the County Building Inspection Department and is available to residents of communities that are part of the Urban County.

Programs:

- 4.3.1. Through the Town’s website, disseminate information about the Neighborhood Preservation Program to owners of rental projects.

Associated Units: Not quantified
Agencies/Officials Responsible for Implementation: Community Development Dept. - Planning Division
Contra Costa County Housing Authority

Time Frame: Ongoing
Pertinent Financial Resources: Community Development Block Grant (CDBG)

Policy 4.4 **Maintain and improve public facilities such as roads, sidewalks, street lighting, landscaping, utilities and other improvements which enhance and improve residential neighborhoods and assist in private efforts to improve neighborhoods.**

Comments: Continue the high level of maintenance of public improvements.

Programs:

- 4.4.1. Continue to develop and maintain critical infrastructure through the Capital Improvement Program and the Lighting and Landscape District.

Associated Units: Not quantified
Agencies/Officials Responsible for Implementation: Development Services Dept. - Engineering Division
Maintenance Services Dept. -

Time Frame: Ongoing
Pertinent Financial Resources: General Fund

Policy 4.5 Enforce both State and local regulations governing the maintenance of buildings and properties.

Comments: Continue code enforcement and inspection activities as a means to preserve and maintain the appearance and safety, and prevent deterioration, of residential neighborhoods. The code enforcement function is handled through the Planning Division of the Community Development Department. Where applicable and feasible, investigation efforts should be directed to County-administered rehabilitation loan and grant programs.

Programs:

4.5.1. Continue to carry out code enforcement activities as a means to maintain the quality of the housing stock and residential neighborhoods.

4.5.2. Continue to refer eligible homeowners and rental project owners to appropriate County-administered programs for assistance.

Associated Units: Not quantified
Agencies/Officials Responsible for Implementation: Community Development Dept. - Planning Division

Time Frame: Ongoing
Pertinent Financial Resources: Community Development Block Grant (CDBG)

Policy 4.6 Deleted in recognition of the elimination of the Community Development Agency.

GOAL 5 MITIGATE GOVERNMENTAL CONSTRAINTS TO HOUSING DEVELOPMENT AND AFFORDABILITY

Policy 5.1 Perform regular reviews of regulations for the environmental and development review and permitting process for State law consistency.

Comments: The Town engages in an ongoing process of review of its regulations for the environmental and development review and permitting process for consistency with State laws to ensure that Danville's requirements do not act as a constraint to new development.

Programs:

1.1.1. Monitor and, if appropriate, amend By the end of 2017 review, and approve where deemed appropriate, amendments to the current

Subdivision Ordinance to ensure that Danville's subdivision policies and regulations do not constrain housing development and affordability.

1.1.2. Undertake By the end of 2017 complete Phase 2 of the update to the zoning and land use sections of the Municipal Code, including a review of opportunities to provide for more housing on lands within the Downtown Business District.

5.1.3. Expedite the development review process for housing projects with long-term affordability restrictions.

5.1.4. Through various outreach efforts, promote the Town's interests in working cooperatively to increase housing development.

5.1.5. Promote the utilization of the Town's pre-development application review.

5.1.6. On an on-going basis, pursue technological enhancements to the Town's development review process that will speed up and/or simplify the process.

Associated Units:	Agencies/Officials Responsible for Implementation:
Not quantified	Community Development Dept. - Planning Division
Time Frame:	Pertinent Financial Resources:
As indicated	General Fund

Policy 5.2 Continue to encourage use of the Planned Unit Development (P-1) process to allow more creative and flexible design for residential developments.

Comments: The use of the Planned Unit Development (P-1) process leads to the development of more creatively and flexibly designed residential projects than under conventional zoning regulations. The flexibility allowed often leads to variation in otherwise applicable development standards and enables the development plan to better respond to specific needs or environmental constraints that are present at the development site. The P-1 regulations also allow more flexibility to mix different structure type or different housing product within the same project. The Town eliminated the five-acre minimum parcel size restriction for P-1 projects in the mid 1990s, making the process available for use by most new projects.

Programs:

5.2.1. Encourage utilization of the Planned Unit Development (P-1) to allow use of, where deemed appropriate and warranted on a project-specific/location-specific basis, reduced street widths, reduced number and/or size of sidewalks, and/or use of utility or sidewalk easements instead of right-of-ways.

5.2.2. Encourage utilization of the Planned Unit Development (P-1) process, particularly in areas where the underlying general plan land use designation is Residential - Multifamily - Medium, High/Medium, or High.

Associated Units: Not quantified
Agencies/Officials Responsible for Implementation: Community Development Dept. - Planning Division
Time Frame: Ongoing
Pertinent Financial Resources: General Fund

Policy 5.3 Offer fee deferrals, fee reductions, and/or fee waivers to developers of housing projects with long-term affordability restrictions.

Comments: Planning, Building and Engineering fees, combined with costs for required site improvements imposed through the development review process, add to the end-cost of housing. While Danville's processing fees are comparable to fees levied by other Contra Costa County jurisdictions and Alameda County Tri-Valley Region jurisdictions, fee deferrals, reductions, or waivers provided to affordable housing projects would assist the development of such projects.

Programs:

5.3.1. In conjunction with the annual review of the fee schedule, consider the merits of providing new or modified review, and approve where deemed appropriate, fee deferrals, reductions, or waivers to developers of housing projects with long-term affordability restrictions.

Associated Units: Not quantified
Agencies/Officials Responsible for Implementation: Community Development Dept. - Planning Division
Time Frame: As indicated
Pertinent Financial Resources: General Fund

GOAL 6 PROMOTE EQUAL OPPORTUNITY FOR ALL RESIDENTS TO RESIDE IN THE HOUSING OF THEIR CHOICE

Policy 6.1 Continue to support local non-profit organizations for fair housing counseling and legal services.

Comments: 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 race, color, ancestry, national origin, religion, sex, disability, marital status, familial

status, or any other arbitrary factor. The County allocates CDBG funds to local non-profit organizations for fair housing counseling and legal services. Services offered typically include advocacy and collaboration in support of fair housing for all; public outreach and education regarding fair housing rights; specialized property owner, management, and lender training; rental home seeking and relocation services; and discrimination complaint processing and investigation. The Contra Costa Consortium (which Danville is a participant) has adopted the HUD-mandated Analysis of Impediments (AI) to Fair Housing Choice. The AI includes: a comprehensive review of the County's laws, regulations, and administrative policies; an assessment of how those laws affect the location, availability, and accessibility of housing; and an assessment of conditions, both public and private, affecting fair housing choice.

Programs:

- 1.1.1. Evaluate On a minimum basis of every two years, evaluate the effectiveness of existing outreach and community education efforts and develop a comprehensive outreach strategy, with the effort to include consideration of the various methods of delivery, including print media, mailers, web-based information and other methods.
- 1.1.2. Continue to support local non-profit organizations for fair housing counseling and legal services.
- 6.1.2. Provide referral to appropriate agencies for services.
- 6.1.3. Actively enforce building regulation accessibility requirements for new multifamily housing and for housing that requires extensive renovation.

Associated Units:	Agencies/Officials Responsible for Implementation:
Not quantified	Community Development Dept. - Planning Division Co. Co. County Housing Services Collaborative
Time Frame:	Pertinent Financial Resources:
Ongoing	Community Development Block Grant (CDBG)

Policy 6.2 Conduct ongoing outreach and educational efforts to communicate the needs and the benefits of providing affordable housing in the community.

Comments: Ongoing public education on housing issues would facilitate the housing element implementation process. Use of the annual progress report meetings presents an opportunity to highlight successes in housing development and to educate the public about local land-use and development issues.

Programs:

6.2.1. Organize housing tours of successful affordable housing developments (e.g., the annual Tri-Valley Affordable Housing Committee tour) with invitations extended to community leaders and the public.

6.2.2. Expand the scope of the annual progress report on the goals, policies and implementation measures of the Housing Element to communicate the needs and the benefits of providing affordable housing in the community.

Associated Units: **Agencies/Officials Responsible for Implementation:**

Not quantified Community Development Dept. - Planning Division

Time Frame: **Pertinent Financial Resources:**

Ongoing General Fund

GOAL 7 PRESERVE THE EXISTING AFFORDABLE HOUSING STOCK IN DANVILLE

Policy 7.1 Preserve existing affordable housing developments at risk of converting to market rate housing.

Comments: As of start of 2014, there were a total of 74 housing units in Danville that utilized public funding to develop. All 74 are located in the Bridge Housing/Town of Danville senior housing apartment project. Because they are in a project owned by a non-profit affordable housing developer, they are not at risk of conversion.

Programs:

7.1.1. Continue to work with the sellers of the below market rate units established through the inclusionary housing program to reset the twenty year resale restriction upon sale of the units.

Associated Units: **Agencies/Officials Responsible for Implementation:**

Not quantified Community Development Dept. - Planning Division

Time Frame: **Pertinent Financial Resources:**

Ongoing General Fund

Policy 7.2 Maintain a condominium conversion ordinance mitigating the impacts to displaced tenants and ensuring the quality of the units being sold to homeowners.

Comments: The Town adopted a Condominium Conversion Ordinance in late 2014 to supplement notification requirements in place by way of the Government Code §66427.1. While there are limited apartment

projects in Danville that may be at-risk to convert to condominiums, those projects represent an important source of affordable housing for lower income households. The Ordinance requires a discretionary permit be secured for conversion, and establishes procedures and requirements for conversion and makes provision for protecting the rights of tenants residing in the units proposed for conversion.

Programs:

- 7.2.1. ~~Monitor and, if appropriate, amend~~By the end of 2017 review, and approve where deemed appropriate, amendments to the current Condominium Conversion Ordinance (adopted in 2014) relative its effectiveness in protecting existing affordable housing and relative to its conformity to state legislation pertaining to the residential condominium conversion process.

Associated Units: Not quantified
Agencies/Officials Responsible for Implementation: Community Development Dept. - Planning Division
City Attorney
Time Frame: As indicated
Pertinent Financial Resources: General Fund

Table 42
Quantified Objectives for 2014-2022 Planning Period
- Town of Danville

[Amends and replaces Table 38 of the Danville 2007-2014 Housing Element]

Program		Quantified Objective (Units)
New Construction		
	<i>Extremely Low Income</i>	105 to 126
	<i>Very Low Income</i>	121 to 144
	<i>Low Income</i>	132 to 150
	<i>Moderate Income</i>	69 to 70
	<i>Above Moderate Income</i>	548 to 566
Subtotal		975 to 1,056
Housing Rehabilitation		
	<i>Extremely Low Income</i>	Not Applicable
	<i>Very Low Income</i>	1 to 2
	<i>Low Income</i>	1 to 2
	<i>Moderate Income</i>	Not Applicable
	<i>Above Moderate Income</i>	Not Applicable
Subtotal		2 to 4
Preservation of At-Risk Housing		
	<i>Extremely Low Income</i>	Not Applicable
	<i>Very Low Income</i>	Not Applicable
	<i>Low Income</i>	Not Applicable
	<i>Moderate Income</i>	6 to 10
	<i>Above Moderate Income</i>	Not Applicable
Subtotal		6 to 10

Source: Town of Danville Community Development Department (October 2014)

Note: Rehabilitation units are based on anticipated funding available for rehabilitation through CDBG.

2014-2022 Regional Housing Need Allocation (RHNA) Methodology

Technical Documentation

The spreadsheet (*Final RHNA Methodology Model*) shows the steps for calculating a jurisdiction's 2014-2022 Regional Housing Need Allocation (RHNA) using the methodology adopted by the ABAG Executive Board on July 19, 2012.

It includes several tabs that display the components of the RHNA methodology by jurisdiction. The tabs (shown at the bottom of the screen) include:

- SCS Input: data from the *Jobs-Housing Connection Strategy* (SCS)
- Fair Share Factors and Scoring:
 - Past RHNA Performance
 - Employment
 - Transit
 - Scoring Summary: adjustments based on the Fair Share Factors
- RHNA Model: each step of the RHNA methodology, including the Sustainability Component and Fair Share Component
- Income Distribution: the income allocation by jurisdiction
- Draft Summary: the Draft RHNA numbers by jurisdiction compared to previous RHNA cycles
- Draft RHNA: the Draft RHNA numbers by jurisdiction
- Final RHNA: the Final RHNA numbers by jurisdiction

All of these topics are described in more detail below.

A. Data From the *Jobs-Housing Connection Strategy* (“SCS Input” tab)

This table shows the total amount of housing unit growth for 2014-2022, based on the forecast from the *Jobs-Housing Connection Strategy* (SCS), adopted by ABAG and MTC on July 19, 2012. The SCS includes housing unit totals for 2010 and 2040, as well as for the interim years of 2015, 2020, 2025, 2030, and 2035, plus the RHNA years of 2014 and 2022. The results are summed by jurisdiction and grouped into Priority Development Area (PDA) and non-PDA totals.

Figures have been adjusted based on the jurisdiction's Sphere of Influence (SOI) and the county-specific SOI rules of the RHNA methodology. These rules are:

1. In Napa, San Mateo, Santa Clara, Solano, and Sonoma counties, the allocation of housing need generated by the unincorporated SOI was assigned to the cities.
2. In Alameda and Contra Costa counties, the allocation of housing need generated by the unincorporated SOI was assigned to the county.
3. In Marin County, 62.5% of the allocation of housing need generated by the unincorporated SOI was assigned to the city and 37.5% was assigned to the county.

B. Fair Share Factors and Scoring

The RHNA Methodology includes three “Fair Share” factors: past RHNA performance (affordable units), total 2010 employment outside of PDAs, and transit coverage and frequency. The methodology for scoring each of these factors is described in detail below:

a. Factor: Past RHNA Performance (“Past RHNA Performance” tab)

This factor evaluates a jurisdiction’s performance in issuing permits to meet its RHNA allocations for very low- and low-income units for the 1999-2006 RHNA period. The scores were calculated using information in ABAG’s report *A Place to Call Home: Housing in the San Francisco Bay Area* (August 2007).

The factor is based on the total number of very low- and low-income units permitted. Each jurisdiction’s permit data for the two income categories is shown on the “RHNA Performance” tab (Columns B – H). Columns J – K show the combined totals for the two income categories. Each jurisdiction in the region is ranked from 1 to 109 based on the total number of permits issued for very low- and low-income units from 1999-2006 (Column L). The jurisdiction’s rank for the factor is then normalized to a scale of -100% to 100% (Column M). The Score Adjustment moves a jurisdiction’s allocation up or down by modifying its Non-PDA Growth Total. Those jurisdictions that have permitted less of their past RHNA numbers will receive a higher RHNA allocation for this period.

b. Factor: 2010 Employment (“Jobs” tab)

The employment factor is based on National Establishment Time Series (NETS) data for 2010. The NETS data is gathered by individual business and includes number of jobs, industry type, and location. This data was used instead of Census data because it is location-specific, which allows for calculation of the number of jobs within PDAs and the number outside of PDAs.

The data for each jurisdiction is shown on the “Jobs” tab. Columns B – D show the employment data for each jurisdiction, separated into jobs located within PDAs and jobs located outside PDAs. Each jurisdiction in the region is ranked from 1 to 109 based on the total number of non-PDA jobs (Column F). The jurisdiction’s rank for the factor is then normalized to a scale of -100% to 100% (Column G). The Score Adjustment moves a jurisdiction’s allocation up or down by modifying its Non-PDA Growth Total. Those jurisdictions that have a higher number of jobs outside of PDAs will receive a higher RHNA allocation.

c. Factor: Transit (“Transit” tab)

The transit factor is based on measures of service frequency and overall coverage for an entire jurisdiction. Service frequency is measured by average daily headways (time in minutes between transit arrivals over a 24-hour weekday period) in 2009 by jurisdiction. The data is from the Metropolitan Transportation Commission. The calculation is done at the intersection-level based

on how frequently a transit vehicle arrives at that location; therefore, the average headway only takes into account intersections within a jurisdiction that have transit stops.

Transit coverage is measured by the percent of intersections within a jurisdiction that have transit stops. This information helps avoid overstating the overall availability of transit jurisdiction-wide based on the fact that some jurisdictions have a small number of stops, but happen to have frequent transit.

The data for each jurisdiction is shown on the “Transit” tab. Frequency calculations are shown in Columns B – D. Column B shows the total number of transit arrivals within a jurisdiction in a 24-hour period. Column C shows the average stops per hour, while Column D converts this average into an average headway for the 24-hour period. The jurisdiction’s score is normalized to a scale of -100% to 100% (Column E).

Coverage calculations are shown in Columns G – J. Column G shows the total number of intersections within the jurisdiction that have transit stops. Column H shows the total number of intersections within the jurisdiction, and Column I shows the percent of intersections with transit. The jurisdiction’s score is normalized to a scale of -100% to 100% (Column J).

The Score Adjustments for frequency and coverage are averaged to create a composite transit score (Column L). Each element is weighted equally. This Score Adjustment moves a jurisdiction’s allocation up or down by modifying its Non-PDA Growth Total. Those jurisdictions that have better transit service and coverage will receive a higher RHNA allocation. The score was normalized to fit the range of 1 to -1 in Column M.

Jurisdictions’ transit scores were not ranked from 1 to 109 because the impact of “outlier” jurisdictions on the adjustments was not particularly significant.

d. Scoring Summary for Three Factors (“Scoring Summary” tab)

Each jurisdiction’s results and Score Adjustments for each Fair Share Factor are shown on the “Scoring Summary” tab of the spreadsheet. Column C shows the total number of very low- and low-income units the jurisdiction permitted during the 1999-2006 RHNA period. Column D shows the jurisdiction’s “Score Adjustment” based on this factor. Column E shows the jurisdiction’s total employment outside of PDAs. Column F shows the jurisdiction’s “Score Adjustment” based on this factor. Column G shows the jurisdiction’s transit frequency score. Column H shows the jurisdiction’s transit coverage score. Column I shows the jurisdiction’s combined Score Adjustment based on its transit coverage and frequency.

Each of the three Fair Share Factors is given equal weight—in this case 33% for each (highlighted in red in Columns M – O). The Score Adjustment for each factor (from Columns C – K) is multiplied by the weight, and the results for each weighted factor are shown in Columns M – O. These weighted Adjustment Factors are what gets applied to the Adjusted Non-PDA Growth Total in the RHNA Model tab.

C. Sustainability Component (“RHNA Model” tab)

This table shows the steps of the RHNA methodology.

Step 1: The Sustainability Split – Blue Heading (columns D – G)

To determine the Sustainability Split, the regional housing need determination received from HCD (187,990) is multiplied by 70%. This results in a Sustainability Split of 131,593. This step directs most of the housing need to jurisdictions with PDAs, consistent with the sustainability principles of the *Jobs-Housing Connection Strategy*.

PDA Growth

Each jurisdiction that has a PDA is assigned a portion of the Sustainability Split, based on its PDAs’ share of the region’s total PDA growth. This is calculated using the following steps:

- Sum the growth in each of a jurisdiction’s PDAs to determine the jurisdiction’s PDA Growth Total. The PDA total for each jurisdiction is shown in the “in PDAs” column on the SCS Input tab.
- Divide this total by the total amount of PDA growth in the region (131,593) to determine the jurisdiction’s Share of PDA Growth (Column D)
- Multiply this share by the Sustainability Split to determine each jurisdiction’s share of the housing need assigned to the Sustainability Split (Column E)

In summary:

$\frac{\text{Jurisdiction's PDA Growth Total}}{\text{Total Regional PDA Growth}} \times \text{Sustainability Split} = \text{Jurisdiction's PDA Growth Scaled to Sustainability Split}$
--

Non-PDA Growth

Non-PDA Growth represents the amount of growth that is expected to occur outside of PDAs. The amount of Non-PDA Growth is 56,397.

The process for determining each jurisdiction’s Non-PDA Growth Total parallels the process for identifying each jurisdiction’s PDA Growth Total:

- Divide the jurisdiction’s Non-PDA Growth Total by the total amount of Non-PDA Growth in the region to determine the jurisdiction’s Share of Non-PDA Growth (Column F). The jurisdiction’s Non-PDA Growth Total is shown in the “Not in PDAs” column on the SCS Input tab.
- Multiply this share by the Non-PDA portion of the Sustainability Split to determine each jurisdiction’s share of the housing need assigned to Non-PDA Growth (Column G).

Step 2: The Upper Threshold – Green Heading (columns I – J)

The jurisdiction’s PDA Growth Total (Column E) is divided by the jurisdiction’s household formation growth (Column I) to determine the jurisdiction’s proportion of PDA growth to household formation growth. See Section F for a description of how household formation growth is derived.

Those jurisdictions where the PDA Growth Total meets or exceeds 110% of household formation growth are highlighted in green (Column J). These jurisdictions retain their PDA Growth Total, but do not receive additional growth based on the Fair Share factors, so their total Non-PDA Growth Total (Column G) must be redistributed to other jurisdictions throughout the region.

Step 3: Growth Redistribution from Jurisdictions where the PDA Growth Total Exceeds the Upper Threshold – Purple Heading (columns L – R)

The extra growth from jurisdictions that meet or exceed the upper threshold is redistributed to other jurisdictions based on a jurisdiction’s share of the region’s total household formation growth. This share is calculated by dividing the jurisdiction’s household formation growth (Column I) by the total household growth for the region. The results are shown in (Column L). Column M shows the shares of this growth that must be redistributed (for those that have met the 110% threshold). These shares are excluded from the regional total, and the shares for other jurisdictions are recalculated (Column N).

The total amount of growth that must be redistributed is shown in Column P. This is the total amount of Non-PDA Growth for jurisdictions that meet the upper threshold. The total amount that must be redistributed throughout the region is summed at the bottom of Column P. This total is multiplied by each jurisdiction’s Redistributed Share of Growth (Column N) to determine the total number of households that the jurisdiction will receive as part of the redistribution. This total is shown in Column Q. The jurisdiction’s Adjusted Non-PDA Growth Total (Column R) is the sum of the jurisdiction’s original Non-PDA Growth Total plus its portion of the redistributed total.

D. Fair Share Component (“RHNA Model” tab)

Step 4: Application of the Fair Share Factors – Teal Heading (columns T – AB)

Columns T – Y show the impact of each of the three Fair Share Factors on a jurisdiction’s Non-PDA Growth Total (Column R). For each of the factors, there is a “Score Adjustment,” which is a percent between -100% and 100% that is applied to a jurisdiction’s Non-PDA Growth Total. The Score Adjustment is based on the jurisdiction’s performance on the Fair Share Factor. This information comes from the “Scoring Summary” tab (described in greater detail in Section B).

Column T shows a jurisdiction’s Score Adjustment based on its past RHNA performance, while Column U shows the impact this Score Adjustment has on the jurisdiction’s Non-PDA Growth Total.

Column V shows a jurisdiction’s Score Adjustment based on its total 2010 employment outside of PDAs, while Column W shows the impact this Score Adjustment has on the jurisdiction’s Non-PDA Growth Total.

Column X shows a jurisdiction's Score Adjustment based on its transit frequency and coverage, while Column Y shows the impact this Score Adjustment has on the jurisdiction's Non-PDA Growth Total.

Column Z shows the "Combined Adjustment," which is the sum of the effects of each of the three factors on the jurisdiction's Non-PDA Growth Total. Column AA shows the jurisdiction's Factor Adjusted Non-PDA Growth Total, which is calculated by adding the Combined Adjustment (Column Z) to the Adjusted Non-PDA Growth Total (Column R).

After the scoring adjustments have been applied (Column AA), the scores must be scaled to ensure they match the regional non-PDA total that results from the Sustainability Split (56,397). This final modification is made by multiplying the jurisdiction's share of the Factor Adjusted Non-PDA Growth (the jurisdiction's number in Column AA divided by the sum for all jurisdictions in Column AA) by the total non-PDA growth for the region. This result is shown in Column AB, the Draft Non-PDA Growth Total.

Step 5: Application of the 40% Minimum Housing Floor – Orange Heading (columns AD – AG)

Column AD shows the draft RHNA allocation that is the sum of the jurisdiction's PDA Growth Total (Column E) and Non-PDA Growth Total (Column AB). Column AE shows how the draft RHNA allocation compares to the jurisdiction's household formation growth (Column I). See Section F for a description of how household formation growth is derived. Jurisdictions where the draft allocation is less than the 40% minimum housing floor are highlighted in red.

The allocation for these jurisdictions must be increased so that it meets the minimum housing floor. This is accomplished by adjusting other jurisdictions' allocations. Column AF identifies the jurisdictions that have met or exceeded the minimum housing floor of 40%. Jurisdictions with a zero in Column AF have either exceeded the upper housing threshold or did not meet the minimum housing floor of 40%. Column AG shows the adjusted number at which the jurisdictions' allocations are set for those who have met or exceeded the minimum housing floor. Column AH shows the adjusted number at which the jurisdictions' allocations are set for those who have either exceeded the upper housing threshold or did not meet the minimum housing floor.

In the rebalancing in Column AG, the allocations for the rest of the jurisdictions in the region need to be rebalanced so the allocations to the jurisdictions that did not meet the minimum housing floor can be increased. The sum of Column AG is the total amount of housing excluded from rebalancing (because these jurisdictions have a fixed allocation, as noted above). The allocations for jurisdictions that do not have a set allocation are rebalanced based on the jurisdiction's share of the total RHNA allocation, excluding the total for jurisdictions with set allocations.

E. Application of Final Rebalance and Reallocation ("RHNA Model" tab)

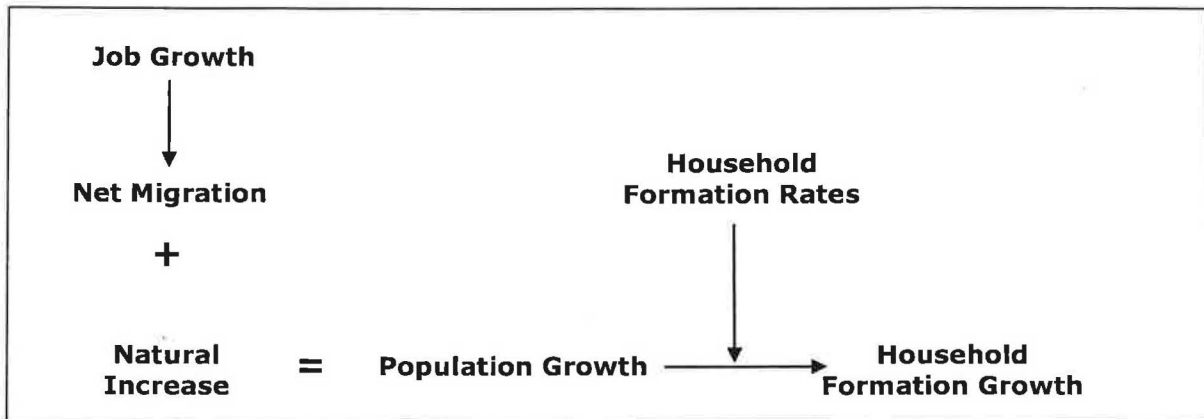
Steps 5 and 6: Application of Final Rebalance and Reallocation – Pink Heading (columns AJ - AY)

The jurisdictions' Pre-Final RHNA is shown in Column AJ. A comparison of the jurisdiction's RHNA to its household formation growth is shown in Column AK. The jurisdiction's share of the region's total RHNA is shown in Column AL. A comparison to the jurisdiction's 2007-2014 RHNA is shown in Columns AN – AO.

A jurisdiction's RHNA is limited to no more than 150% of its allocation for the 2007-2014 RHNA. Column AS shows the jurisdiction's Pre-Final RHNA. Column AT shows the maximum RHNA for jurisdictions whose Pre-Final RHNA exceeds 150% of the 2007-2014 RHNA. The excess housing units for these jurisdictions (Column AU) are redistributed equally among those jurisdictions whose pre-final RHNA allocations (Column AS) are lower than the allocation the jurisdiction received for the 2007-2014 RHNA. Column AV shows the initial share of each jurisdiction prior to redistribution (with jurisdictions that exceeded the 150% mark set at 0%) while Column AW shows the final share of each jurisdiction and excludes the jurisdictions that exceeded the 150% mark. Column AX shows number that needs to be added to each jurisdiction because of the rebalancing. Column AY shows the final RHNA.

F. Household Formation Growth

Household formation growth is an estimate of the future number of households without taking into account financial, zoning or land availability constraints. Household formation growth is calculated based on the expected population growth and the rates at which different age and ethnic groups form households. Population growth is forecast based on natural increase, migration, and jobs.



1. **Job growth:** Expected number of jobs as a share of the national job growth, considering historic trends, performance by industry, international competitiveness, and labor skills.
2. **Net migration:** total number of people moving into the region minus people moving out of the region. This can be related to economic, social, or political reasons. The largest share of net migration is based on jobs, which means that a growing economy will attract more people and a declining economy will push people out of the region.
3. **Natural increase:** total number of expected births minus deaths.
4. **Population:** Sum of natural increase and net migration.
5. **Household formation rates:** The expected number of households formed per 100 residents over 20 years of age by age and ethnic group. If a 50% rate is applied to one million residents, it will result in 500,000 households. These rates vary by age and ethnicity. For example, many 25- to 35-year-old residents live with their parents or friends so this group will form fewer households than older groups. Similarly, many Latino and Asian households include more grandparents or cousins than White families, thus they will form fewer households. These rates are based on historic trends.

6. **Household formation growth:** Total expected growth in households derived from household formation rates applied to population growth.

Household formation growth by local jurisdiction for the San Francisco Bay Area: The process described above is developed at the regional and county levels. Then, the county total household formation growth is distributed based on each city's share of county current population.

G. Income Allocation ("Income Distribution" tab)

The Income Distribution tab shows the steps for distributing each jurisdiction's total RHNA into the four required income categories:

- Very low income: 0-50% of Area Median Income (AMI)
- Low income: 51-80% of AMI
- Moderate income: 81-120% of AMI
- Above Moderate: More than 120% of AMI

The total regional housing need determination from HCD is broken into these four categories as follows:

Income Category	Percent	Regional Housing Need
Very low income	24.8%	46,680
Low income	15.4%	28,940
Moderate income	17.8%	33,420
Above Moderate	42.0%	78,950
Total	100.0%	187,990

For the income allocation, each jurisdiction is given 175% of the difference between its household income distribution and the region-wide household income distribution (shown above). This income allocation method gives jurisdictions that have a relatively higher proportion of households in a certain income category a smaller allocation of housing units in that same category. Conversely, jurisdictions that have a lower proportion of households in an income category would receive a larger allocation of housing units in that same category.

Columns D - G show the jurisdiction's existing income distribution, based on household income data from the 2005-2009 American Community Survey. Columns I - L show the jurisdiction's income distribution after it has been adjusted by the 175% shift.

The first step in determining the jurisdiction's Adjusted Income Distribution is to calculate the difference between the jurisdiction's existing proportion of households in an income category and the region's proportion of households in that income category. This difference is then multiplied by 175%. Finally, the result is added to the jurisdiction's initial proportion of households in that income category.

The result is the share of the jurisdiction's total RHNA allocation that will be in that particular income category. These steps are completed for each of the four income categories.

The jurisdiction's adjusted share for a particular income category (Columns I – L) is then multiplied by the jurisdiction's total draft RHNA allocation (Column B) to determine the jurisdiction's allocation for each of the four income categories (Columns N – R).

H. Draft Jurisdiction Allocation with Previous RHNA Cycles Totals (“Draft Summary” tab)

This table shows the Draft RHNA for each jurisdiction by income category. Because formulas were used to create each number, the figures are not whole numbers (integers), but all contain fractions. When added together, they may not round to the actual total. The rounding error has been corrected with the Draft RHNA given to the ABAG Executive Board on July 19, 2012.

This table also shows the total RHNA for each jurisdiction for 1999-2006 and 2007-2014.

I. Draft Jurisdiction Allocation (“Draft RHNA” tab)

This table shows the Draft RHNA for each jurisdiction by income category. The rounding errors have been fixed. This table was presented to the ABAG Executive Board on July 19, 2012 when the RHNA Methodology adopted by the Board.

J. Final Jurisdiction Allocation (“Final RHNA” tab)

This table shows the Final RHNA for each jurisdiction by income category. The table shows the final adjustments made after the appeal hearing with three appeals approved by the ABAG Executive Board on May 16, 2013. This table will be sent to the ABAG Executive Board for adoption on July 18, 2013.

FINAL REGIONAL HOUSING NEED ALLOCATION (2014-2022)

	Very Low 0-50%	Low 51-80%	Moderate 81-120%	Above Moderate 120%+	Total
REGION	46,680	28,940	33,420	78,950	187,990
Alameda County					
Alameda	444	248	283	748	1,723
Albany	80	53	57	145	335
Berkeley	532	442	584	1,401	2,959
Dublin	796	446	425	618	2,285
Emeryville	276	211	259	752	1,498
Fremont	1,714	926	978	1,837	5,455
Hayward	851	480	608	1,981	3,920
Livermore	839	474	496	920	2,729
Newark	330	167	158	423	1,078
Oakland	2,059	2,075	2,815	7,816	14,765
Piedmont	24	14	15	7	60
Pleasanton	716	391	407	553	2,067
San Leandro	504	270	352	1,161	2,287
Union City	317	180	192	417	1,106
Alameda County Unincorporated	430	227	295	817	1,769
	9,912	6,604	7,924	19,596	44,036
Contra Costa County					
Antioch	349	205	214	680	1,448
Brentwood	234	124	123	279	760
Clayton	51	25	31	34	141
Concord	798	444	559	1,677	3,478
Danville	196	111	124	126	557
El Cerrito	100	63	69	166	398
Hercules	220	118	100	244	682
Lafayette	138	78	85	99	400
Martinez	124	72	78	195	469
Moraga	75	44	50	60	229
Oakley	317	174	175	502	1,168
Orinda	84	47	54	42	227
Pinole	80	48	43	126	297
Pittsburg	392	254	316	1,063	2,025
Pleasant Hill	118	69	84	177	448
Richmond	438	305	410	1,282	2,435
San Pablo	56	53	75	265	449
San Ramon	516	279	282	340	1,417
Walnut Creek	604	355	381	895	2,235
Contra Costa County Unincorporated	374	218	243	532	1,367
	5,264	3,086	3,496	8,784	20,630

FINAL REGIONAL HOUSING NEED ALLOCATION (2014-2022)

	Very Low 0-50%	Low 51-80%	Moderate 81-120%	Above Moderate 120%+	Total
Marin County					
Belvedere	4	3	4	5	16
Corte Madera	22	13	13	24	72
Fairfax	16	11	11	23	61
Larkspur	40	20	21	51	132
Mill Valley	41	24	26	38	129
Novato	111	65	72	167	415
Ross	6	4	4	4	18
San Anselmo	33	17	19	37	106
San Rafael	240	148	181	438	1,007
Sausalito	26	14	16	23	79
Tiburon	24	16	19	19	78
Marin County Unincorporated	55	32	37	61	185
	618	367	423	890	2,298
Napa County					
American Canyon	116	54	58	164	392
Calistoga	6	2	4	15	27
Napa	185	106	141	403	835
St. Helena	8	5	5	13	31
Yountville	4	2	3	8	17
Napa County Unincorporated	51	30	32	67	180
	370	199	243	670	1,482
San Francisco County					
San Francisco	6,234	4,639	5,460	12,536	28,869
	6,234	4,639	5,460	12,536	28,869

FINAL REGIONAL HOUSING NEED ALLOCATION (2014-2022)

	Very Low 0-50%	Low 51-80%	Moderate 81-120%	Above Moderate 120%+	Total
San Mateo County					
Atherton	35	26	29	3	93
Belmont	116	63	67	222	468
Brisbane	25	13	15	30	83
Burlingame	276	144	155	288	863
Colma	20	8	9	22	59
Daly City	400	188	221	541	1,350
East Palo Alto	64	54	83	266	467
Foster City	148	87	76	119	430
Half Moon Bay	52	31	36	121	240
Hillsborough	32	17	21	21	91
Menlo Park	233	129	143	150	655
Millbrae	193	101	112	257	663
Pacifica	121	68	70	154	413
Portola Valley	21	15	15	13	64
Redwood City	706	429	502	1,152	2,789
San Bruno	358	161	205	431	1,155
San Carlos	195	107	111	183	596
San Mateo	859	469	530	1,242	3,100
South San Francisco	565	281	313	705	1,864
Woodside	23	13	15	11	62
San Mateo County Unincorporated	153	103	102	555	913
	4,595	2,507	2,830	6,486	16,418
Santa Clara County					
Campbell	253	138	151	391	933
Cupertino	356	207	231	270	1,064
Gilroy	236	160	217	475	1,088
Los Altos	169	99	112	97	477
Los Altos Hills	46	28	32	15	121
Los Gatos	201	112	132	174	619
Milpitas	1,004	570	565	1,151	3,290
Monte Sereno	23	13	13	12	61
Morgan Hill	273	154	185	316	928
Mountain View	814	492	527	1,093	2,926
Palo Alto	691	432	278	587	1,988
San Jose	9,233	5,428	6,188	14,231	35,080
Santa Clara	1,050	695	755	1,593	4,093
Saratoga	147	95	104	93	439
Sunnyvale	1,640	906	932	1,974	5,452
Santa Clara County Unincorporated	22	13	214	28	277
	16,158	9,542	10,636	22,500	58,836

FINAL REGIONAL HOUSING NEED ALLOCATION (2014-2022)

	Very Low 0-50%	Low 51-80%	Moderate 81-120%	Above Moderate 120%+	Total
Solano County					
Benicia	94	54	56	123	327
Dixon	50	24	30	93	197
Fairfield	779	404	456	1,461	3,100
Rio Vista	45	36	48	170	299
Suisun City	147	57	60	241	505
Vacaville	287	134	173	490	1,084
Vallejo	283	178	211	690	1,362
Solano County Unincorporated	26	15	19	43	103
	1,711	902	1,053	3,311	6,977
Sonoma County					
Cloverdale	39	29	31	112	211
Cotati	35	18	18	66	137
Healdsburg	31	24	26	76	157
Petaluma	199	103	121	322	745
Rohnert Park	181	107	127	484	899
Santa Rosa	947	581	759	2,375	4,662
Sebastopol	22	17	19	62	120
Sonoma	24	23	27	63	137
Windsor	120	65	67	188	440
Sonoma County Unincorporated	220	127	160	429	936
	1,818	1,094	1,355	4,177	8,444
REGION	46,680	28,940	33,420	78,950	187,990

PAGE #1	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection	SD or MS	Recordation Info / Map Title
Group A1 - Replacement Single Family Detached (RSFD) Completed Calendar Year of 2007 (Through 12/31/13)										
1	A1-07	--	B02-001824	951 La Gonda Way	4,633	Final	3/20/07	Final	N/A	Demolition Permit B04-003407
2	A1-07	DOF '07	B03-003002	487 Love Ln.	2,486 sf	Final	1/25/08	Final	N/A	No Demolition Permit
3	A1-07	DOF '07	B04-003597	351 Montair Dr.	6,808 sf	Final	7/31/07	Final	N/A	Demolition Permit B04-003598
4	A1-07	DOF '07	B05-003899	756 El Pintado Rd.	7,187 sf	Final	4/25/07	Final	MS853-99	Demolition Permit B12-008063
5	A1-07	DOF '07	B05-004140	484 Diablo Rd.	2,784 sf	Final	5/2/07	Final	N/A	No Demolition Permit
6	A1-07	DOF '07	B05-004398	494 Del Amigo Rd.	5,849 sf	Final	7/10/08	Final	N/A	No Demolition Permit
7	A1-07	DOF '07	B06-004615	402 Verona Ave.	3,470 sf	Final	7/11/08	Final	N/A	Demolition Permit B06-004801
8	A1-07	DOF '07	B06-004858	222 El Sobrante	2,855 sf	Final	8/20/07	Final	N/A	Demolition Permit B06-004807
9	A1-07	--	B06-004865	214 Montair Dr. Built 2007/EFFYearBuilt 2009	6,610 sf	Final (12/21/10)	10/15/10	Final	N/A	No Demolition Permit
10	A1-07	DOF '07	B06-004939	222 West Linda Mesa	6,610 sf	Final	7/13/07	Final	N/A	Demolition Permit B06-005121
11	A1-07	--	B06-005020	204 Morris Ranch Rd. Built 1970/EFFYearBuilt 2007	3,466 sf	Expired (12/21/10)	3/19/09	Assumed occupied	N/A	No Demolition Permit
Summary		+2 DOF	11 units	4,796 sf average unit size	52,758 sf total					
Group A2 - New Single Family Detached (NSFD) Units Completed Calendar Year of 2007 (Through 12/31/13)										
1	A2-07	DOF '07	B02-002182	612 El Pintado Rd. Built 2003/EFFYearBuilt 2006	4,215 sf	Expired (12/21/10)	12/9/07	Assumed occupied	MS852-00	4/2/02 Recordation 183PM34
2	A2-07	DOF '07	B03-002819	881 El Pintado Rd.	4,919 sf	Final	11/3/08	Final	SD 5196	1981 Roll MB 248-5 "Rolling Hills Estates"
3	A2-07	DOF '07	B03-002822	750 Kirkcrest Rd.	4,587 sf	Final	11/3/08	Final	County	1970 Roll MB 5-22
4	A2-07	DOF '07	B03-002956	758 El Pintado Rd.	6,691 sf	Final	5/7/08	Final	MS853-99	7/11/03 Recordation 187PM25
5	A2-07	DOF '07	B03-003037	1700 Peters Ranch Rd.	9,930 sf	Final	12/1/08	Final	SD 5718	1982 Roll MB 254-17 "Peters Ranch"
6	A2-07	DOF '07	B04-003429	26 Sky Terrace	5,810 sf	Final	9/11/07	Final	County	7/17/75 Recordation 38PM48 & 49
7	A2-07	DOF '07	B04-003538	610 El Pintado Rd.	5,046 sf	Final	8/24/07	Final	MS852-00	4/2/02 Recordation 183PM34
8	A2-07	DOF '07	B04-003574	1 Hardy Court	1,617 sf	Final	5/9/06	Final	SD 8559	3/15/05 Record.MB 476-21 "Hardy Court"
9	A2-07	DOF '07	B04-003575	2 Hardy Court	1,820 sf	Final	5/9/06	Final	SD 8559	3/15/05 Record.MB 476-21 "Hardy Court"
10	A2-07	DOF '07	B04-003576	3 Hardy Court	1,700 sf	Final	5/9/06	Final	SD 8559	3/15/05 Record.MB 476-21 "Hardy Court"
11	A2-07	DOF '07	B04-003577	4 Hardy Court	1,820 sf	Final	5/9/06	Final	SD 8559	3/15/05 Record.MB 476-21 "Hardy Court"
12	A2-07	DOF '07	B04-003578	5 Hardy Court	1,617 sf	Final	5/9/06	Final	SD 8559	3/15/05 Record.MB 476-21 "Hardy Court"
13	A2-07	DOF '07	B05-003766	1751 Peters Ranch Rd.	7,015 sf	Final	8/29/07	Final	SD 5718	1982 Roll MB 254-17 "Peters Ranch"
14	A2-07	DOF '07	B05-003918	16 Roberts Ct. Built 2006/EFFYearBuilt 2008	5,197 sf	Expired (12/21/10)	5/27/08	Final	County	10/13/79 Recordation 81PM39
15	A2-07	DOF '07	B05-003927	580 Highland Dr.	4,168 sf	Final	4/24/07	Final	[TBD]	4/28/95 Recordation 166PM28
16	A2-07	DOF '07	B05-004048	442 Veda Ct.	4,009 sf	Final	6/29/07	Final	SD 8860	2006 Roll MB 487-4
17	A2-07	DOF '07	B05-004086	1365 Lawrence Rd.	5,725 sf	Final	8/28/07	Final	N/A	Record of Survey 48LSM2 5/4/67

PAGE #2	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection	SD or MS	Recordation Info / Map Title
Group A2 - New Single Family Detached (NSFD) Units Completed Calendar Year of 2007 (Continued) (Through 12/31/13)										
18	A2-07	DOF '07	B05-004149	27 Meadow Lake Dr.	5,273 sf	Finaled	6/1/07	Final	MS853-99	5/24/05 Recordation 193PM24
19	A2-07	DOF '07	B05-004223	21 Harris Ct.	4,066 sf	Finaled	8/3/07	Final	SD 8860	2006 Roll MB 487-4
20	A2-07	DOF '07	B05-004224	181 Hope Lane	4,739 sf	Finaled	1/10/08	Final	SD 8106	2002 Roll MB 435-8
21	A2-07	DOF '07	B05-004313	272 Montego Dr.	6,159 sf	Finaled	10/12/07	Final	SD 6098	1985 Roll MB 279-3"Wood Knoll"
22	A2-07	DOF '07	B05-004329	713 Calmar Vista Rd.	2,769 sf	Finaled	10/10/08	Final	N/A	Record of Survey 51LSM18 8/7/68
23	A2-07	--	B05-004354	258 La Questa Dr.	3,933 sf	Finaled	10/26/07	Final	MS852-03	4/18/05 Recordation 193PM1
24	A2-07	DOF '07	B05-004390	102 El Dorado Ave.	1,914 sf	Finaled	11/14/07	Final	SD 8959	2007 Roll MB 495-23
25	A2-07	DOF '07	B05-004395	110 El Dorado Ave.	1,897 sf	Finaled	10/5/07	Final	SD 8959	2007 Roll MB 495-23
26	A2-07	DOF '07	B05-004416	189 Cross Bridge Dr.	2,999 sf	Finaled	1/25/07	Final	SD 8610	2006 Roll MB 480-43 (7/27/05)
27	A2-07	DOF '07	B05-004417	20 Sarah Ct.	3,270 sf	Finaled	2/9/07	Final	SD 8610	2006 Roll MB 480-43 (7/27/05)
30	A2-07	DOF '07	B05-004418	30 Sarah Ct.	2,999 sf	Finaled	2/14/07	Final	SD 8610	2006 Roll MB 480-43 (7/27/05)
31	A2-07	DOF '07	B05-004419	40 Sarah Ct.	3,021 sf	Finaled	2/13/07	Final	SD 8610	2006 Roll MB 480-43 (7/27/05)
29	A2-07	DOF '07	B05-004420	190 Cross Bridge Dr.	3,021 sf	Finaled	2/8/07	Final	SD 8610	2006 Roll MB 480-43 (7/27/05)
32	A2-07	DOF '07	B05-004421	187 Cross Bridge Dr.	3,296 sf	Finaled	1/25/07	Final	SD 8610	2006 Roll MB 480-43 (7/27/05)
33	A2-07	DOF '07	B05-004422	193 Cross Bridge Dr.	3,296 sf	Finaled	1/25/07	Final	SD 8610	2006 Roll MB 480-43 (7/27/05)
34	A2-07	DOF '07	B05-004439	17 Alamo Springs Ct.	5,638 sf	Finaled	9/7/07	Final	SD 7452	2008 Roll MB 397-31
35	A2-07	DOF '07	B05-004502	214 El Dorado Ave.	1,530 sf	Finaled	7/31/07	Final	SD 8945	2007 Roll MB 492-32
36	A2-07	--	B05-004503	216 El Dorado Ave.	1,530 sf	Finaled	7/31/07	Final	SD 8945	2007 Roll MB 492-32
37	A2-07	DOF '07	B06-004536	31 Harris Ct.	3,794 sf	Finaled	10/10/07	Final	SD 8860	2006 Roll MB 487-4
38	A2-07	DOF '07	B06-004617	16 Alamo Springs Ct.	6,845 sf	Finaled	12/13/07	Final	SD 7452	2008 Roll MB 397-31
39	A2-07	DOF '07	B06-004693	288 Love Lane	4,133 sf	Finaled	8/13/07	Final	SD 8860	2006 Roll MB 487-4
40	A2-07	DOF '07	B06-004758	37 Alamo Springs Ct.	9,539 sf	Finaled	10/26/07	Final	SD 7452	2008 Roll MB 397-31
41	A2-07	DOF '07	B06-004819	11 Harris Ct.	3,995 sf	Finaled	11/5/07	Final	SD 8860	2006 Roll MB 487-4
42	A2-07	DOF '07	B06-004837	28 Meadow Lake	5,210 sf	Finaled	12/7/07	Final	MS858-00	Recorded 12/26/09 193PM24
44	A2-07	DOF '07	B06-004933	29 Meadow Lake	5,210 sf	Finaled	3/22/07	Final	MS858-00	Recorded 12/26/09 193PM24
49	A2-07	DOF '07	B06-005025	41 Harris Ct.	2,530 sf	Finaled	11/1/07	Final	SD 8860	2006 Roll MB 487-4
Summary		+2 DOF	49 units	3,643 sf average unit size	178,492 sf total					

PAGE #3	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection	SD or MS	Recordation Info / Map Title	
Group A3 - New Single Family Attached (NSFA) Units Completed Calendar Year of 2007 (Through 12/31/13)											
1	A3-07	DOF '07	B05-004392	104 El Dorado Ave.	1,886 sf	Finaled	11/14/07	Final	SD 8959	2007 Roll MB 495-23	
2	A3-07	DOF '07	B05-004393	106 El Dorado Ave.	1,889 sf	Finaled	11/14/07	Final	SD 8959	2007 Roll MB 495-23	
3	A3-07	DOF '07	B05-004394	108 El Dorado Ave.	1,886 sf	Finaled	11/14/07	Final	SD 8959	2007 Roll MB 495-23	
4	A3-07	DOF '07	B05-004499	212 El Dorado Ave.	1,530 sf	Finaled	9/10/07	Final	SD 8945	2007 Roll MB 492-34	
5	A3-07	DOF '07	B05-004500	210 El Dorado Ave.	1,654 sf	Finaled	9/10/07	Final	SD 8945	2007 Roll MB 492-34	
6	A3-07	DOF '07	B05-004503	208 El Dorado Ave. Built 2006/EFFYearBuilt 2007	1,530 sf	Expired	7/31/07	Assumed occupied	SD 8945	2007 Roll MB 492-34	
Summary			6 units	1,729 sf average unit size	10,375 sf total						
Group A4 - New Multiple Family Units (NMF) Completed Calendar Year of 2007 (Through 12/31/13)											
1	A4-07	DOF '07	B03-002786	210 El Pinto Rd.	994 sf	Finaled	9/13/06	Final	MOD \$330K	SD 8662	2005 Roll MB 479-12 "Pintado Point Condos"
2	A4-07	DOF '07	B03-002786	212 El Pinto Rd.	873 sf	Finaled	9/13/06	Final	MOD \$320K	SD 8662	2005 Roll MB 479-12 "Pintado Point Condos"
3	A4-07	DOF '07	B03-002786	214 El Pinto Rd.	893 sf	Finaled	9/13/06	Final		SD 8662	2005 Roll MB 479-12 "Pintado Point Condos"
4	A4-07	DOF '07	B03-002787	220 El Pinto Rd.	967 sf	Finaled	8/24/06	Final		SD 8662	2005 Roll MB 479-12 "Pintado Point Condos"
5	A4-07	DOF '07	B03-002787	222 El Pinto Rd.	873 sf	Finaled	8/24/06	Final		SD 8662	2005 Roll MB 479-12 "Pintado Point Condos"
6	A4-07	DOF '07	B03-002787	224 El Pinto Rd.	799 sf	Finaled	8/24/06	Final	LOW \$215k	SD 8662	2005 Roll MB 479-12 "Pintado Point Condos"
7	A4-07	DOF '07	B03-002788	230 El Pinto Rd.	1,001 sf	Finaled	8/24/06	Final		SD 8662	2005 Roll MB 479-12 "Pintado Point Condos"
8	A4-07	DOF '07	B03-002788	232 El Pinto Rd.	872 sf	Finaled	8/24/06	Final		SD 8662	2005 Roll MB 479-12 "Pintado Point Condos"
9	A4-07	DOF '07	B03-002788	234 El Pinto Rd.	978 sf	Finaled	8/24/06	Final	MOD \$335K	SD 8662	2005 Roll MB 479-12 "Pintado Point Condos"
Summary			9 units	917 sf average unit size	8,250 sf total			1 LOW & 3 MOD			

PAGE #4	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection	SD or MS	Recordation Info / Map Title	
Group A5 - New Second Units (NSD) Completed Calendar Year of 2007 (Through 12/31/13)											
1	A5-07	DOF '07	B03-002935	700 Via Hermosa	750 sf	Finaled	4/3/07	Final	LOW (R)	N/A	NSD 750 sf w/PEM & 80 sf Porch
2	A5-07	DOF '07	B03-002957	758 El Pintado Rd.	620 sf	Finaled	3/1/07	Final	LOW (R)	N/A	SFSS "Cabana" 620 sf w/PEM
3	A5-07	DOF '07	B04-003574	1 Hardy Ct.	425 sf	Finaled	5/9/06	Final	VL (R)	SD 8559	2005 Roll MB 476-21 " Hardy Court"
4	A5-07	DOF '07	B04-003578	5 Hardy Ct.	425 sf	Finaled	5/9/06	Final	VL (R)	SD 8559	2005 Roll MB 476-21 " Hardy Court"
5	A5-07	DOF '07	B04-003643	2850 Camino Tassajara	738 sf	Withdrawn	1/25/07	Assumed occupied	LOW (R)	N/A	NSD 738 sf w/PEM (CE Initiated - Existing)
6	A5-07	--	B04-003701	23 W. Brightwood Ln.	712 sf	Expired	10/31/06	Assumed occupied	LOW (R)	N/A	Isolated second dwelling unit
7	A5-07	--	B05-003767	1751 Peters Ranch Rd.	1,072 sf	Finaled	8/16/07	Final	MOD (R)	N/A	NSD 1,072 sf w/PEM & 297 SF Garage/260 sf Deck
8	A5-07	DOF '07	B05-004088	302 Ilo Ln.	747 sf	Finaled	10/15/07	Final	LOW (R)	N/A	NSD (Attached) 747 sf w/PEM
9	A5-07	DOF '07	B05-004325	102 Sonora Ave.	686 sf	Finaled	2/8/07	Final	LOW (R)	N/A	NSD 686 sf w/PEM
10	A5-07	DOF '07	B05-004345	200 Valle Vista	750 sf	Finaled	1/15/07	Final	LOW (R)	N/A	NSD 750 sf w/PEM
11	A5-07	--	B05-004423	191 Cross Bridge Dr.	422 sf	Finaled	1/25/07	Final	LOW (R)	SD 8610	NSD 422 sf w/PEM & 588 sf Garage
12	A5-07	DOF '07	B05-004424	32 Sarah Ct.	422 sf	Finaled	2/13/07	Final	LOW (R)	SD 8610	NSD 422 sf w/PEM & 737 sf Garage
13	A5-07	DOF '07	B05-004511	100 Woodranch Circle	748 sf	Finaled	2/15/07	Final	LOW (R)	N/A	NSD 748 sf w/PEM
14	A5-07	-	B06-004860	771 Ynez Cir.	1,048 sf	Finaled	10/8/07	Final	MOD (R)	N/A	SFSS "Pool House" 1,048 sf w/PEM
15	A5-07	-	B06-004984	171 Maiden Ln.	340 sf	Finaled	6/8/07	Final	LOW (R)	N/A	SFSS "Game Room" 340sf w/PEM & 552sf Garage
16	A5-07	-	B06-004987	41 Bower Place	336 sf	Finaled	8/6/09	Final	LOW (R)	N/A	SFSS "Cabana" 336 sf w/PEM
17	A5-07	DOF '07	B06-005041	2100 Old Blackhawk Rd.	669 sf	Finaled	3/14/07	Final	LOW (R)	N/A	NSD (Manufactured) 669 sf w/PEM & 80 sf Porch
18	A5-07	-	B07-005302	109 Laurelwood Dr.	544 sf	Finaled	8/2/07	Final	LOW (R)	N/A	SFSS "Cabana" 544 sf w/PEM
19	A5-07	-	B07-005329	267 Fairway Dr.	492 sf	Finaled	12/11/07	Final	LOW (R)	N/A	SFSS "Office" 492 sf w/PEM & 440 sf Garage
20	A5-07	-	B07-005469	267 Fairway Dr.	400 sf	Finaled	12/7/07	Final	LOW (R)	N/A	SFSS "Cabana" 400 sf w/PEM & 135 sf Porch
Summary		-1 DOF	20 units	617 sf average unit size	12,346 sf total				2 VL, 16 LOW & 2 MOD		

PAGE #5	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection
Group A6 - Demolitions SFR (DSF) Units 2007 (Through 12/31/13)								
1	A6-07		B07-005324	16 Sky Ter. [RSFD B06-004884]	Not shown	Finaled	8/9/07	Final
2	A6-07		B07-005372	14 Donna Ln. [RSFD B07-005372]	Not shown	Expired	Issued 3/23/07	Final
3	A6-07		B07-005391	216 Hansen Ln. Demolish <u>two</u> SFR and one garage for Rhett Pl. SD	Not shown	Finaled	4/9/08	Final
4	A6-07		B07-005476	860 Matadera Cir [No new sfr as of 12/31/13]	Not shown	Finaled	2/18/09	Final
5	A6-07		B07-005486	640 El Pintado Rd. [RSFD B07-005505]	Not shown	Finaled	6/25/07	Final
6	A6-07		B07-005515	185 Plaza Cir. [RSFD B07-005332]	Not shown	Finaled	6/14/07	Final
7	A6-07		B07-005528	221 W. El Pintado Rd. [Demolished <u>two</u> SFR and out buildings for Becker SD]	Not shown	Finaled	12/12/07	Final
8	A6-07		B07-005633	804 El Pintado Rd. [RSFD B06-005107]	Not shown	Finaled	2/28/08	Final
9	A6-07		B07-005636	99 Long View Ct. [RSFD B07-005784]	Not shown	Finaled	8/29/07	Final
10	A6-07		B07-005730	365 Glendora Cir. [RSFD B07-005668]	Not shown	Finaled	3/19/08	Final
Summary				10 SFR Demolitions				

PAGE #6	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection	SD or MS	Recordation Info / Map Title
Group A1 - Replacement Single Family Detached (RSFD) Completed Calendar Year of 2008 (Through 12/31/13)										
1	A1-08	DOF '08	B05-004353	260 La Questa Dr.	3,987 sf	Finaled	8/27/08	Final	N/A	No Demolition Permit
2	A1-08	DOF '08	B06-004884	16 Sky Terrace	5,374 sf	Finaled	2/6/09	Final	N/A	Demolition Permit B07-005324
3	A1-08	DOF '08	B06-005132	14 Donna Lane	3,731 sf	Finaled	7/16/08	Final	N/A	Demolition Permit B07-005372
4	A1-08	DOF '08	B06-005155	199 Whispering Trees Ln.	6,288 sf	Finaled	5/22/08	Final	N/A	No Demolition Permit
5	A1-08	-	B07-005258	250 Montego Dr.	2,980 sf	Finaled	8/18/08	Final	N/A	No Demolition Permit
6	A1-08	DOF '08	B07-005332	185 Plaza Circle	2,800 sf	Finaled	11/21/08	Final	N/A	Demolition Permit B07-005515
7	A1-08	DOF '08	B07-005340	335 Gil Blas Rd.	2,801 sf	Finaled	8/4/08	Final	N/A	No Demolition Permit
8	A1-08	DOF '08	B07-005668	365 Glendora Cir.	3,280 sf	Finaled	9/26/08	Final	N/A	Demolition Permit B07-005730
9	A1-08	DOF '08	B07-005691	132 Lomitas Dr.	2,016 sf	Finaled	9/10/08	Final	N/A	No Demolition Permit
10	A1-08	DOF '08	B07-005784	99 Long View Ct.	2,879 sf	Finaled	7/21/08	Final	N/A	Demolition Permit B07-005636
11	A1-08	DOF '08	B07-005907	191 La Questa Dr.	4,001 sf	Finaled	2/12/08	Final	N/A	Demolition Permit B07-005902
12	A1-08	-	B08-006059	838 Danville Blvd.	3,434 sf	Finaled	12/16/08	Final	N/A	No Demolition Permit
13	A1-08	-	B08-006076	341 Hartford Rd.	4,321 sf	Finaled	11/14/08	Final	N/A	Demolition Permit B08-005951
Summary			13 units	3,991 sf average unit size	47,892 sf total					
Group A2 - New Single Family Detached (NSFD) Units Completed Calendar Year of 2008 (Through 12/31/13)										
1	A2-08	DOF '08	B01-001015	16 Pinewood Pl.	3,506 sf	Finaled	5/16/08	Final	SD 8096	2000 Roll MB 407-1 "Old Blackhawk Village"
2	A2-08	DOF '08	B06-005039	8 Harris Ct.	3,735 sf	Finaled	3/19/08	Final	SD 8860	2006 Roll MB 487-4
3	A2-08	DOF '08	B07-005238	144 Entrada Mesa Rd.	2,323 sf	Finaled	3/31/08	Final	SD 7598	1996 Roll MB 382-39
4	A2-08	DOF '08	B07-005249	140 Tamarind Ln.	4,053 sf	Finaled	8/13/08	Final	SD 8389	2006 Roll MB 493-36 "Tassajara Lane"
5	A2-08	DOF '08	B07-005251	130 Tamarind Ln.	4,630 sf	Finaled	8/18/08	Final	SD 8389	2006 Roll MB 493-36 "Tassajara Lane"
6	A2-08	DOF '08	B07-005518	20 Rhett Place	3,628 sf	Finaled	10/20/08	Final	SD 9058	2007 Roll MB 500-1 "Hansen Lane Estates"
7	A2-08	DOF '08	B07-005519	30 Rhett Place	3,628 sf	Finaled	10/20/08	Final	SD 9058	2007 Roll MB 500-1 "Hansen Lane Estates"
8	A2-08	DOF '08	B07-005520	40 Rhett Place	3,628 sf	Finaled	11/21/08	Final	SD 9058	2007 Roll MB 500-1 "Hansen Lane Estates"
9	A2-08	DOF '08	B07-005521	50 Rhett Place	3,628 sf	Finaled	10/23/08	Final	SD 9058	2007 Roll MB 500-1 "Hansen Lane Estates"
10	A2-08	DOF '08	B07-005523	65 Rhett Pl.	4,332 sf	Finaled	12/18/08	Final	SD 9058	2007 Roll MB 500-1 "Hansen Lane Estates"
11	A2-08	DOF '08	B07-005566	2441 Tassajara Ln.	3,549 sf	Finaled	5/29/08	Final	SD 9014	2008 Roll MB 505-29
12	A2-08	DOF '08	B07-005567	2445 Tassajara Ln.	3,869 sf	Finaled	6/5/08	Final	SD 9014	2008 Roll MB 505-29
13	A2-08	DOF '08	B07-005568	20 Rockhaven Ln.	3,549 sf	Finaled	7/10/08	Final	SD 9014	2008 Roll MB 505-29
14	A2-08	DOF '08	B07-005569	30 Rockhaven Ln.	3,869 sf	Finaled	5/29/08	Final	SD 9014	2008 Roll MB 505-29
15	A2-08	DOF '08	B07-005570	31 Rockhaven Ln.	3,869 sf	Finaled	6/20/08	Final	SD 9014	2008 Roll MB 505-29
16	A2-08	DOF '08	B07-005571	21 Rockhaven Ln.	3,869 sf	Finaled	7/21/08	Final	SD 9014	2008 Roll MB 505-29
17	A2-08	DOF '08	B07-005890	120 Tamarind Ln.	4,583 sf	Finaled	9/18/08	Final	SD 8389	2006 Roll MB 493-36 "Tassajara Lane"
Summary		+2 DOF	17 units	3,779 sf average unit size	64,248 sf total					

PAGE #7	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection	SD or MS	Recordation Info / Map Title	
Group A3 - New Single Family Attached (NSFA) Units Completed Calendar Year of 2008 (Through 12/31/13)											
No units											
Group A4 - New Multiple Family Units (NMF) Completed Calendar Year of 2008 (Through 12/31/13)											
1-17	A4-08	DOF '08	B06-005079	802 C. Ramon	14,988 sf	Finaled	10/30/08	Final	MOD (R)	MS853-04	10/14/08 Recordation 203PM21
18-25	A4-08	DOF '08	B06-005080	804 C. Ramon	7,225 sf	Finaled	11/5/08	Final	MOD (R)	MS853-04	10/14/08 Recordation 203PM21
26-44	A4-08	DOF '08	B06-005081	806 C. Ramon	15,167 sf	Finaled	11/28/08	Final	MOD (R)	MS853-04	10/14/08 Recordation 203PM21
45-55	A4-08	DOF '08	B06-005082	808 C. Ramon	8,423 sf	Finaled	11/25/08	Final	MOD (R)	MS853-04	10/14/08 Recordation 203PM21
Summary			55 units	833 sf average unit size	45,803 sf total			Total of 55 MOD (R)			
Group A5 - New Second Units (NSD) Completed Calendar Year of 2008 (Through 12/31/13)5932											
1	A5-08	DOF '07	B03-003038	1700 Peters Ranch Rd.	750 sf	Finaled	12/15/08	Final	LOW (R)	N/A	NSD 750 sf w/PEM
2	A5-08	DOF '07	B05-004307	545 El Pintado Rd.	750 sf	Finaled	2/29/08	Assumed occupied	LOW (R)	N/A	NSD 750 sf w/PEM
3	A5-08	DOF '07	B05-004399	494 Del Amigo Rd.	614 sf	Finaled	7/10/08	Assumed occupied	LOW (R)	N/A	NSD 620 sf w/PEM & 653 sf Garage
4	A5-08	DOF '08	B06-004567	225 Rutherford Dr.	480 sf	Finaled	9/17/08	Final	LOW (R)	N/A	SFSS "Cabana" 480 sf w/PEM & 48 sf Arbor
5	A5-08		B06-004885	16 Sky Terrace	750 sf	Finaled	9/29/08	Final TCO	LOW (R)	N/A	NSD 693 sf w/PEM & 1,478 sf Garage
6	A5-08	DOF '08	B06-005100	20 Highland Ct.	747 sf	Finaled	4/17/08	Final	LOW (R)	N/A	SFSS "Cabana" 747 sf w/PEM
7	A5-08	DOF '08	B06-005211	1250 Culet Ranch Rd.	856 sf	Finaled	3/17/08	Drywall	LOW (R)	N/A	SFSS "Pool House" 856 sf w/PEM & 300 sf Porch
8	A5-08	DOF '08	B07-005228	167 Arends Dr.	600 sf	Finaled	7/31/08	Final	LOW (R)	N/A	SFSS "Pool House" 600 sf w/PEM & 150 sf Porch & 600 sf Garage
9	A5-08	DOF '08	B07-005263	70 Crestridge Ct.	500 sf	Finaled	1/7/08	Final	LOW (R)	N/A	SFSS "Pool House" 500 sf w/PEM & 200 sf Porch
10	A5-08	DOF '08	B07-005411	37 Alamo Springs Pl.	708 sf	Finaled	1/25/08	Final	LOW (R)	N/A	SFSS "Pool House" 708 w/PEM & 30 sf Porch
11	A5-08	DOF '10	B07-005501	564 El Pintado Rd.	1,693 sf	Finaled	7/1/08	Final	MOD (R)	N/A	SFSS "Barn Conv." 1,693 sf w/PEM & 400 sf Deck
12	A5-08	DOF '08	B07-005640	155 Alto Vista Way	640 sf	Finaled	3/11/08	Final	LOW (R)	N/A	SFSS "Pool House" 640 sf w/PEM
13	A5-08	-	B07-005861	21 Meadow Lake Dr.	878 sf	Finaled	11/18/08	Final	LOW (R)	N/A	SFSS "Cabana" 878 sf w/PEM
14	A5-08	DOF '08	B07-005393	173 Valle Verde Ct.	629 sf	Finaled	12/4/08	Final	LOW (R)	N/A	NSD 629 sf w/PEM
15	A5-08	DOF '08	B07-005487	66 Jasmine Ct.	747 sf	Finaled	3/18/08	Final	LOW (R)	N/A	NSD 747 sf w/PEM & 104 sf Porch
16	A5-08	DOF '08	B07-005523	65 Rnett Pl.	654 sf	Finaled	12/18/08	Final	LOW (R)	SD 9058	NSD (Attached) 654 sf w/PEM
-			B07-005450	1 Westward Ln.	496 sf	Finaled	4/9/08	Final		N/A	SFSS "Cabana" 496 sf w/PE & 310 sf Porch
-			B07-005541	311 Cliffside Dr. (598 sf	Finaled	7/8/08	Final		N/A	SFSS "Cabana" 598 sf w/PE & with 132 sf Trellis
			B07-005563	132 Lomitas Dr.	404 sf	Finaled	9/4/08	Final		N/A	SFSS "Cabana" 404 sf w/E
			B07-005605	361 Princeton Ln.	600 sf	Finaled	1/17/08	Final		N/A	SFSS "Office" 600 sf w/E
-			B07-005833	104 Gerbera St.	320 sf	Finaled	4/24/08	Final		N/A	SFSS "Cabana" 320 sf w/PE & 32 sf Porch
Summary			16 units	687 sf average unit size (w/o Entry #11)	11,996 sf total			15 LOW & 1 MOD			

PAGE #8	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection
Group A6 - Demolitions SFR (DSF) Units 2008 (Through 12/31/13)								
1	A6-08		B08-005951	341 Hartford Rd. [RSFD B08-006076]	Not shown	Expired	Issued 2/4/08	Final
2	A6-08		B08-006290	400 Starview Dr. [Demolished SFR and one Guest House-Starview SD]	Not shown	Expired	Issued 9/10/08	Final
3	A6-08		B08-006386	943 Camino Ramon [Demolished one SFR for Camino Ramon SD]	Not shown	Finaled	11/21/08	Final
Summary				3 SFR Demolitions				

PAGE #9	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection	SD or MS	Recordation Info / Map Title
Group A1 – Replacement Single Family Detached (RSFD) Completed Calendar Year of 2009 (Through 12/31/13)										
1	A1-09	DOF '09	B06-005055	156 Town & Country Dr.	2,977 sf	Finaled	2/19/10	Final	N/A	No Demolition Permit
2	A1-09	DOF '09	B06-005107	804 El Pintado Rd.	9,076 sf	Finaled	9/28/09	Final	N/A	Demolition Permit B07-005633
3	A1-09	DOF '09	B07-005622	724 Brookside Dr.	3,056 sf	Finaled	7/31/09	Final	N/A	No Demolition Permit
4	A1-09	-	B07-005852	784 St. George Rd.	2,234 sf	Finaled	10/12/09	Final	N/A	No Demolition Permit
5	A1-09	-	B07-005905	187 Roan Dr.	2,667 sf	Finaled	6/16/09	Final	N/A	No Demolition Permit
6	A1-09	-	B08-006004	20 Sorrento Ct.	3,050 sf	Finaled	5/7/09	Final	N/A	No Demolition Permit
7	A1-09	-	B08-006085	318 Cordell Dr.	3,231 sf	Finaled	3/27/09	Final	N/A	No Demolition Permit
8	A1-09	DOF '09	B07-005505	640 El Pintado	6,486 sf	Finaled	4/8/09	Final	N/A	Demolition Permit B07-005486
Summary			8 units	3,386 sf average unit size (w/o Entry #2)	32,777 sf total					
Group A2 – New Single Family Detached (NSFD) Units Completed Calendar Year of 2009 (Through 12/31/13)										
1	A2-09	DOF '09	B07-005522	60 Rhatt Pl.	3,628 sf	Finaled	1/21/09	Final	SD 9058	2007 Roll MB 500-1 "Hansen Lane Estates"
2	A2-09	DOF '09	B07-005524	55 Rhatt Pl.	4,286 sf	Finaled	4/29/09	Final	SD 9058	2007 Roll MB 500-1 "Hansen Lane Estates"
3	A2-09	DOF '09	B07-005525	45 Rhatt Pl.	4,322 sf	Finaled	2/9/09	Final	SD 9058	2007 Roll MB 500-1 "Hansen Lane Estates"
4	A2-09	DOF '09	B07-005526	35 Rhatt Pl.	4,386 sf	Finaled	5/12/09	Final	SD 9058	2007 Roll MB 500-1 "Hansen Lane Estates"
5	A2-09	DOF '09	B07-005527	25 Rhatt Pl.	4,332 sf	Finaled	1/13/09	Final	SD 9058	2007 Roll MB 500-1 "Hansen Lane Estates"
6	A2-09	DOF '09	B07-005593	126 Montana Dr.	3,744 sf	Finaled	2/17/09	Final	MS857-00	11/26/01 Recordation 182PM12
7	A2-09	DOF '09	B08-006162	11 Ironside Ct.	4,053 sf	Finaled	4/24/09	Final	SD 8389	2006 Roll MB 493-36 "Tassajara Lane"
8	A2-09	DOF '09	B08-006163	21 Ironside Ct.	4,630 sf	Finaled	4/24/09	Final	SD 8389	2006 Roll MB 493-36 "Tassajara Lane"
9	A2-09	DOF '09	B08-006164	31 Ironside Ct.	4,583 sf	Finaled	5/8/09	Final	SD 8389	2006 Roll MB 493-36 "Tassajara Lane"
10	A2-09	DOF '09	B08-006310	141 Esther Ln.	3,778 sf	Finaled	11/16/09	Final	MS851-07	7/25/08 Recordation 203PM5
11	A2-09	DOF '09	B08-006315	145 Esther Ln.	3,620 sf	Finaled	12/16/09	Final	MS851-07	7/25/08 Recordation 203PM5
12	A2-09	DOF '09	B09-006728	110 Tamarind Ln.	3,549 sf	Finaled	12/2/09	Final	SD 8389	2006 Roll MB 493-36 "Tassajara Lane"
Summary			12 units	4,076 sf average unit size	48,911 sf total					

PAGE #10	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection	SD or MS	Recordation Info / Map Title	
Group A3 - New Single Family Attached (NSFA) Units Completed Calendar Year of 2009 (Through 12/31/13)											
No units											
Group A4 - New Multiple Family Units (NMF) Completed Calendar Year of 2009 (Through 12/31/13)											
1-8	A4-09	DOF '09	B08-006220	3402 Fostoria Way	6,236 sf	Finaled	7/23/09	Final		SD 9094	2008 Roll MB 506-38 "The Preserves at IHT"
				#110 (3BDR/2.5BA)					--	\$458k	6/4/10
				#111 (2BDR/2BA)					MOD (S)	\$380k	11/20/09
				#112 (2BDR/2BA)					MOD (S)	\$380k	11/23/09
				#113 (2BDR/2BA)					--	\$470k	TBD
				#120 (3BDR/2.5BA)					MOD (S)	\$385k	6/4/10
				#121 (2BDR/2BA)					MOD (S)	\$329k	12/26/07
				#122 (2BDR/2BA)					MOD (S)	\$319k	8/20/10
				#123 (2BDR/2BA)					MOD (S)	\$319k	8/27/10
9-17	A4-09	DOF '09	B08-006221	3404 Fostoria Way	6,973 sf	Finaled	8/4/09	Final		SD 9094	2008 Roll MB 506-38 "The Preserves at IHT"
				#210 (2BDR/2BA)					--	\$419k	10/27/09
				#211 (2BDR/2BA)					MOD (S)	\$370k	1/8/13
				#212 (2BDR/2BA)					MOD (S)	\$370k	12/26/07
				#213 (3BDR/2.5BA)					--	\$460k	10/16/09
				#220 (2BDR/2BA)					MOD (S)	\$375k	4/1/10
				#221 (2BDR/2BA)					MOD (S)	\$326k	11/2/10
				#222 (2BDR/2BA)					MOD (S)	\$324.5k	7/28/10
				#223 (2BDR/2BA)					MOD (S)	\$365k	8/29/09
				#224 (2BDR/2BA)					MOD (S)	\$319k	7/30/10
18-25	A4-09	DOF '09	B08-006222	3406 Fostoria Way	7,829 sf	Finaled	9/3/09	Final		SD 9094	2008 Roll MB 506-38 "The Preserves at IHT"
				#310 (2BDR/2BA)					--	\$430k	10/20/09
				#311 (2BDR/2BA)					MOD (S)	\$370k	9/9/09
				#312 (2BDR/2BA)					MOD (S)	\$370k	10/23/09
				#313 (3BDR/2.5BA)					--	\$462k	10/19/09
				#320 (2BDR/2BA)					MOD (S)	\$400k	11/18/09
				#321 (2BDR/2BA)					MOD (S)	\$360k	4/19/10
				#322 (2BDR/2BA)					MOD (S)	\$375k	10/30/09
				#323 (2BDR/2BA)					MOD (S)	\$365k	11/3/09
				#324 (2BDR/2BA)					MOD (S)	\$319k	8/5/10
26-34	A4-09	DOF '09	B08-006223	3408 Fostoria Way	7,948 sf	Finaled	9/22/09	Final		SD 9094	2008 Roll MB 506-38 "The Preserves at IHT"
				#410 (3BDR/2.5BA)					--	\$452k	4/9/10
				#411 (2BDR/2BA)					MOD (S)	\$380k	10/19/09
				#412 (2BDR/2BA)					MOD (S)	\$380k	9/30/09
				#413 (3BDR/2.5BA)					MOD (S)	\$344k	?
				#420 (2BDR/2BA)					MOD (S)	\$365k	10/20/09
				#421 (2BDR/2BA)					MOD (S)	\$272.5k	?
				#422 (2BDR/2BA)					MOD (S)	\$269k	11/24/09
				#423 (2BDR/2BA)					MOD (S)	\$360k	1/15/10
Summary			34 units	978 sf average unit size	33,266 sf total			27 MOD (S)			

PAGE #11	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection	SD or MS	Recordation Info / Map Title	
Group A5 - New Second Units (NSD) Completed Calendar Year of 2009 (Through 12/31/13)											
1	A5-09	DOF '09	B06-005107	804 El Pintado Rd.	643 sf	Finaled	9/28/09	Final	LOW (R)	N/A	NSD (Attached) 643 sf w/PEM
2	A5-09	DOF '09	B07-005456	358 Love Ln.	1,000 sf	Finaled	8/13/09	Final	LOW (R)	N/A	NSD 1,000 sf w/PEM & 400 sf Porch
3	A5-09	DOF '09	B07-005525	45 Rhett Pl.	654 sf	Finaled	2/9/09	Final	LOW (R)	SD 9058	NSD (Attached) 654 sf w/PEM
4	A5-09	DOF '09	B07-005527	25 Rhett Pl.	654 sf	Finaled	1/13/09	Final	LOW (R)	SD 9058	NSD (Attached) 654 sf w/PEM
5	A5-09	DOF '09	B08-005915	1321 Lawrence Rd.	1,024 sf	Finaled	11/16/09	Final	MOD (R)	N/A	NSD 1,023 sf w/PEM
6	A5-09	-	B08-005932	133 Timberline Ct	582 sf	Finaled	1/12/09	Final	LOW (R)	N/A	SFSS "Pool House" 582sf w/PEM & 242sf Porch
7	A5-09	-	B08-006131	203 Roan Dr.	653 sf	Finaled	3/12/09	Final	LOW (R)	N/A	SFSS "Cabana" 653 sf w/PEM & 398 sf Porch
8	A5-09	DOF '09	B08-006163	11 Ironside Ct.	413 sf	Finaled	4/24/09	Final	LOW (R)	SD 8389	NSD (Attached) 413 sf w/PEM
9	A5-09	DOF '09	B08-006281	341 Cordell Dr.	749 sf	Finaled	12/21/09	Final	LOW (R)	N/A	NSD (Attached) 749 sf w/PEM & 194 sf Art Room & 120 sf Storage & 550 sf Porch
10	A5-09	DOF '09	B08-006282	345 Castenada Ct.	462 sf	Finaled	8/14/09	Final	LOW (R)	N/A	NSD 462 sf w/PEM & 27 sf Porch
11	A5-09	DOF '09	B08-006328	1245 Greenbrook	744 sf	Finaled	1/13/09	Final	LOW (R)	N/A	NSD 462 sf w/PEM & 360 sf Garage
12	A5-09	DOF '09	B08-006345	865 Ackerman Dr.	750 sf	Finaled	8/10/09	Final	LOW (R)	N/A	NSD 750 sf w/PEM & 653 sf Garage
13	A5-09	DOF '09	B09-006483	211 El Sobrante Dr.	925 sf	Finaled	6/12/09	Final	LOW (R)	N/A	NSD (Converted Garage) 925 sf w/PEM
14	A5-09		B09-006469	858 El Cerro Blvd.	280 sf	Finaled	7/22/09	Final	LOW (R)	N/A	SFSS "Cabana" 280 sf w/PEM & 21 sf Porch
15	A5-09	-	B09-006598	145 Esther Ln.	405 sf	Finaled	12/16/09	Final	LOW (R)	N/A	SFSS "Studio" 405 sf w/PEM
16	A5-09	-	B09-006611	258 La Questa	785 sf	Finaled	11/20/09	Final	LOW (R)	N/A	SFSS "Cabana" 785 sf w/PEM & 200 sf Porch
			B09-006510	500 Starmont Ct.	350 sf	Finaled	6/22/11	Final			SFSS "Pool House" 350sf w/PE & 750sf Arbor
Summary			16 units	670 sf average unit size	10,723 sf total			15 LOW & 1 MOD			

PAGE #12	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection
Group A6 - Demolitions SFR (DSF) Units 2009 (Through 12/31/13)								
1	A6-09	DOF '09	B09-006473	8 Diamond Ct. [RSFD B09-006608]	2,500 sf	Finaled	6/3/09	Final
2	A6-09	DOF '09	B09-006561	217 W. El Pintado Rd. [CPC Pkg. Lot Expansion]	Not shown	Finaled	4/30/09	Final
3	A6-09	DOF '09	B09-006562	221 W. El Pintado Rd. [CPC Pkg. Lot Expansion]	Not shown	Finaled	6/8/09	Final
4	A6-09	DOF '09	B09-006563	233 W. El Pintado Rd. [CPC Pkg. Lot Expansion]	Not shown	Finaled	6/8/09	Final
5	A6-09	DOF '09	B09-006577	224 Fairway Dr. [RSFD B09-006459]	Not shown	Finaled	12/9/09	Final
6	A6-09	DOF '09	B09-006641	54 Buena Vista Dr. [RSFD B08-006423]	Not shown	Finaled	6/12/09	Final
Summary				6 SFR Demolitions				

PAGE #13	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection	SD or MS	Recordation Info / Map Title
Group A1 - Replacement Single Family Detached (RSFD) Completed Calendar Year of 2010 (Through 12/31/13)										
1	A1-10	DOF '10 Census	B07-005503	854 Matadera Cir.	6,830 sf	Finaled	4/12/10	Final	N/A	Demolition Permit B10-006999
2	A1-10	-	B07-005863	521 Diablo Rd.	5,429 sf	Finaled	2/4/10	Final	N/A	No Demolition Permit
3	A1-10	DOF '10 Census	B07-005900	352 Harper Ln.	4,150 sf	Finaled	2/26/10	Final	N/A	No Demolition Permit
4	A1-10	DOF '12	B08-006423	54 Buena Vista Dr.	3,055 sf	Finaled	5/5/10	Final	N/A	Demolition Permit B09-006641
5	A1-10	DOF '12	B09-006459	224 Fairway Dr.	4,453 sf	Finaled	5/14/10	Final	N/A	Demolition Permit B09-006577
6	A1-10	DOF '12	B09-006608	8 Diamond Ct.	3,786 sf	Finaled	2/4/10	Final	N/A	Demolition Permit B09-006473
Summary			6 units	4,617 sf average unit size	27,703 sf total					
Group A2 - New Single Family Detached (NSFD) Units Completed Calendar Year of 2010 (Through 12/31/13)										
1	A2-10	DOF '10	B07-005274	401 Shirlee Dr.	5,050 sf	Finaled	12/16/10	Final	SD 8389	2006 Roll MB 493-36 "Tassajara Lane"
2	A2-10	DOF '10 Census	B09-006602	1 Tamalark Ln.	3,871 sf	Finaled	2/22/10	Final	SD 9078	Recorded 5/4/09 MB 509-17
3	A2-10	DOF '10 Census	B09-006852	200 Tamarind Ln.	3,869 sf	Finaled	9/29/10	Final	SD 8389	2006 Roll MB 493-36 "Tassajara Lane"
4	A2-10	DOF '10 Census	B09-006853	210 Tamarind Ln.	3,549 sf	Finaled	6/9/11	Final	SD 8389	2006 Roll MB 493-36 "Tassajara Lane"
5	A2-10	DOF '10	B10-007048	238 Tamarind Ln.	3,549 sf	Finaled	7/27/10	Final	SD 8389	2006 Roll MB 493-36 "Tassajara Lane"
6	A2-10	DOF '10	B10-007049	230 Tamarind Ln.	3,869 sf	Finaled	7/28/10	Final	SD 8389	2006 Roll MB 493-36 "Tassajara Lane"
7	A2-10	DOF '10	B10-007120	250 Tamarind Ln.	3,891 sf	Finaled	9/30/10	Final	SD 8389	2006 Roll MB 493-36 "Tassajara Lane"
8	A2-10	DOF '11	B10-007232	255 Tamarind Ln.	3,549 sf	Finaled	12/07/10	Final	SD 8389	2006 Roll MB 493-36 "Tassajara Lane"
9	A2-10	DOF '10	B10-007233	268 Tamarind Ln.	3,869 sf	Finaled	12/2/10	Final	SD 8389	2006 Roll MB 493-36 "Tassajara Lane"
10	A2-10	DOF '10	B10-007234	278 Tamarind Ln.	3,549 sf	Finaled	11/24/10	Final	SD 8389	2006 Roll MB 493-36 "Tassajara Lane"
11	A2-10	DOF '10	B10-007235	265 Tamarind Ln.	3,869 sf	Finaled	12/8/10	Final	SD 8389	2006 Roll MB 493-36 "Tassajara Lane"
Summary			11 units	3,862 sf average unit size	42,484 sf total					
Group A3 - New Single Family Attached (NSFA) Units Completed Calendar Year of 2010 (Through 12/31/13)										
No units										
Group A4 - New Multiple Family Units (NMF) Completed Calendar Year of 2010 (Through 12/31/13)										
No units										

PAGE #14	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection	SD or MS	Recordation Info / Map Title	
Group A5 - New Second Units (NSD) Completed Calendar Year of 2010 (Through 12/31/13)											
1	A5-10	--	B09-005932	133 Timberline Ct	582 sf	Finaled	1/12/09	Final	LOW (R)	N/A	SFSS "Pool House" 582sf w/PEM & 242sf Porch
2	A5-10	DOF '10 Census	B08-006191	100 Starview Pl.	1,626 sf	Finaled	11/16/09	Final	MOD (R)	N/A	NSD 1626sf w/PEM 634sf Garage/450sf Porch
3	A5-10	DOF '10 Census	B08-006439	140 Maiden Ln.	728 sf	Finaled	2/11/10	Final	LOW (R)	N/A	NSD 728 sf w/PEM
4	A5-10	DOF '09	B09-006535	25 Meadow Lake Dr.	745 sf	Finaled	9/2/10	Final	LOW (R)	N/A	NSD 728 sf w/PEM
5	A5-10	DOF '10	B09-006637	10 Montecito Dr.	995 sf	Issued	12/10/10	Info	LOW (R)	N/A	NSD 995 sf w/PEM & 360 sf Porch/200 sf Deck
6	A5-10	DOF '10 Census	B09-006667	244 Belgian Dr.	743 sf	Finaled	2/25/10	Final	LOW (R)	N/A	NSD 748 sf w/PEM & 341 sf Porch
7	A5-10	DOF '10	B09-006981	1641 Lawrence Rd.	908 sf	Finaled	9/15/10	Final	LOW (R)	N/A	NSD 908 sf (manufactured) w/PEM
8	A5-10	DOF '10	B10-007033	28 Sky Terrace	1,235 sf	Finaled	8/5/10	Final	MOD (R)	N/A	NSD (Convert Gar)1,235sf w/PEM & 38sf Porch
9	A5-10	DOF '10	B10-007120	250 Tamarind Ln.	419 sf	Finaled	9/30/10	Final	LOW (R)	SD 8389	NSD (Attached) 419 sf w/PEM
			B07-005613	20 Chatsworth Ct.	200 sf	Finaled	10/8/10	Final			SFSS "Shed" 200 sf w/PE
			B09-006692	224 Fairway Dr.	423 sf	Finaled	6/3/10	Final			SFSS "Cabana" 425 sf w/PE
			B09-006860	34 La Gonda Ct.	308 sf	Finaled	5/4/10	Final			SFSS "Cabana" 308 sf w/E
Summary			9 units	731 sf average unit size (w/o Entries #2 & #8)	7,981 sf total				7 LOW & s 2 MOD		

PAGE #15	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection
Group A6 - Demolitions SFR (DSF) Units 2010 (Through 12/31/13)								
1	A6-10	DOF '10	B10-006999	854 Matadera Cir. [RSFD B07-005503]	Not Indicated	Finaled	4/9/10	Final
2	A6-10	DOF '09	B10-007060	333 Del Amigo Rd. [RSFD B09-006941]	2,260 sf	Finaled	9/13/12	Final
3	A6-10	DOF '10	B10-007127	398 Harper Ln [RSFD B10-007270]	1,170 sf	Finaled	1/12/11	Final
4	A6-10	DOF '10	B10-007152	335 Glendora Cir. [RSFD B10-007226]	1,725 sf	Finaled	2/5/11	Final
5	A6-10	DOF '10	B10-007308	106 Estates Dr. [RSFD B09-006679]	Not Indicated	Finaled	10/15/10	Final
6	A6-10	DOF '10	B10-007417	212 La Questa Dr. [RSFD B11-007759]	2,012 sf	Finaled	12/16/10	Final
Summary				6 SFR Demolitions				

PAGE #16	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection	SD or MS	Recordation Info / Map Title	
Group A1 - Replacement Single Family Detached (RSFD) Completed Calendar Year of 2011 (Through 12/31/13)											
1	A1-11	-	B08-006268	822 Turrini Dr.	3,630 sf	Finaled	1/3/11	Final	N/A	No Demolition Permit	
2	A1-11	DOF '12	B09-006941	333 Del Amigo Rd.	4,486 sf	Finaled	8/18/11	Final	N/A	Demo Permit B10-007060	
3	A1-11	-	B09-006866	201 El Sobrante Dr.	2,934 sf	Finaled	6/7/11	Final Temp Occupancy 6/27/11	N/A	No Demolition Permit	
4	A1-11	DOF '12	B10-007226	335 Glendora Cir.	2,934 sf	Finaled	6/24/11	Final	N/A	Demo Permit B10-007152	
Summary		+2 DOF	4 units	3,496 sf average unit size	13,984 sf total						
Group A2 - New Single Family Detached (NSFD) Units Completed Calendar Year of 2011 (Through 12/31/13)											
1	A2-11	DOF'11	B09-006938	1850 Peters Ranch Rd.	8,636 sf	Finaled	9/30/11	Final	SD 5718	1982 Roll MB 254-17 "Peters Ranch"	
2	A2-11	DOF'11	B10-007145	2 Tamalark Ln.	3,879 sf	Finaled	4/15/11	Final	SD 9078	Recorded 5/4/09 MB 509-17	
3	A2-11	DOF'11	B10-007280	288 Tamarind Ln.	3,966 sf	Finaled	1/12/11	Final	SD 8389	2006 Roll MB 493-36 "Tassajara Lane"	
4	A2-11	DOF'11	B10-007282	275 Tamarind Ln.	3,549 sf	Finaled	1/4/11	Final	SD 8389	2006 Roll MB 493-36 "Tassajara Lane"	
5	A2-11	DOF'11	B10-007338	298 Tamarind Ln.	3,549 sf	Finaled	3/11/11	Final	SD 8389	2006 Roll MB 493-36 "Tassajara Lane"	
6	A2-11	DOF'11	B10-007339	308 Tamarind Ln.	3,891 sf	Finaled	3/28/11	Final	SD 8389	2006 Roll MB 493-36 "Tassajara Lane"	
7	A2-11	DOF'11	B10-007340	285 Tamarind Ln.	3,869 sf	Finaled	3/4/11	Final	SD 8389	2006 Roll MB 493-36 "Tassajara Lane"	
8	A2-11	DOF'11	B11-007486	220 Tamarind Ln.	3,879 sf	Finaled	5/11/11	Final	SD 8389	2006 Roll MB 493-36 "Tassajara Lane"	
9	A2-11	DOF'11	B11-007502	145 Tamarind Ln.	3,891 sf	Finaled	6/8/11	Final	SD 8389	2006 Roll MB 493-36 "Tassajara Lane"	
10	A2-11	DOF'11	B11-007503	135 Tamarind Ln.	3,891 sf	Finaled	6/10/11	Final	SD 8389	2006 Roll MB 493-36 "Tassajara Lane"	
11	A2-11	DOF'11	B11-007504	125 Tamarind Ln.	3,985 sf	Finaled	6/15/11	Final	SD 8389	2006 Roll MB 493-36 "Tassajara Lane"	
12	A2-11	DOF'11	B11-007505	155 Tamarind Ln.	3,549 sf	Finaled	5/31/11	Final	SD 8389	2006 Roll MB 493-36 "Tassajara Lane"	
Summary			12 units	4,211 sf average unit size	50,534 sf total						
Group A3 - New Single Family Attached (NSFA) Units Completed Calendar Year of 2011 (Through 12/31/13)											
No units											
Group A4 - New Multiple Family Units (NMF) Completed Calendar Year of 2011 (Through 12/31/13)											
No units											
Group A5 - New Second Units (NSD) Completed Calendar Year of 2011 (Through 12/31/13)											
1	A5-11	-	B10-007055	865 El Cerro Blvd.	680 sf	Finaled	4/4/11	Final	LOW (R)	N/A	SFSS "Pool House" 680 sf w/PEM
2	A5-11	-	B10-007227	335 Glendora Cir.	469 sf	Finaled	5/27/11	Final	LOW (R)	N/A	SFSS "Cabana" 469 sf w/PEM
3	A5-11	-	B10-007363	38 Goldstone Ct	747 sf	Finaled	11/18/11	Final	LOW (R)	N/A	SFSS "Office" 747 sf w/PEM & 1,069 sf Garage/Shop & 215 sf Porch
4	A5-11		B10-007421	33 El Alamo Ct.	469 sf	Finaled	10/31/11	Final	LOW (R)	N/A	SFSS "Cabana" 469 sf w/PEM & 1,069 sf Garage/Shop & 99 sf Porch
4	A5-11	-	B10-007442	212 La Questa Dr.	1,493 sf	Finaled	11/03/11	Final	MOD (R)	N/A	NSD 1,493 sf w/PEM & 254 sf Garage & 323 sf Deck
5	A5-11	-	B11-007499	21 San Andreas Dr.	628 sf	Finaled	8/10/11	Final	LOW (R)	N/A	NSD (Convert Gar) 628 sf w/PEM & 894 sf Garage
Summary			5 units	748 sf ave size (w/o Entry #4)	4,486 sf total			4 LOW & 1 MOD			

PAGE #17	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection
Group A5 - Demolitions SFR (DSF) Units 2011 (Through 12/31/13)								
1	A6-11	DOF'12	B11-007730	432 Veda Dr. [RSFD B11-007748]	1,395 sf	Finaled	2/15/12	Final
2	A6-11	DOF'11	B11-007798	717 Calmar Vista Rd. [RSFD B11-007706]	Not Indicated	Finaled	9/14/11	Final
3	A6-11	-	B11-007808	350 Montair Dr. [RSFD B10-007461]	Not Indicated	Issued	8/31/11	No Inspections
4	A6-11	DOF'12	B11-007838	743 El Pintado Rd. [RSFD B10-007810]	Not Indicated	Expired	Issued 9/22/11	No Inspections
5	A6-11	DOF'11	B11-007872	712 Via Hermosa [RSFD B11-007689]	Not Indicated	Finaled	10/20/11	Final
6	A6-11	DOF'12	B11-007883	482 El Pintado Rd. [RSFD B11-007935]	Not Indicated	Finaled	12/13/12	Final
7	A6-11	DOF'11	B11-007896	812 El Pintado Rd. [No new sfr as of 12/31/13]	Not Indicated	Finaled	12/6/12	Final
8	A6-11	DOF'11	B11-007905	412 Alamos Dr. [RSFD B11-007940]	Not Indicated	Finaled	12/9/11	Final
9	A6-11	DOF'12	B11-007936	166 Verde Mesa Dr. [RSFD B11-007965]	Not Indicated	Expired	9/22/11	No Inspections
Summary				9 SFR Demolitions				

PAGE #18	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection	SD or MS	Recordation Info / Map Title	
Group A1 - Replacement Single Family Detached (RSFD) Completed Calendar Year of 2012 (Through 12/31/13)											
1	A1-12	--	B08-006149	146 Estates Dr.	2,964 sf	Issued	9/10/12	Final	N/A	No Demolition Permit	
2	A1-12	DOF '12	B09-006679	106 Estates Dr.	3,922 sf	Finaled	1/7/13	Final	N/A	Demolition Permit B10-007308	
3	A1-12	--	B09-006764	695 Christine Dr.	2,465 sf	Finaled	1/23/12	Final	N/A	No Demolition Permit	
4	A1-12	DOF '12	B10-007270	398 Harper Ln.	2,391 sf	Finaled	2/29/12	Final	N/A	Demolition Permit B10-007127	
5	A1-12	--	B10-007378	147 Ramona Rd.	2,850 sf	Finaled	8/2/12	Final	N/A	No Demolition Permit	
6	A1-12	DOF '12	B11-007689	712 Via Hermosa Ave.	3,500 sf	Finaled	8/17/12	Final	N/A	Demolition Permit B11-007872	
7	A1-12	DOF '12	B11-007706	717 Calmar Vista Dr.	4,044 sf	Finaled	7/19/12	Final	N/A	Demolition Permit B11-007798	
8	A1-12	DOF '12	B11-007748	432 Veda Dr.	3,070 sf	Finaled	5/21/12	Final	N/A	Demolition Permit B11-007730	
9	A1-12	DOF '12	B11-007759	212 La Questa Dr.	3,580 sf	Finaled	2/1/12	Final	N/A	Demolition Permit B10-007417	
10	A1-12	DOF '12	B11-007810	743 El Pintado Rd.	5,352 sf	Finaled	12/19/12	Final	N/A	Demolition Permit B10-007838	
11	A1-12	DOF '12	B11-007935	482 El Pintado Rd.	3,278 sf	Finaled	9/5/12	Final	N/A	Demolition Permit B11-007883	
12	A1-12	--	B11-007940	412 Alamos Dr.	1,971 sf	Finaled	6/11/12	Final	N/A	Demolition Permit B11-007905	
13	A1-12	DOF '12	B11-007965	166 Verde Mesa Dr.	2,152 sf	Finaled	9/5/12	Final	N/A	Demolition Permit B11-007936	
Summary			13 Units	3,195 sf average unit size	41,539 sf total						
Group A2 - New Single Family Detached (NSFD) Units Completed Calendar Year of 2012 (Through 12/31/13)											
1	A2-12	DOF '12	B09-006942	610 O'Brien Pl.	4,698 sf	Finaled	10/19/12	Final	SD 8641	Recordation 8/10/06 MB 493-33	
2	A2-12	DOF '12	B09-006944	822 O'Brien Pl.	3,906 sf	Finaled	8/24/12	Final	SD 8641	Recordation 8/10/06 MB 493-33	
3	A2-12	DOF '12	B09-006945	830 O'Brien Pl.	4,870 sf	Finaled	10/4/12	Final	SD 8641	Recordation 8/10/06 MB 493-33	
4	A2-12	DOF '12	B09-006947	838 O'Brien Pl.	4,215 sf	Finaled	12/17/12	Final	SD 8641	Recordation 8/10/06 MB 493-33	
5	A2-12	DOF '12	B09-006948	837 O'Brien Pl.	4,736 sf	Finaled	11/21/12	Final	SD 8641	Recordation 8/10/06 MB 493-33	
6	A2-12	DOF '12	B09-006949	829 O'Brien Pl.	4,845 sf	Finaled	11/6/12	Final	SD 8641	Recordation 8/10/06 MB 493-33	
7	A2-12	DOF '12	B09-006950	821 O'Brien Pl.	4,736 sf	Finaled	11/29/12	Final	SD 8641	Recordation 8/10/06 MB 493-33	
8	A2-12	DOF '12	B10-007379	145 Ramona Rd.	2,730 sf	Finaled	4/16/12	Final	MS852-10	Recordation 6/16/11 206PB24	
9	A2-12	DOF '12	B10-007380	149 Ramona Rd.	2,730 sf	Expired	12/21/11	Interior Lath	MS852-10	Recordation 6/16/11 206PB24	
10	A2-12	DOF '12	B10-007404	1750 Peters Ranch Rd.	7,450 sf	Finaled	11/26/12	Final	SD 5718	1982 Roll MB 254-17 "Peters Ranch"	
11	A2-12	DOF '12	B11-007609	4 Tamalark Ln.	3,979 sf	Finaled	12/10/12	Final	SD 9078	Recorded 5/4/09 MB 509-17	
12	A2-12	DOF '12	B11-007814	160 E. Prospect Ave.	1,026 sf	Finaled	10/4/12	Assumed Occupied	MOD (R)	N/A	Apartments as Mixed Use Devel.
13	A2-12	DOF '12	B10-007839	247 Weber Ln.	5,100 sf	Finaled	6/11/12	Final	SD 8919	Recordation 6/26/09 MB 509-26	
Summary			13 units	4,231 sf average unit size (w/o Entries #10 or #12)	55,021 sf total			1 MOD			

PAGE #19	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection	SD or MS	Recordation Info / Map Title	
Group A3 - New Single Family Detached (NSFD) Units Completed Calendar Year of 2012 (Through 12/31/13)											
1	A3-12	DOF'12	B11-007813	160-A E. Prospect Ave.	1,117 sf	Finaled	1/23/13	Final	MOD (R)	N/A	Apartment in Mixed Use Devel.
2	A3-12	DOF'12	B11-007813	160-B E. Prospect Ave.	1,117 sf	Finaled	1/23/13	Final	MOD (R)	N/A	Apartment in Mixed Use Devel.
Summary			2 units	1,117 sf average unit size	2,234 sf total			2 MOD			
Group A4 - New Multiple Family Units (NMF) Completed Calendar Year of 2012 (Through 12/31/13)											
No units											
Group A5 - New Second Units (NSD) Completed Calendar Year of 2012 (Through 12/31/13)											
1	A5-12	--	B10-007111	1160 Lawrence Rd.	545 sf	Finaled	8/30/12	Final	LOW (R)	N/A	SFSS "Pool House" 5454 sf w/PEM
2	A5-12	--	B12-007973	335 Glendora Cir.	575 sf	Finaled	9/20/12	Final	LOW (R)	N/A	SFSS "Cabana" 575 sf w/PEM
3	A5-12	DOF'12	B08-006149	196 Estates Dr. (NSD within RSFD B08-006149)	588 sf	Finaled	9/10/12	Final	LOW (R)	N/A	NSD Attached 588 sf w/PEM
4	A5-12	DOF'12	B09-006943	610 O'Brien Pl.	454 sf	Finaled	10/18/12	Final	LOW (R)	N/A	NSD 454 sf w/PEM (SD 8641 - Lot 2)
5	A5-12	DOF'12	B09-006946	830 O'Brien Pl.	454 sf	Finaled	10/4/12	Final	LOW (R)	N/A	NSD 454 sf w/PEM (SD 8641 - Lot 4)
6	A5-12	DOF'12	B10-007245	32 Sherburne Hills Rd	1,925 sf	Finaled	9/12/12	Final	MOD (R)	N/A	NSD 1,925 sf w/PEM & 431 sf Garage & 83 sf Porch
7	A5-12	DOF'12	B10-007449	13 Margaret Ln.(assumed occupied "Shower Pan" 11/27/12)	1,791 sf	Finaled	11/3/12	Final	MOD (R)	N/A	NSD 1,791 sf w/PEM & 768 sf Garage & 500 sf Storage
8	A5-12	DOF'12	B11-007844	247 Weber Ln.	454 sf	Finaled	6/5/12	Final	LOW (R)	N/A	NSD 454 sf w/PEM (SD 8919 - Lot 1)
		--	B11-007809	743 El Pintado Rd	2,130 sf	Finaled	12/19/12	Final			SFSS "Detached Garage/Storage" 2,130 sf with PEM
		--	B12-008071	420 Shirlee Dr.	480 sf	Finaled	11/29/12	Final			SFSS "Cabana" 480 sf w/PE
Summary			8 units	512 sf average unit size (w/o Entries #6 or #7)	6,786 sf total			6 LOW & 2 MOD			

PAGE #20	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection
Group A6 - Demolitions SFR (DSF) Units 2012 (Through 12/31/13)								
1	A6-12	DOF'12	B12-007975	333 Glendora Cir. [RSFD B11-007821]	2,039 sf	Finaled	9/13/12	Final
2	A6-12	DOF'12	B12-008063	756 El Pintado Rd. [RSFD B05-003899]	1,152 sf	Finaled	4/25/12	Final
3	A6-12	DOF'12	B12-008074	373 Merilee Pl. [RSFD B11-007987]	3,107 sf	Finaled	4/17/12	Final
4	A6-12	DOF'12	B12-008133	42 Mariposa Ct. [RSFD B12-008082]	2,424 sf	Finaled	6/19/12	Final
5	A6-12	DOF'12	B12-008187	544 El Rio Rd. [No RSFD as of 12/31/13]	1,414 sf	Finaled	2/27/12	Final
6	A6-12	--	B12-008514	1716 Green Valley Rd. [RSFD B12-008464]	1,096 sf	Finaled	12/4/12	Final
Summary			6 SFR Demolitions					

PAGE #21	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection	SD or MS	Recordation Info / Map Title
Group A1 - Replacement Single Family Detached (RSFD) Completed Calendar Year of 2013 (Through 12/31/13)										
1	A1-13	DOF'13	B10-007418	330 W. El Pintado Rd.	2,964 sf	Issued	8/16/13	Service	N/A	No Demolition Permit
2	A1-13	DOF'13	B11-007821	333 Glendora Cir.	4,030 sf	Finaled	9/27/13	Final	N/A	Demolition Permit B12-007975
3	A1-13	DOF'13	B12-007987	373 Merrilee Pl.	4,787 sf	Finaled	5/20/13	Final	N/A	Demolition Permit B12-008074
4	A1-13	DOF'13	B12-008045	1345 Lawrence Rd.	2,973 sf	Issued	8/28/13	INFO - Final	N/A	No Demolition Permit
5	A1-13	DOF'13	B12-008082	42 Mariposa Ct.	4,317 sf	Finaled	5/10/13	Final	N/A	Demolition Permit B12-008133
6	A1-13	DOF'13	B10-008360	115 Estates Dr.	3,268 sf	Finaled	11/14/13	Underground Gas	N/A	No Demolition Permit
7	A1-13	DOF'13	B12-008464	1716 Green Valley Rd.	1,812 sf	Finaled	3/7/13	Final	N/A	Demolition Permit B12-008514
8	A1-13	DOF'13	B13-008609	19 Macomber Rd	4,164 sf	Finaled	12/18/13	Final Assumed Occupied	N/A	Demolition Permit B13-008677
9	A1-13	DOF'13	B13-008620	232 Hartford Rd	3,910 sf	Finaled	12/20/13	Final Assumed Occupied	N/A	Demolition Permit B13-008705
Summary			9 Units	3,580 sf average unit size	32,225 sf total					
Group A2 - New Single Family Detached (NSFD) Units Completed Calendar Year of 2013 (Through 12/31/13)										
1	A2-13	DOF'13	B10-007431	777 Dolphin Dr.	2,820 sf	Finaled	1/15/13	Service (12/18/13)	MS851-10	Parcel Map approved 12/21/10
2	A2-13	DOF'13	B10-007448	13 Margaret Ln.	4,563 sf	Finaled	7/19/13	Service (7/19/13)	MS852-05	Recorded 5/3/07 200PM9
3	A2-13	DOF'13	B12-008032	910 Matadera Way	5,128 sf	Finaled	10/14/13	Tile Backer	SD 8189	Recordation 6/26/09 MB 509-26-33
4	A2-13	DOF'13	B12-008034	916 Matadera Way	4,377 sf	Finaled	9/18/13	Final	SD 8189	Recordation 6/26/09 MB 509-26-33
5	A2-13	DOF'13	B12-008037	918 Matadera Way	4,698 sf	Finaled	8/23/13	Final	SD 8189	Recordation 6/26/09 MB 509-26-33
6	A2-13	DOF'13	B12-008039	243 Weber Ln.	5,128 sf	Finaled	5/6/13	Final	SD 8189	Recordation 6/26/09 MB 509-26-33
7	A2-13	DOF'13	B12-008040	239 Weber Ln.	4,698 sf	Finaled	6/13/13	Final	SD 8189	Recordation 6/26/09 MB 509-26-33
8	A2-13	DOF'13	B12-008042	235 Weber Ln.	4,386 sf	Finaled	5/28/13	Final	SD 8189	Recordation 6/26/09 MB 509-26-33
9	A2-13	DOF'13	B12-008043	922 Matadera Way	4,377 sf	Finaled	4/23/13	Final	SD 8189	Recordation 6/26/09 MB 509-26-33
10	A2-13	DOF'13	B12-008342	223 Weber Ln.	4,386 sf	Finaled	8/1/13	Final	SD 8189	Recordation 6/26/09 MB 509-26-33
11	A2-13	DOF'13	B12-008344	226 Weber Ln.	4,386 sf	Finaled	8/15/13	Final	SD 8189	Recordation 6/26/09 MB 509-26-33
12	A2-13	DOF'13	B12-008345	222 Weber Ln.	3,906 sf	Finaled	8/20/13	Final	SD 8189	Recordation 6/26/09 MB 509-26-33
13	A2-13	DOF'13	B12-008347	210 Weber Ln.	3,906 sf	Finaled	6/17/13	Final	SD 8189	Recordation 6/26/09 MB 509-26-33
14	A2-13	DOF'13	B12-008350	35 Weber Pl.	3,906 sf	Finaled	11/6/13	Final	SD 8189	Recordation 6/26/09 MB 509-26-33
15	A2-13	DOF'13	B12-008351	39 Weber Pl.	4,377 sf	Finaled	11/14/13	Final	SD 8189	Recordation 6/26/09 MB 509-26-33
16	A2-13	DOF'13	B12-008352	43 Weber Pl.	3,906 sf	Finaled	10/9/13	Final	SD 8189	Recordation 6/26/09 MB 509-26-33
17	A2-13	DOF'13	B12-008353	47 Weber Pl.	4,377 sf	Finaled	10/23/13	Final	SD 8189	Recordation 6/26/09 MB 509-26-33
18	A2-13	DOF'13	B12-008354	218 Weber Ln.	4,698 sf	Finaled	8/16/13	Final	SD 8189	Recordation 6/26/09 MB 509-26-33
19	A2-13	DOF'13	B12-008356	214 Weber Ln.	3,906 sf	Finaled	6/25/13	Final	SD 8189	Recordation 6/26/09 MB 509-26-33
20	A2-13	DOF'13	B12-008359	231 Weber Ln.	5,128 sf	Finaled	11/19/13	Final	SD 8189	Recordation 6/26/09 MB 509-26-33

PAGE #22	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection	SD or MS	Recordation Info / Map Title
Group A2 - SFR Detached Units Completed Calendar Year of 2013 (Continued) (Through 12/31/13)										
21	A2-13	DOF'13	B12-008362	46 Weber Pl.	4,522 sf	Finaled	12/2/13	Final	SD 8189	Recordation 6/26/09 MB 509-26-33
22	A2-13	DOF'13	B12-008364	38 Weber Pl.	5,128 sf	Finaled	12/16/13	Final	SD 8189	Recordation 6/26/09 MB 509-26-33
23	A2-13	DOF'13	B12-008366	42 Weber Pl.	4,386 sf	Finaled	12/10/13	Final	SD 8189	Recordation 6/26/09 MB 509-26-33
24	A2-13	DOF'13	B12-008427	162 Elworthy Ranch Dr.	1,805 sf	Finaled	5/29/13	Final (TCO 5/29/13)	SD 9009	Recordation 9/11/12 MB 515-19-39
25	A2-13	DOF'13	B12-008429	170 Elworthy Ranch Dr.	1,692 sf	Finaled	5/30/13	Final (TCO 5/30/13)	SD 9009	Recordation 9/11/12 MB 515-19-39
26	A2-13	DOF'13	B12-008431	168 Elworthy Ranch Dr.	1,757 sf	Finaled	5/29/13	INFO (11/4/13)	SD 9009	Recordation 9/11/12 MB 515-19-39
27	A2-13	DOF'13	B12-008432	160 Elworthy Ranch Dr.	1,757 sf	Finaled	5/29/13	Extended (12/9/13)	SD 9009	Recordation 9/11/12 MB 515-19-39
28	A2-13	DOF'13	B12-008433	138 Elworthy Ranch Dr.	2,110 sf	Finaled	5/29/13	Final (TCO 5/30/13)	SD 9009	Recordation 9/11/12 MB 515-19-39
29	A2-13	DOF'13	B12-008498	3742 Old Blackhawk Rd.	3,465 sf	Finaled	7/8/13	Final	TBD	Recordation TBD MB TBD
30	A2-13	DOF'13	B12-008505	3 Tamalark Ln.	3,751 sf	Finaled	Assumed	Shower Pan(8/5/13)	SD 9078	Recordation 5/4/09 MB 509-17
31	A2-13	DOF'13	B13-008692	188 Elworthy Ranch Dr.	1,757 sf	Finaled	10/29/13	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
32	A2-13	DOF'13	B13-008694	190 Elworthy Ranch Dr.	1,692 sf	Finaled	10/30/13	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
33	A2-13	DOF'13	B13-008695	178 Elworthy Ranch Dr.	2,110 sf	Finaled	11/12/13	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
34	A2-13	DOF'13	B13-008696	180 Elworthy Ranch Dr.	1,757 sf	Finaled	10/28/13	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
35	A2-13	DOF'13	B13-008769	206 Elworthy Ranch Dr.	1,692 sf	Finaled	12/16/13	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
36	A2-13	DOF'13	B13-008770	192 Elworthy Ranch Dr.	2,110 sf	Finaled	12/13/13	Pending (12/13/13)	SD 9009	Recordation 9/11/12 MB 515-19-39
37	A2-13	DOF'13	B13-008772	202 Elworthy Ranch Dr.	1,757 sf	Finaled	12/17/13	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
Summary			37 units	3,521 sf average unit size	130,305 total sf					

PAGE #23	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection	SD or MS	Recordation Info / Map Title	
Group A3 - SFR Attached Units Completed Calendar Year of 2013 (Through 12/31/13)											
1	A3-13	DOF'13	B12-008424	166 Elworthy Ranch Dr	1,805 sf	Finaled	11/4/13	Final (TCO 5/30/13)	SD 9009	Recordation 9/11/12 MB 515-19-39	
2	A3-13	DOF'13	B13-008691	182 Elworthy Ranch Dr	1,805 sf	Finaled	10/28/13	Final	SD 9009	Recordation 9/11/12 MB 515-19-39	
3	A3-13	DOF'13	B13-008693	186 Elworthy Ranch Dr	1,805 sf	Finaled	10/28/13	Final	SD 9009	Recordation 9/11/12 MB 515-19-39	
Summary			3 units	1,805 sf average unit size	5,415 total sf						
Group A4 - Multiple Family Units Completed Calendar Year of 2013 (Through 12/31/13)											
No units											
Group A5 - Second Units Completed Calendar Year of 2013 (Through 12/31/13)											
1	A5-13	DOF'13	B09-006607	754 El Pintado Rd.	750 sf	Finaled	11/20/13	Final	LOW (R)	MS853-99	NSD 750 sf w/PEM
2	A5-13	DOF'13	B10-007219	783 Diablo Rd.	816 sf	Finaled	5/2/13	Final	LOW (R)	N/A	SFSS "Cabana" 816 sf w/PEM/385sf Porch
3	A5-13	DOF'13	B10-007329	247 Kuss Rd.	569 sf	Finaled	2/11/14	Final	LOW (R)	N/A	SFSS "Cabana" 569 sf w/PEM
4	A5-13	DOF'13	B11-007822	333 Glendora Cir.	542 sf	Finaled	9/27/13	Final	LOW (R)	N/A	SFSS "Cabana" w/PEM & 152 sf Porch
5	A5-13	DOF'13	B11-007850	786 Tunbridge Rd.	532 sf	Finaled	6/20/13	Final	LOW (R)	N/A	SFSS "Pool House" w/PEM/190 sf Porch
6	A5-13	DOF'13	B12-008012	196 Estates Dr.	462 sf	Finaled	2/20/13	Final	LOW (R)	N/A	SFSS "Office" 462 sf w/PEM
7	A4-13	DOF'13	B12-008033	910 Matadera Way	454 sf	Finaled	10/14/13	Final	LOW (R)	SD 8189	NSD 454 sf w/PEM (SD 8641 - Lot 9)
8	A4-13	DOF'13	B12-008035	916 Matadera Way	454 sf	Finaled	9/18/13	Final	LOW (R)	SD 8189	NSD 454 sf w/PEM (SD 8641 - Lot 8)
9	A4-13	DOF'13	B12-008038	918 Matadera Way	454 sf	Finaled	8/23/13	Final	LOW (R)	SD 8189	NSD 454 sf w/PEM (SD 8641 - Lot 7)
10	A4-13	DOF'13	B12-008041	239 Weber Ln.	454 sf	Finaled	6/13/13	Final	LOW (R)	SD 8189	NSD 454 sf w/PEM (SD 8641 - Lot 3)
11	A5-12	DOF'13	B12-008290	132 Lomitas Dr.	499 sf	Finaled	6/19/13	Final	LOW (R)	N/A	SFSS "Cabana" 499 sf w/PEM
12	A4-13	DOF'13	B12-008355	218 Weber Ln.	454 sf	Finaled	8/15/13	Final	LOW (R)	SD 8189	NSD 454 sf w/PEM (SD 8641 - Lot 20)
13	A4-13	DOF'13	B12-008358	214 Weber Ln.	454 sf	Finaled	6/25/13	Final	LOW (R)	SD 8189	NSD 454 sf w/PEM (SD 8641 - Lot 21)
14	A4-13	DOF'13	B12-008363	46 Weber Pl.	454 sf	Finaled	12/2/13	Final	LOW (R)	SD 8189	NSD 454 sf w/PEM (SD 8641 - Lot 14)
15	A5-13	DOF'13	B12-008374	6 Sky Terr.	606 sf	Finaled	3/25/13	Final	LOW (R)	N/A	SFSS "Pool House" w/PEM & 66 sf Porch
16	A4-13	DOF'13	B12-008704	1046 La Gonda Way	720 sf	Finaled	9/6/13	Final	LOW (R)	N/A	NSD 720 sf w/PEM(Converted Structure)
17	A4-13	--	B12-008747	383 Princeton Ln.	840 sf	Finaled	9/18/13	Final	LOW (R)	N/A	SFSS "Garage" 840 sf w/PEM & Full Bath
18	A4-13	--	B13-008833	75 Northoak Ct. Assumed Occupied (formal final 2/12/14)	478 sf	Finaled	7/26/13	Tile Backer	LOW (R)	N/A	ASF 478 sf w/PEM fully equipped studio save cooking facilities
			B12-008744	828 Camino Amigo	362 sf	Finaled	10/30/13	Final			SFSS "Cabana" 362 sf w/PEM/277sfPorch
Summary			18 units	555 sf average unit size	9.002 total sf			18 LOW			

PAGE #24	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection
Group A6 - Demolitions SFR (DSF) Units 2013 (Through 12/31/13)								
1	A5-13	DOF'13	B13-008677	19 Macomber Rd. [RSFD B13-008609]	J # 3Z184	Finaled	8/9/13	Final
2	A5-13	DOF'13	B13-008705	232 Hartford Rd. [RSFD B13-008620]	J# 3Z241	Expired	3/25/13	No Inspections
3	A5-13	DOF'13	B13-008745	485 Del Amigo Rd. [B13-008650]	"Extensive demolition"	ADD 212 ATTIC/ REM EXISTING/DECK BALC 210 W/PEM		
4	A5-13	DOF'13	B13-008872	493 Love Ln. [RSFD B13-008633]	J# 3Z814	Expired	6/12/13	No Inspections
5	A5-13	DOF'13	B13-008934	304 W. Linda Mesa Ave. [RSFD B13-009046]	J# 4B114	Finaled	9/3/13	Final
5	A5-13	DOF'13	B13-008935	240 Elworthy Ranch Dr. [RSFD B12-008434]	J#4B329	Finaled	9/13/13	Final
6	A5-13	DOF'13	B13-009030	191 Sonora Ave. [RSFD B13-009213]	J# 4B929	Finaled	9/13/13	Final
7	A5-13	DOF'13	B13-009173	853 Diablo Rd. [RSFD]	J# 4D236	Issued	11/15/13	No Inspections
Summary				7 SFR Demolitions				

PAGE #25	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection	SD or MS	Recordation Info / Map Title
Group A1 - Replacement Single Family Detached (RSFD) Completed Calendar Year of 2014 (Through 12/31/14)										
1	A1-13	2014	B12-008307	436 Starview Dr	4,526 sf	Finaled	1/14/14	Final	tbd	Demolition Permit tbd
2	A1-13	2014	B12-008434	240 Elworthy Ranch Dr	1,517 sf	Finaled	7/1/14	Final	SD 9009	Demolition Permit B13-008935
3	A1-13	2014	B13-008633	493 Love Ln	3,445 sf	Finaled	8/4/14	Final	TBD	Demolition Permit B13-008872
4	A1-13	2014	B13-009008	361 La Questa Dr.	3,178 sf	Finaled	12/10/14	Frame Insulation	TBD	Demolition Permit B13-008934
5	A1-13	2014	B13-009046	304 Linda Mesa Ave	3,142 sf	Finaled	6/6/14	Final	TBD	Demolition Permit B13-008934
6	A1-13	2014	B13-009164	131 Sonora Ave.	2,783 sf	Finaled	11/6/14	Gas Test	TBD	Demolition Permit B14-009261
7	A1-13	2014	B13-009213	161 Sonora Ave	4,468 sf	Finaled	12/19/14	Final	TBD	Demolition Permit B13-009030
Summary			7 units	3,294 sf average unit size	23,059 total sf					
Group B2 - New Single Family Detached (NSFD) Units Completed Calendar Year of 2014 (Through 12/31/14)										
1	A2-13	2014	B12-008524	2380 Tassajara Ln.	2,342 sf	Finaled	7/31/14	Final	tbd	Recordation TBD MB TBD
2	A2-13	2014	B12-008525	2390 Tassajara Ln.	2,261 sf	Finaled	9/21/14	Final	tbd	Recordation TBD MB TBD
3	A2-13	2014	B12-008526	2350 Tassajara Ln.	2,261 sf	Finaled	7/25/14	Final	tbd	Recordation TBD MB TBD
4	A2-13	2014	B12-008527	2360 Tassajara Ln.	2,202 sf	Finaled	7/29/14	Final	tbd	Recordation TBD MB TBD
5	A2-13	2014	B12-008528	2320 Tassajara Ln.	2,221 sf	Finaled	7/29/14	Final	tbd	Recordation TBD MB TBD
6	A2-13	2014	B12-008529	2310 Tassajara Ln.	2,221 sf	Finaled	6/27/14	Final	tbd	Recordation TBD MB TBD
7	A2-13	2014	B12-008530	2370 Tassajara Ln.	1,837 sf	Finaled	7/31/14	Final	tbd	Recordation TBD MB TBD
8	A2-13	2014	B13-008589	19 Alamo Springs Ct.	6,823 sf	Finaled	6/5/14	Final	SD 7452	2008 Roll MB 397-31
9	A2-13	2014	B13-008726	6 Tamalark Ln.	5,301 sf	Finaled	9/29/14	Final	SD 9078	Recorded 5/4/09 MB 509-17
10	A2-13	2014	B13-008765	198 Elworthy Ranch Dr.	1,805 sf	Finaled	1/23/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
11	A2-13	2014	B13-008766	200 Elworthy Ranch Dr.	1,805 sf	Finaled	1/24/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
12	A2-13	2014	B13-008767	177 Elworthy Ranch Dr.	1,805 sf	Finaled	7/29/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
13	A2-13	2014	B13-008768	179 Elworthy Ranch Dr.	1,805 sf	Finaled	10/3/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
14	A2-13	2014	B13-008771	196 Elworthy Ranch Dr.	1,757 sf	Finaled	1/23/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
15	A2-13	2014	B13-008773	181 Elworthy Ranch Dr.	1,757 sf	Finaled	9/12/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
16	A2-13	2014	B13-008803	485 Del Amigo Rd.	4,300 sf	Finaled	2/10/14	Final	tbd	Recorded 2/14/74 32PM27
17	A2-13	2014	B13-008916	218 Elworthy Ranch Dr.	1,757 sf	Finaled	4/18/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
18	A2-13	2014	B13-008917	210 Elworthy Ranch Dr.	1,757 sf	Finaled	4/2/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
19	A2-13	2014	B13-008918	208 Elworthy Ranch Dr.	2,110 sf	Finaled	4/2/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
20	A2-13	2014	B13-008919	175 Elworthy Ranch Dr.	1,692 sf	Finaled	7/29/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
21	A2-13	2014	B13-008920	220 Elworthy Ranch Dr.	1,692 sf	Finaled	2/26/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
22	A2-13	2014	B13-008923	216 Elworthy Ranch Dr.	1,805 sf	Finaled	5/2/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
23	A2-13	2014	B13-008924	212 Elworthy Ranch Dr.	1,805 sf	Finaled	2/26/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
24	A2-13	2014	B13-008945	5 Tamalark Ln.	3,534 sf	Finaled	6/4/14	Final	SD 9078	Recorded 5/4/09 MB 509-17

PAGE #26	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection	SD or MS	Recordation Info / Map Title
Group B2 - New Single Family Detached (NSFD) Units Completed Calendar Year of 2014 (Continued) (Through 12/31/14)										
25	A2-13	2014	B13-009151	222 Elworthy Ranch Dr.	1,692 sf	Finaled	7/22/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
26	A2-13	2014	B13-009152	226 Elworthy Ranch Dr.	1,757 sf	Finaled	10/7/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
27	A2-13	2014	B13-009153	228 Elworthy Ranch Dr.	1,805 sf	Finaled	8/26/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
28	A2-13	2014	B13-009154	230 Elworthy Ranch Dr.	1,805 sf	Finaled	9/16/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
29	A2-13	2014	B13-009155	232 Elworthy Ranch Dr.	1,757 sf	Finaled	8/27/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
30	A2-13	2014	B13-009156	236 Elworthy Ranch Dr.	2,110 sf	Finaled	7/22/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
31	A2-13	2014	B13-009157	238 Elworthy Ranch Dr.	1,692 sf	Finaled	7/22/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
32	A2-13	2014	B14-009309	122 Elworthy Ranch Dr.	1,692 sf	Finaled	9/24/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
33	A2-13	2014	B14-009310	100 Elworthy Ranch Dr.	2,110 sf	Finaled	10/22/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
34	A2-13	2014	B14-009311	106 Elworthy Ranch Dr.	1,805 sf	Finaled	9/25/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
35	A2-13	2014	B14-009312	108 Elworthy Ranch Dr.	1,692 sf	Finaled	10/15/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
36	A2-13	2014	B14-009313	102 Elworthy Ranch Dr.	1,757 sf	Finaled	10/22/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
37	A2-13	2014	B14-009314	110 Elworthy Ranch Dr.	1,757 sf	Finaled	10/16/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
38	A2-13	2014	B14-009417	320 Elworthy Ranch Dr.	1,805 sf	Finaled	8/26/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
39	A2-13	2014	B14-009418	318 Elworthy Ranch Dr.	1,805 sf	Finaled	9/16/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
40	A2-13	2014	B14-009470	310 Elworthy Ranch Dr.	1,692 sf	Finaled	8/27/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
41	A2-13	2014	B14-009535	328 Elworthy Ranch Dr.	1,692 sf	Finaled	7/22/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
42	A2-13	2014	B14-009536	370 Elworthy Ranch Dr.	2,110 sf	Finaled	7/22/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
43	A2-13	2014	B14-009537	368 Elworthy Ranch Dr.	1,757 sf	Finaled	9/24/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
44	A2-13	2014	B14-009538	360 Elworthy Ranch Dr.	1,805 sf	Finaled	10/22/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
45	A2-13	2014	B14-009539	338 Elworthy Ranch Dr.	1,805 sf	Finaled	9/25/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
46	A2-13	2014	B14-009540	340 Elworthy Ranch Dr.	1,757 sf	Finaled	10/15/14	Final	SD 9009	Recordation 9/11/12 MB 515-19-39
Summary			46 units	2,137 sf average unit size	98,314 total sf					

PAGE #27	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection	SD or MS	Recordation Info / Map Title	
Group B3 - New Single Family Attached (NSFA) Completed Calendar Year of 2014 (Through 12/31/14)											
No Units --											
Group B4 - New Multiple Family (NMF) Completed Calendar Year of 2014 (Through 12/31/14)											
1	A4-13	2014	B13-008624	209 Elworthy Ranch Cir	6,386 sf	Final	6/24/14	Final	VL/MOD	SD 9009	Recordation 9/11/12 MB 515-19-39
1	A4-13	2014	B13-008625	221 Elworthy Ranch Cir	6,535 sf	Final	6/25/14	Final	VL/MOD	SD 9009	Recordation 9/11/12 MB 515-19-39
Summary			13 units	994 sf average unit size	12,921 sf total			7 VL & 6 MOD			
Group B5 - New Second Dwelling (NSD) Completed Calendar Year of 2014 (Through 12/31/14)											
1	A5-13	2014	B13-008622	34 Pauletta Ct.	657 sf	Finalized	tbd	Final	LOW (R)	N/A	NSD 657 sf w/PEM & 218 sf Garage/56 sf Porch
2	A5-13	2014	B13-009036	333 W. El Pintado Rd.	630 sf	Finalized	tbd	Final	LOW (R)	N/A	SFSS "Hobby Room" 630 sf w/PEM & 630 sf Garage/208 sf Porch
3	A5-13	2014	B13-009078	403 Bingham Ln.	1,250 sf	Finalized	tbd	Final	MOD (R)	N/A	ALT w/ 1,250+ sf basement kitchen w/o cooking facilities ("AckLtr" executed)
4	A5-13	2014	B13-009127	236 Estates Dr.	320 sf	Finalized	tbd	Final	LOW (R)	N/A	SFSS "Cabana" 320 sf w/PEM ("AckLtr" executed)
5	A5-13	2014	B13-009230	18 Shadow Oak Ct.	811 sf	Finalized	tbd	Final	MOD (R)	N/A	SFSS "Cabana" 811 sf w/PEM & 318 sf Porch ("AckLtr" executed)
6	A5-13	2014	B14-009303	557 El Pintado Rd.	864 sf	Finalized	tbd	Final	MOD (R)	N/A	SFSS "Cabana" 864 sf w/PEM ("Acknowledgement Letter" executed)
7	A5-13	2014	B14-009487	262 Areny Ct.	646 sf	Finalized	tbd	Final	LOW (R)	N/A	SFSS "Game Room" 646 sf w/PEM & 411 sf Porch ("Acknow Letter" executed)
--	--	--	B13-008952	110 Laurelwood Dr.	160 sf	Finalized	tbd	Final			SFSS "Dwelling" 160 sf w/PEM & 368 sf Porch (check later for full bath)
--	--	--	B13-009214	191 Sonora Ave.	980 sf	Finalized	tbd	Final			SFSS "Garage" 980 sf w/PE (check later for full bath)
--	--	--	B14-009370	493 Love Ln.	266 sf	Finalized	tbd	Final			SFSS "Cabana" 864 sf w/PEM & 188 sf storage ("AcknowLetter" executed?)
Summary			7 units	655 sf average unit size (w/o Entry #3)	3,928 sf total			4 LOW & 3 MOD			

PAGE #28	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection
Group C6 - Demolitions SFR (DSF) Units 2014 (Status as of 12/31/14)								
1	A5-14	2014	B14-009261	131 Sonora Ave. [RSFD B13-009164]	Not Indicated	Issued	1/17/14	No Inspections
2	A5-14	2014	B14-009270	215 Love Ln. [RSFD B14-009251]	J#4D247	Issued	1/28/14	No Inspections
3	A5-14	2014	B14-009296	2500 Blackhawk Rd. [No RSFD as of 12/31/13]	J# 4E389	Issued	2/11/14	For SD 9329 - 5 lots
4	A5-13	2014	B14-009419	31 Cambra Ct. [RSFD B14-009340]	J# 4E403	Issued	4/16/14	No Inspections
5	A5-14	2014	B14-009700	125 Sonora Ave. [RSFD tbd]	J# tbd	Issued	1/28/14	No Inspections
6	A5-14	2014	B14-009823	1 Ramon Ct. [RSFD tbd]	J# tbd	Issued	2/11/14	For SD 9329 - 5 lots
7	A5-13	2014	B14-009893	220 Love Ln. [RSFD tbd]	J# tbd	Issued	4/16/14	No Inspections
Summary				7 SFR Demolitions				

PAGE #29	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection	SD or MS	Recordation Info / Map Title
Group B1 - Replacement Single Family Detached (RSFD) Units Under Construction as of 12/31/14 (Status as of 12/31/14)										
1	B1-14	--	B14-009251	215 Love Ln.	3,597 sf	Issued	11/20/14	Gas Test	tbd	Demolition Permit B14-009270
2	B1-14	--	B14-009334	253 Love Ln.	2,910 sf	Issued	10/17/14	Roof/Deck Nail	tbd	No Associated Demolition Permit
3	B1-14	--	B14-009340	31 Cambra Ct.	2,869 sf	Issued	9/5/14	Final	tbd	Demolition Permit B14-009419
4	B1-14	--	B14-009437	317 Cordell Dr.	3,605 sf	Issued	10/24/14	Underfloor Insul	tbd	No Associated Demolition Permit
5	B1-14	--	B14-009655	232 La Questa Dr.	3,161 sf	Issued	10/22/14	Underfloor	tbd	tbd
6	B1-14	--	B14-009745	366 Love Ln.	4,500 sf	Issued	12/15/14	Roof/Deck Nail	tbd	tbd
7	B1-14	--	B14-009757	1151 Camino Tassajara	2,192 sf	Issued	12/18/14	Flashing	tbd	tbd
8	B1-14	--	B14-009806	923 El Pintado Rd.	4,120 sf	Issued	1/2/15	Piers	tbd	tbd
Summary			7 units	3,399 sf average unit size	23,793 total sf					
Group B2 - New Single Family Detached (NSFD) Units Under Construction as of 12/31/14 (Status as of 12/31/14)										
1	B2-14	--	B13-008875	24 Hidden Hills Pl.	5,555 sf	Issued	11/7/14	Tile Backer	tbd	
2	B2-14	--	B13-008921	169 Elworthy Ranch Dr.	1,805 sf	Issued	12/3/14	Gas Test	tbd	Recordation 9/11/12 MB 515-19-39
3	B2-14	--	B13-008922	167 Elworthy Ranch Dr.	1,805 sf	Issued	1/26/14	Gas Test	tbd	Recordation 9/11/12 MB 515-19-39
4	B2-14	--	B13-009103	34 Hidden Hills Pl.	7,076 sf	Issued	10/8/14	Gas Test	SD 9078	Recorded 5/4/09 MB 509-17
5	B2-14	--	B13-009132	418 Starview Dr.	4,690 sf	Issued	11/14/14	Roof/Deck Nail	MS855-08	TBD
6	B2-14	--	B14-009320	452 Starview Dr.	6,772 sf	Issued	12/30/14	Hold Downs	tbd	
7	B2-14	--	B14-009346	120 Kuss Rd.	3,244 sf	Issued	12/24/14	Dry Wall	tbd	
8	B2-14	--	B14-009393	1 Tyler Ct.	3,668 sf	Issued	11/7/14	Int. Lath	SD 9335	
9	B2-14	--	B14-009434	3 Tyler Ct.	4,511 sf	Issued	12/1/14	Gas Test	SD 9335	
10	B2-14	--	B14-009557	189 Hope Ln.	4,856 sf	Issued	12/1/14	Under Floor	tbd	
11	B2-14	--	B14-009644	380 Elworthy Ranch Dr.	1,692 sf	Issued	12/22/14	Ext. Lath	SD 9009	Recordation 9/11/12 MB 515-19-39
12	B2-14	--	B14-009645	378 Elworthy Ranch Dr.	1,692 sf	Finald	11/10/14	Gas Test	SD 9009	
13	B2-14	--	B14-009646	161 Elworthy Ranch Dr.	1,805 sf	Issued	11/17/14	Tile Backer	SD 9009	
14	B2-14	--	B14-009648	137 Elworthy Ranch Dr.	1,757 sf	Issued	11/12/14	Gas Test	SD 9009	
15	B2-14	--	B14-009649	139 Elworthy Ranch Dr.	1,805 sf	Issued	12/15/14	Int. Lath	SD 9009	
16	B2-14	--	B14-009679	163 Elworthy Ranch Dr.	1,692 sf	Issued	12/15/14	Int. Lath	SD 9009	
17	B2-14	--	B14-009698	5 Tyler Ct.	3,348 sf	Issued	12/15/14	Ext. Shear	SD 9335	
18	B2-14	--	B14-009873	111 Elworthy Ranch Dr.	1,757 sf	Issued	12/29/14	Underground	SD 9009	
19	B2-14	--	B14-009874	101 Elworthy Ranch Dr.	1,757 sf	Issued	12/29/14	Underground	SD 9009	
20	B2-14	--	B14-009875	107 Elworthy Ranch Dr.	1,805 sf	Issued	12/29/14	Underground	SD 9009	
21	B2-14	--	B14-009876	105 Elworthy Ranch Dr.	1,805 sf	Issued	12/29/14	Underground	SD 9009	
22	B2-12	--	B12-008298	34 Sherburne Hills Rd.	5,594 sf	Issued	3/17/14	Underground	SD 9204	
Summary			22 units	3,204 sf average unit size	70,491 sf					

PAGE #30	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection	SD or MS	Recordation Info / Map Title	
Group B3 - New Single Family Attached (NSFA) Under Construction as of 12/31/14 (Status as of 12/31/14)											
No units											
Group B4 - New Multiple Family (NMF) Under Construction as of 12/31/14 (Status as of 12/31/14)											
1	B4-14	B-17	B13-008997	411 Hartz Ave. (10 units)	12,250 sf+/-	Issued	12/10/14	Roof Deck Nail	TBD		
2	B4-14	B-17	B13-008998	411 Hartz Ave. (6 units)	7,350 sf+/-	Issued	12/23/14	Roof Truss	TBD		
Summary			16 units	1,225 sf average unit size	19,600 sf total						
Group B5 - New Second Dwelling (NSD) Under Construction as of 12/31/14 (Status as of 12/31/14)											
1	B5-14	--	B11-007787	407 Starview Dr.	581 sf	Issued	12/15/14	Rgh Mech	LOW (R)	N/A	"Pool House" 581 sf above garage
2	B5-14	--	B12-008506	305 W. Linda Mesa Ave.	680 sf	Issued	10/23/14	Ducts	LOW (R)	N/A	SFSS "Pool House" 680 sf w/PEM & Garage 308 sf
3	B5-14	--	B13-009055	304 W. Prospect Ave.	2,458 sf	Issued	10/16/14	Drywall	ABOVE MOD (R)	N/A	ASF two-story addition with token internal attachment to existing residence ("Ack-Ltr" executed?)
		--	B13-009215	20 Cambridge Ct.	295 sf	Issued	tbd	tbd	-	-	SFSS "Game Room" 295 sf w/PEM & 540 sf Garage (check later for full bath)
4	B5-14	--	B13-009224	124 Arroyo Dr.	1,002 sf	Issued	9/8/14	Insulation	MOD (R)	N/A	SFSS "Detached Garage" 1,002 sf w/PEM & 264 covered porch ("AckLtr" executed)
5	B5-14	--	B13-009232	221 Morris Ranch Rd.	676 sf	Issued	10/6/14	Drywall	LOW (R)	N/A	NSD 676 sf w/PEM
6	B5-14	--	B14-009338	34 Hidden Hills Pl.	1,072 sf	Issued	11/11/14	Int. Lath	MOD (R)	N/A	NSD 1,072 sf w/PEM & 488 Garage w/PEM
7	B5-14	--	B14-009768	485 Montcrest Pl	1,694 sf	Issued	12/15/14	Ret. Wall	ABOVE MOD (R)		
Summary			7 units	735 sf average unit size (w/o Entries #3, #6 & #7)	2,939 sf			3 LOW & 2 MOD			

PAGE #31	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection	SD or MS	Recordation Info / Map Title
Group C1 - Replacement Single Family Detached (RSFD) Applied, 1 st OR 2 nd Plan Check, of Issued With No Inspection as of 12/31/14 (Status as of 12/31/14)										
1	C1-14	--	B14-009767	714 Camino Amigo	3,061 sf	1 st Plan Check	10/14/14	Not Issued	tbd	tbd
2	C1-14	--	B14-009818	125 Sonora Ave.	5,400 sf	2 nd Plan Check	12/24/14	Not Issued	tbd	tbd
3	C1-14	--	B14-009822	1 Ramon Ct.	3,335 sf	Issued	N/A	No Inspections	TBD	tbd
4	C1-14	--	B14-009836	319 Cameo Dr.	2,714 sf	2 nd Plan Check	tbd	Not Issued	tbd	tbd
5	C1-14	--	B14-009922	220 Love Ln.	3,653 sf	1 st Plan Check	tbd	Not Issued	tbd	tbd
6	C1-14	--	B14-009941	161 Sonora Ln.	3,209 sf	1 st Plan Check	tbd	Not Issued	tbd	tbd
Summary			6 units	tbd sf average unit size	tbd sf total					

PAGE #32	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection	SD or MS	Recordation Info / Map Title
Group C2 - New Single Family Detached (NSFD) Applied, 1 st OR 2 nd Plan Check, of Issued With No Inspection as of 12/31/14 (Continued) (Status as of 12/31/14)										
1	C2-14	--	B14-009400	315 El Pinto	3,500 sf	2 nd Plan Check	7/23/14	No Permit	TBD	
2	C2-14	--	B14-009518	10 Brookstone Ln.	1,876 sf	Approved	10/28/14	No inspections	SD 9204	
3	C2-14	--	B14-009519	12 Brookstone Ln.	1,535 sf	Approved	10/28/14	No inspections	SD 9204	
4	C2-14	--	B14-009520	14 Brookstone Ln.	1,629 sf	Approved	10/28/14	No inspections	SD 9204	
5	C2-14	--	B14-009521	16 Brookstone Ln.	1,629 sf	Approved	10/28/14	No inspections	SD 9204	
6	C2-14	--	B14-009522	18 Brookstone Ln.	1,883 sf	Approved	10/28/14	No inspections	SD 9204	
7	C2-14	--	B14-009523	20 Brookstone Ln.	1,883 sf	Approved	10/28/14	No inspections	SD 9204	
8	C2-14	--	B14-009524	22 Brookstone Ln.	1,629 sf	Approved	10/28/14	No inspections	SD 9204	
9	C2-14	--	B14-009525	24 Brookstone Ln.	1,629 sf	Approved	10/28/14	No inspections	SD 9204	
10	C2-14	--	B14-009526	26 Brookstone Ln.	1,800 sf	Approved	10/28/14	No inspections	SD 9204	
11	C2-14	--	B14-009541	110 Starview Pl.	4,419 sf	Applied	6/5/14	No Permit		
12	C2-14	--	B14-009729	33 Blackhawk Meadows Ln.	3,417 sf	Approved	1/26/15	No Permit	tbd	
13	C2-14	--	B14-009890	6 Tyler Ct.	tbd	tbd	tbd	tbd	tbd	
Summary			13 units	tbd sf average unit size (w/o Entry #6)	tbd sf total					

PAGE #33	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection
Group C6 - Demolitions SFR (DSF) Units 2015 (Status as of 12/31/14)								
Summary								

PAGE #34	Status Code	DOF YEAR	Building Permit #	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection		SD or MS	Recordation Info / Map Title
Group C3 – New Single Family Attached (NSFA) Applied, 1 st OR 2 nd Plan Check, of Issued With No Inspection as of 12/31/14 (Status as of 12/31/14)											
1	C3-13	--									
2	C3-13	--									
No Units											
Group C4 – New Multiple Family (NMF) Applied, 1 st OR 2 nd Plan Check, or Issued With No Inspection as of 12/31/14 (Status as of 12/31/14)											
1&2	C4-14	B-18	B13-009235	120-A&B W. Linda Mesa Ave. (2 units)	2 nd Plan Check	tbd	tbd	Not Issued	MOD (R)	DEV13-22	Apartment-over-commercial
3	C4-14	B-18	B13-009237	120-A W. Linda Mesa Ave.	2 nd Plan Check	tbd	tbd	Not Issued	MOD (R)	DEV13-22	Apartment-over-commercial
4&5	C4-14	B-17	B14-009857	411 Hartz Ave. (2 units)	635 sf and 525 sf	tbd	tbd	tbd	2 MOD (R)	TBD	
Summary			5 units	tbd sf average unit size	tbd sf total			5 MOD			
Group C5 – New Second Dwelling (NSD) Applied, 1 st OR 2 nd Plan Check, of Issued With No Inspection as of 12/31/14 (Status as of 12/31/14)											
1	C5-14	--	B14-009401	315 El Pinto	2,000 sf	2 nd Plan Check	tbd	Not Issued	ABOVE MOD (R)	N/A	NSD 2,000 sf w/PEM & 488 Garage w/PEM
2	C5-14	--	B14-009673	26 Sky Terr	441 sf	2 nd Plan Check	tbd	Not Issued	LOW		441 sf addition to existing residence serving as second dwelling unit
3	C5-14	--	B14-009849	412 Alamos Dr.	tbd	Approved	tbd	No Inspections	MOD		NSD 962 sf w/PEM & 469 Garage
Summary			3 units	tbd sf average unit size	tbd sf total			tbd LOW & tbd MOD			

PAGE #35	Status Code	Demo	Date of Approval	Project Name	Name	Remaining Units	Y/N Final Map	Notes	SD or MS	Recordation Info / Map Title
Group E2 New Single Family Detached (NSFD) Units Approved Planning Entitlement but no Building Permit Submittal as of 12/31/14 (Status as of 12/31/14)										
F-3	E2-13	No	11/4/03	1240 Culet Ranch Rd.	Lee	4 NSFD	Yes	Adds 4 to 1 (e)	SD 8652	Recordation 5/31/06 MB 490-27
F-7	E2-13	No	3/14/00	30 Hidden Hills Pl.	Zimmerman	2 NSFD	Yes	Adds 4 to 1 (e)	SD 8219	2005 Roll MB 471-7
F-2	E2-13	1 demo	11/5/97	1162 Lawrence Rd.	Hackler	5 NSFD	Yes	Adds 4 w/1 demo	SD 8047	1999 Roll MB 400-01
F-6	E2-13	No	6/8/04	1475 Lawrence Rd.	Ryan	3 NSFD	No	Adds 3 to 1 (e)	MS851-02	No map as of 12/31/14
F-7	E2-13	No	9/12/06	1591 Lawrence Rd.	Mosle	3 NSFD	Yes	Adds 3 to 1 (e)	MS851-03	Recorded 12/26/09 203PM39
B-19	E2-13	1 demo	5/10/05	576 Del Amigo Rd.	Bledsoe	3 NSFD	No	Adds 2 w/1 demo	MS852-04	No map as of 12/31/14
E-10	E2-13	No	11/22/05	289 El Pinto	Rufino	1 NSFD 1 2 nd	Yes	1+1 2 nd du MOD	MS851-05	Recorded 9/22/08 198PM23
F-4	E2-13	No	2/12/08	40 Meadow Lake Dr.	Page	1 NSFD	No	Adds 1 to 1 (e)	MS851-06	No map as of 12/31/14
E-4	E2-13	No	4/8/08	155 Willow Drive	Cordes	3 NSFD	No	Adds 3	MS853-07	No map as of 12/31/14
B-19	E2-13	1 demo	4/28/09	400 Starview Ln.	Clawson	1 NSFD	Yes	Adds 4 w/1 demo	MS855-08	Recorded 12/29/11 207PM1
E-7	E2-13	1 demo	9/18/12	3 Tamalark Ln.	Tamalark Dev.	1 NSFD	No	Adds 6 w/1 demo	MS851-12	No map as of 12/31/14
E-10	E2-13	No	5/7/13	1 Ohlson Ln.	Ohlson	1 NSFD	No	Adds 1 to 1 (e)	MS851-11	No map as of 12/31/14
D-2	E2-13	No	5/14/13	755 Diablo Road	Cosnos	1 NSFD	No	Adds 1 to 1 (e)	MS854-13	No map as of 12/31/14
E-8	E2-13	No	7/2/13	McCauley/Diablo	Magee	69 NSFD 7 2 nd	Yes	69+7 2 nd dus LOW	SD 9335	No map as of 12/31/14
E-5	E2-13	1 demo	7/23/13	853 Diablo Rd.	Cotton	3 NSFD	Yes	Adds 6 w/1 demo	DEV10-71	No map as of 12/31/14
E-8	E2-13	1 demo	9/24/13	2500 Blackhawk Rd.	Black.Mead.LLC	4 NSFD	Yes	Adds 5 w/1 demo	SD 9329	No map as of 12/31/14
B-14	E2-13	No	4/15/14	Midland Dr.	Podva	20 NSFD 2 2 nd	No	20+2 2 nd dus LOW	SD 9309	No map as of 12/31/14
B-15	E2-13	1 demo	7/1/08	SRV Blvd.	Elworthy	23 NSFD	Yes	98+13 mfr (7 VL)	SD 9009	Recorded 9/11/12 MB 515-19-39
--	E2-13	No	tbd/87	40 Diablo Rd.	Allstar Srvcs	1 NSFD	Yes	Adds 5 w/1 demo	MS87-3	Recorded 9/29/87 188PM50
--	E2-13	No	11/9/99	898 Diablo Rd.	Heck	1 NSFD	Yes	Adds 1 to 1 (e)	MS851-99	Recorded 12/4/04 188PM48
--	E2-13	1 demo	6/13/06	10 Margaret Ln.	B&H Part.	2 NSFD	Yes	Adds 4 w/1 demo	MS852-05	Recorded 5/3/07 200PM9
Summary		152 NSFD 10 2 nd dus	tbd sf average unit size	tbd sf total				9 2 nd dus LOW 1 2 nd du MOD		
Group E3 - New Single Family Attached (NSFA) Units Approved Planning Entitlement but no Building Permit Submittal as of 12/31/14 (Status as of 12/31/14)										
Summary										
Summary		tbd units	tbd sf average unit size	tbd sf total						
Group E4 - New Multiple Family (NMF) Units Approved Planning Entitlement but no Building Permit Submittal as of 12/31/13 (Last Updated 2/14/14)										
Summary										
Summary		tbd units	tbd sf average unit size	tbd sf total						
Group E5 - New Second (NSD) Units Approved Planning Entitlement but no Building Permit Submittal as of 12/31/13 (Last Updated 2/14/14)										
Summary										
Summary		Tbd units	tbd sf average unit size	tbd sf total						

PAGE #36	Status Code	DOF YEAR	Status or Submittal	Site Address	Unit Size	Permits Plus Status	Last Inspection	Phase of Inspection	SD or MS	Recordation Info / Map Title	
Group F1 - Replacement Single Family Detached (RSFD) Pending Planning Entitlement as of 12/31/14 (Status as of 12/31/14)											
1	F1-13										
2	F1-13										
Summary			No units	tbd sf average unit size	tbd sf total						
Group F2 - New Single Family Detached (NSFD) Pending Planning Entitlement as of 12/31/14 (Status as of 12/31/14)											
1	F2-13	--	Pending	775 Kirkcrest Rd.	Burkhart	1 NSFD	Incomplete	Adds 1 to 1 (e)	MS854-13		
2	F2-13	--	June 2002	Gross - Tassajara Ln.	DEV02-68	4 NSFD	Incomplete	Adds 4 (no existing)			
3	F2-13	--	Nov. 2007	Kent/VanDam	LEG07-03	7 NSFD	Incomplete	Adds 7 (no existing)			
4	F2-13	--	March 2008	Manos	854-08	2 NSFD	Incomplete	Adds 2 (no existing)		2460 Tassajara Ln.	
5	F2-13	--	Aug. 2007	McNeil	852-07	1 NSFD	Incomplete	Adds 1 to 1 (e)			
6	F2-13	--	April 2010	Tu	853-10	1 NSFD	Incomplete	Adds 1 to 1 (e)	206-170-011	10.0 acres into 2 parcels - 1 new du	
7	F2-13	--	Pending	Bradford Communities	Presubmtl	4 NSFD	Incomplete	Adds 4 w/1 demo			
8	F2-13	--	Pending	Lawrence DSSI, LLC	851-14	3 NSFD	Complete	Adds 3 w/1 demo		1609 Lawrence Dr	
9	F2-13	--	Pending	Burkhart	855-13	1 NSFD	Incomplete	Adds 1 to 1 (e)		775 Kirkcrest Road	
10	F2-13	--	Pending	Archer	856-13	1 NSFD	Incomplete	Adds 1 to 1 (e)		740 El Pintado Road	
11	F2-13	--	Pending	Elvidge	SD 9382	5 NSFD	Complete	Adds 4 w/1 demo		740 El Pintado Road	
Summary			30 units	tbd sf average unit size	tbd sf total						
Group F3 - New Single Family Attached (NSFA) Pending Planning Entitlement as of 12/31/14 (Status as of 12/31/14)											
1	F3-13										
2	F3-13										
Summary			No units	TBD sf average unit size	TBD sf total						
Group F4 - New Multiple Family Units (NMF) Pending Planning Entitlement as of 12/31/14 (Status as of 12/31/14)											
1	F4-13										
2	F4-13										
Summary			TBD units	TBD sf average unit size	TBD sf total						
Group F5 - New Second Units (NSD) Pending Planning Entitlement as of 12/31/14 (Status as of 12/31/14)											
1	F5-13	--	Pending	Midland Dr.	Podva	2 2 ^{nds}	Pending	2 2 nd dus	2 LOW (R)	SD 9309	Approved 4/15/14
2	F5-13	--	Nov. 2007	Kent/VanDam	LEG07-03	2 2 ^{nds}	Incomplete	2 2 nd dus	2 LOW (R)		
Summary			4 units	TBD sf average unit size	TBD sf total			4 Low			

GOAL 1.0	INCREASE THE SUPPLY OF HOUSING WITH A PRIORITY ON THE DEVELOPMENT OF AFFORDABLE HOUSING
Policy 1.1	Develop a comprehensive strategy to facilitate infill residential development that provides affordable housing and/or housing for special needs populations.
Notes:	As Danville approaches build out condition, infill development becomes a more important component for meeting future housing needs. The objective of this policy is to facilitate the development of small infill single family and multifamily residential projects that might otherwise not occur, with assistance coming in the form of authorizing project densities to exceed those otherwise allowed by right under current zoning. Authorization of development should be linked to the inclusion of an affordable component and/or the accommodation of the needs of special housing populations.
Programs and Actions Taken:	1.1.1. Establish alternatives to density standards that would serve as a catalyst for the development of small infill projects. Action: No action taken during planning period. Objective of policy partially covered by Second Dwelling Unit regulations, which were relaxed through approval of ZTA14-04 (with most notable change being the relaxation of minimum rear and side yard setback standards and the increase of the maximum size of a second unit processed as a ministerial permit) and by Density Bonus regulations, which were updated through the approval of ZTA14-05 bringing Danville’s regulations in line with state law. 1.1.2. Conduct a feasibility study of offering a tiered density bonus program based on lot size to encourage consolidation of small lots for multiple family residential projects. Action: No action taken during planning period.
Unit Production:	<u>Projected</u> : 16-24 low or special needs units. <u>Actual</u> : One density bonus project was approved during the planning period (i.e., Quail Ridge with seven very low income units provided through density bonus) and numerous second dwelling units - many taking advantage of Danville’s liberal development standards.
Evaluation and Recommendation:	Policy 1.1 should be retained and Program 1.1.1. and Program 1.1.2., where modified to insert new action dates, should be pulled forward as implementation measures into the 2014-2022 Housing Element.
Policy 1.2	Promote mixed use development projects that supply housing located in close proximity to urban services, shopping and/or public transportation.
Notes:	Mixed use development combines residential uses with one or more other uses, typically office use or retail use. Mixed use development can be either “vertical” integration (i.e., mixing uses within a single structure) or “horizontal” (i.e., mixing uses on a large site, with each use confined to a separate building or portion of the site). The intent of this policy would be to facilitate the development of mixed use projects containing housing that might otherwise not occur, with assistance coming in the form of authorizing underutilized parcels to redevelop at higher densities than would be allowed by right under current zoning.
Programs and Actions Taken:	1.2.1. Refer commercial project developers to successful housing developers when commercial sites are in the early stages of review so as to encourage developers to consider a mixed use approach inclusive of a residential component. Action: During the planning period the Town discussed potential mixed use projects with a residential component with several developers and prepared and distributed conceptual “tissue studies” to reflect potential options for mixed use development. Developers were provided the development summary for the mixed use Danville Hotel project as a model for DBD Area 11 development with a residential component.

Policy 1.2 - Continued	
Programs and Actions Taken (Continued):	<p>1.2.2. Provide incentives, such as density bonuses and increases in floor area ratios, when proposed mixed use development projects include a housing component. Action: Approvals for three Heritage Resource projects (the three projects listed below in 1.2.3.) all secured substantial historic resource incentives and all contained a residential component as part of a mixed use project.</p> <p>1.2.3. Prepare development criteria for residential-over-retail projects. Action: Templates for three variations of development criteria were developed during the planning period through Town approvals given for the Danville Hotel project; the Weinberg/148 E. Prospect Ave. project; and the In-Design/120 Linda Mesa Ave. project. These projects give three different approaches to providing residential uses in a mixed use project - including, respectively: a for-sale residential over project; a horizontally mixed use project (placing three townhouse type for-rent units behind a commercial use); and a for-rent residential over project.</p> <p>1.2.4. Conduct a feasibility study of expanding the areas within the DBD; Downtown Business District that allow non-ground floor residential uses by right. Action: A feasibility study was made but no zoning changes resulted from the review. Review occurred as part of the EIR analysis for the 2030 General Plan Update - with consideration made to changing DBD Area 4 properties at north end of Downtown permanently to DBD Area 11 (which allows non-ground floor residential uses by right). Changes to DBD Area 11 would need to be pursued on a project-by-project basis as the area retains the DBD Area 4 designation in the 2030 Plan.</p>
Unit Production:	<p><u>Projected:</u> Up to 100 units.</p> <p><u>Actual:</u> Planning entitlements granted for three mixed use projects - allowing 23 units.</p>
Evaluation and Recommendation:	<p>Policy 1.2 should be retained and Program 1.2.1. and Program 1.2.2. should be pulled forward as implementation measures to facilitate the development of Downtown mixed use projects with residential components. The Town can utilize prior approved planning entitlements in lieu of creating formal "development criteria" for mixed use projects with vertical or horizontal integration of residential uses, thereby allowing Program 1.2.3. to be dropped. The Town can depend upon data secured through the preparation of the EIR for the Danville 2030 General Plan as analysis of the merits/impacts of a possible expansion of areas allowing residential uses in the Downtown, thereby allowing Program 1.2.4. to be dropped.</p>
Policy 1.3	<p>Consistent with the 2002 amendment to California Government Code §65852.2 and Danville's Second Dwelling Unit Ordinance, facilitate the development of second units as an affordable housing alternative.</p>
Notes:	<p>The objective is to increase upon the relatively strong historic production rate of second units within existing single family neighborhoods. In areas where the dominant land use is single family residential, second units provide a substantial source of housing, typically being housing affordable-by-design to lower income households.</p>

Policy 1.3 - Continued	
Programs and Actions Taken:	<p>1.3.1. Encourage development of second units through application of the Town’s second dwelling unit ordinance. Action: The seven year planning period saw 92 second dwelling units developed.</p> <p>1.3.2. Encourage second units in new construction as a development option to meet the requirements of the Town’s Inclusionary Housing Ordinance. Action: During a portion of the planning period, the requirement to have 25% of the market rate units equipped with a second unit where such projects used second units to satisfy inclusionary housing requirements was lowered to a 10% match requirement. Several projects used second units to satisfy their inclusionary housing requirements during the planning period. ZTA 14-06 put the percentage of second units needed to meet inclusionary requirement for new projects - raising standard back to 25% from the 10% interim standard.</p> <p>1.3.3. In conjunction with the TVAHC seek reduction of capital facility and/or connection fees assessed on new second units. Action: The Town, along with the other four jurisdictions aligned with the Tri-Valley Affordable Housing Committee, implemented fee waivers for second units from regional traffic impact fees. Fees associated with second units for water (EBMUD) and sanitary sewer service (CCCSD) unfortunately increased rather than decreased during the planning period. Changes in the building code imposed a requirement to provide new units that are built, regardless of size, to provide fire suppression sprinklers - add to the development cost for second units. To mitigate these new service provider costs, the Town allows units that are missing one component of the requisite items to have a structure constitute a stand-alone dwelling unit (usually cooking facilities) to be processed as an accessory structure rather than as a second dwelling unit - allowing a bypass of most, or all, the cited capital facility or connection fees assessed by other agencies.</p> <p>1.3.4. Update and distribute the Town’s "How-To" brochure for development of second units. Action: The “How-To” brochure was updated twice during the planning period.</p> <p>1.3.5. Initiate a ZTA to review the development standards applicable to second dwelling units and to consider the merits of a trial three-year program to relax the residency requirement. Action: Approval of ZTA 14-04 in 2014 provided a comprehensive review of the development standards. The review resulted in a relaxation of the minimum side and rear yard setbacks and the streamlining of the review process (second units up to 1,000 square feet in size are a ministerial review). The definition of second units was modified to comply with state law and provisions for reasonable accommodation were created. A trial program to relax the residency requirement was considered - but not approved. In its place, the regulations allow unit-specific consideration of a temporary release of the residency requirement (through a Land Use Permit application).</p> <p>1.3.6. Investigate the merits of developing “off-the-shelf” standardized plans to simplify the design costs for second units. Action: Continue to use the public record review process as a form of “off-the-shelf” second units.</p> <p>1.3.7. Consider an amnesty program to legalize illegal second units. Action: As properties with illegal second units are put on the market or when substantial building additions are sought for such properties, the Building and Planning Divisions guide applicants through the process to identify and address life safety concerns that may be present and to identify potential pathways to provide full sanctioning of the work through a new or reactivated building permit.</p>
Unit Production:	<p><u>Projected:</u> 35-70 traditional second units and 20-40 inclusionary second units.</p> <p><u>Actual:</u> Approximately 70 traditional second units and 20 inclusionary second units.</p>

Policy 1.3 - Continued	
Evaluation and Recommendation:	Policy 1.3 should be retained and Programs 1.3.1. through Program 1.3.4., where modified to apply new action dates as applicable, should be pulled forward as implementation measures into the 2014-2022 Housing Element. Program 1.3.5. should be dropped in acknowledgement of the approval of 2014 ZTA pertaining to second dwelling units. Program 1.3.6. may be dropped recognizing the Town can continue to allow use of the public records review process of planning files and building permits in lieu of formal creation of “off-the-shelf” second unit design documents. Program 1.3.7. (included as replacement Program 1.3.5.) should be pulled forward as an implementation measure for the 2014-2022 Housing Element.
Policy 1.4	
Continue to cooperate with sub-regional initiatives to generate funding for affordable housing and to promote the development of affordable housing.	
Notes:	The policy calls for Danville to continue to be an active member of Tri-Valley Affordable Housing Committee (TVAHC), monitoring and supporting affordable housing efforts of other jurisdictions in the sub-region. A continuing focus of that effort is the support of the Tri-Valley Housing Opportunity Center (TVHOC) which provides credit counseling and other housing-related education and services to Tri-Valley residents and also supplies pre-screened/pre-qualified buyers and renters for below market rate units in the Tri-Valley area.
Programs and Actions Taken:	1.4.1. Continue participation in the Tri-Valley Affordable Housing Committee and related support of the Tri-Valley Housing Opportunity Center. Action: Danville attends the quarterly TVAHC meetings - hosting the meetings on rotation. Danville continues to utilize the TVHOC for resident education on housing issues and for the initial and resale of below market units developed in Danville.
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.
Evaluation and Recommendation:	Policy 1.4 should be retained and Program 1.4.1. should be pulled forward as an implementation measure into the 2014-2022 Housing Element.
Policy 1.5	
Maintain an up-to-date site inventory that details the amount, type and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development.	
Notes:	As part of the Housing Element update, Danville updates tables and maps depicting the remaining residential development potential in Danville. Sharing this information with potential developers will facilitate the development of new housing.
Programs and Actions Taken:	1.5.1. Annually update the residential development site inventory of the housing element (i.e., Tables 28, 29 and 30 and Figure A) to facilitate the dissemination of the amount, type, location and size of vacant and underutilized land suitable for residential development. Action: The site inventory is available on the Town’s website and copies are available for distribution. The inventory is updated annually as the Town goes through budget preparation efforts (inventory assists revenue projections).
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.
Evaluation and Recommendation:	Policy 1.5 should be retained and Program 1.5.1. should be pulled forward into the 2014-2022 Housing Element as an implementation measure.

Policy 1.6	Support the development of additional affordable housing by non-profit and for-profit developers through financial assistance and / or use of zoning incentives.
Notes:	The Town partnered with Bridge Housing, Inc. to develop of a 74-unit senior EL and VL rental project in the Downtown area. While the closure of Danville’s Community Development Agency means there will be no new, unencumbered housing set aside funds, similar, smaller subsidized housing projects may be possible for other sites in the Danville.
Programs and Actions Taken:	<p>1.6.1. Support affordable housing development by fee waiver or reduction, through direct financial assistance, by way of zoning incentives, and/or by way of land write-downs on properties owned by the Community Development Agency. Action: The three Historic Resource projects cited above in discussion for Policy 1.2 each secured substantial historic resource incentives and all contained a residential component as part of a mixed use project.</p> <p>1.6.2. Assign Community Development Agency housing set-aside funds towards the development of affordable housing (including payoff of bonds issued for the existing Bridge Housing senior apartment project). Action: Danville directed Agency funds (and later directed Successor Agency funds) towards the payoff of bonds issued for the existing Bridge Housing senior apartment project during the planning period. The Town’s involvement in the senior project will ultimately be approximately \$5,300,000.</p> <p>1.6.3. By 2011, directly solicit, evaluate, and utilize the expertise of the affordable housing development community to achieve the Town’s goals for affordable workforce and special needs housing, with such contact to be in the form of a Request for Qualifications (RFQ) process, or the equivalent. Action: No action taken.</p>
Unit Production:	<p><u>Projected:</u> 25-50 affordable units.</p> <p><u>Actual:</u> A total of 23 units were approved in the three projects cited above in Policy 1.2 discussion - with two moderate income units to be supplied with the Danville Hotel project as deed-restricted affordable units and up to five more units as affordable by design moderate income rental units.</p>
Evaluation and Recommendation:	Policy 1.6 should be retained - but reworded to reflect the elimination of the Community Development Agency (CDA). Program 1.6.1. and Program 1.6.2. should be pulled forward as implementation measures into the 2014-2022 Housing Element - but should also be reworded to reflect the elimination of the Community Development Agency. Due to staffing limitations and acknowledging the relative scarcity of funding for affordable housing projects, Program 1.6.3. should be dropped. There remains an opportunity for residential uses in Downtown mixed projects on the two remaining DBD Area 11 sites (i.e., the Faz property and the BevMo property) and within the North Hartz Avenue area.
Policy 1.7	To address the projected 2007 - 2014 RHNA adequate site shortfall of for extremely low and very low income housing units and the projected 2007 - 2014 RHNA adequate site shortfall of for low income housing units, amend general plan and zoning regulations, followed by corresponding land use and zoning re-designations, so as to assure the provision of adequate sites to meet the State’s minimum sites test for the identified shortfalls.
Notes:	Analysis of Danville’s RHNA during the preparation of the Danville 2007-2014 Housing Element revealed a shortfall of multifamily residential sites. The shortfall was the acreage needed to accommodate 187 extremely low and very low households and to accommodate 34 low income households.

Policy 1.7 - Continued	
Programs and Actions Taken:	<p>1.7.1. As part of the scheduled update to the Danville 2010 General Plan, recalibrate the density ranges of the current multiple family residential land use designations to move the Residential - Multiple Family - High/Medium density range from a 18 - 22 units per acre density range to a 20 - 25 units per acre density range to establish a 20-unit per acre minimum density standard for this land use designation to address the projected 34 unit low income RHNA adequate site shortfall.</p> <p>1.7.2. As part of the scheduled update to the Danville 2010 General Plan, amend the general plan to create a new multiple family residential land use category providing for a density range of 25 - 35 units per acre (i.e., establish a "Residential - Multiple Family - High 25 - 35 units per acre" category in the general plan) to address the projected 187 unit extremely low and very low income RHNA adequate site shortfall.</p>
Programs and Actions Taken (Continued):	<p>1.7.3. As part of the scheduled general plan update to the Danville 2010 General Plan, select and re-designate that number of sites from the preliminary site listing for increased densities (i.e., Table 33 of this Housing Element) necessary to designate a minimum of 7.9 acres of land to a newly created Residential - Multiple Family - High 25 - 35 units per acre land use designation to address the 187 unit extremely low and very low income RHNA adequate site shortfall, permitting such lands to develop in this density range with owner occupied and/or rental multiple family uses by right (i.e., no conditional use permit, planned unit development application, or other discretionary review or approval required to secure the right to pursue a development entitlement at this density range).</p> <p>1.7.4. As part of the scheduled general plan update to the Danville 2010 General Plan, select and re-designate that number of sites from the preliminary site listing for increased densities (i.e., Table 33 of this Housing Element) necessary to designate such amount of land as determined necessary a minimum of 1.7 acres of land to the recalibrated Residential - Multiple Family - High/Medium 20 - 25 units per acre land use designation to address the 34 unit low income RHNA adequate site shortfall, permitting such lands to develop in this density range with owner occupied and/or rental multiple family uses by right (i.e., no conditional use permit, planned unit development application, or other discretionary review or approval will be required to secure the right to pursue a development entitlement at this density range).</p> <p>Actions for Programs 1.7.1. through 1.7.4.: As a result of the RHNA shortfall analysis prepared by the Town, and by way of the Town's adoption of the 2030 General Plan, the Town re-designated 8.75 acres of land to a newly established Residential - Multifamily - High (25-30 units/acre) land use designation and designated an additional 2.0 acres to the Residential - Multifamily - High/Medium (20-25 units per acre) land use designation - a land use designation that had its density range recalibrated by the 2030 Plan from 18-22 units per acre to the 20-25 units per acre density range to meet the requisite 20 units per acre minimum density standard. Both sites were subsequently rezoned by a Town-initiated rezoning actions (refer to Town Ordinance No. 2013-05 for LEG 13-02 (ZTA & PUD) and to Town Ordinance No. 2013-04 for LEG 13-01 (PUD) establish the "by-right" status to develop the properties at the cited densities.</p>
Unit Production:	<p><u>Projected</u>: Not quantified.</p> <p><u>Actual</u>: Not applicable.</p>

Policy 1.7 - Continued	
Evaluation and Recommendation:	The action steps set forth by Policy 1.7 and Program 1.7.1. through Program 1.7.4. were implemented resulting in the creation of 10.75 net acres of new multifamily property available for development at the density ranges qualifying them for the extremely low, very low and low income household ranges. Because the affected properties have not secured entitlements as of the adoption of the 2014-2022 Housing Element they will cover a measurable portion of the extremely low, very low and low income households components of the 2014-2022 RHNA. A revised Policy 1.7 should be retained and a replacement Program 1.7.1 should be included as an implementation measure into the 2014-2022 Housing Element. The new policy and program language should focus on maintaining the viability of the affected property for multifamily development.
Policy 1.8	
Notes:	Many of Danville's remaining multifamily sites are relatively small in size, with their size potentially serving as a barrier from their being redeveloped with multiple family uses. It would be appropriate to review the merits of providing a new overly zoning that applies floor area ratio, building coverage and/or building height standards for these properties that would facilitate their redevelopment with newer, denser multiple family residential uses.
Programs and Actions Taken:	1.8.1. As a part of the Danville 2010 General Plan update, provide policy framework for the development of a zoning overlay district for smaller, underutilized multiple family residential parcels that would facilitate their redevelopment with new, or denser, multiple family residential uses. Action: No action for this Program was taken during the planning period due to staffing constraints and due to the priorities placed on the Planning Division (i.e., the update of the General Plan and the rezoning actions associated with the RHNA shortfall.
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.
Evaluation and Recommendation:	Policy 1.8 should be retained and Program 1.8.1. should be pulled forward as an implementation measure into the 2014-2022 Housing Element. Consideration should be given to add a new Program 1.8.2. to have the Town consider the merits of offering a tiered density bonus program based on lot size to encourage consolidation of small lots for multifamily development.
Policy 1.9	
Notes:	In preparation of the Housing Element planning period that follows the current 2007-2014 planning period, make early identification of possible sites where residential densification might have merit. With the construction that occurred during the 2007-2014 planning period (366 net housing units after accounting for 49 demolitions), the Town has moved closer to build out. Assuming certification of the 2014-2022 Housing Element through a streamlined HCD review process (and the resultant eligibility for an eight-year timeline for the Housing Element) it is likely that Danville will need to identify sites for residential densification for the 2022-2030 RHNA planning period. To be in a position to have those sites available early in that Housing Element planning period, related studies should commence as part of an update to the Danville 2030 General Plan Update effort and/or as a separate and subsequent review of additional/alternate sites during the later stages of the current Housing Element planning period.

Policy 1.9	
Programs and Actions Taken:	1.9.1. During the later stages of the current Housing Element planning period, conduct a Town-initiated general plan amendment/rezoning to study with the goal of identifying candidate sites where higher density residential development might be feasible and appropriate. Action: The EIR prepared and certified for the Danville 2030 General Plan reviewed potential environmental impacts associated with changing the land use designation of 14 sites (being individual sites or aggregation of sites) constituting just under 30 acres to accommodate multifamily use. While ultimately on two sites - 10.75 acres in aggregate area - were re-designated through the 2030 Plan for multifamily use, the analysis in the EIR may have value moving forward for consideration of some of the other sites for multifamily designation either as private-sponsored General Plan Amendment Studies or later Town-initiated reviews.
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.
Evaluation and Recommendation:	Policy 1.9 should be retained and Program 1.9.1. should be pulled forward as an implementation measure into the 2014-2022 Housing Element. While it is not possible to estimate Danville's RHND allocation for the 2022-2030 RHNA, it is likely that Danville will need to identify new sites for residential densification to be able to demonstrate how the 2022-2030 RHNA allocation would be met. To be in a position to have those sites available early in the 2022-2030 planning period, related studies should commence during the later stages of the 2014-2022 planning period. In parallel to that effort, the Town should actively engage with the ABAG process for 2022-2030 relative the RHNA allocation methodology used and the actual RHNA allocation.

GOAL 2.0	IMPROVE HOUSING AFFORDABILITY FOR BOTH RENTER OCCUPIED AND OWNER OCCUPIED HOUSEHOLDS
Policy 2.1	Promote density bonuses to developers that build affordable housing units.
Notes:	Danville provides density bonuses and additional housing incentives to qualified new housing projects. The obligation to provide a density bonus is triggered when a residential development sets aside units for one or more of specified target populations (e.g., very low income households).
Programs and Actions Taken:	2.1.1. Update the Town's existing density bonus ordinance to bring it into compliance with the minimum standards set forth by state statute. As part of the update process, identify areas where more relaxed standards than set forth by state regulations might be utilized to enhance the delivery of affordable housing. Action: Density Bonus regulations were updated through the approval of ZTA14-05, bringing Danville's regulations in line with state law. 2.1.2. Utilize the applicable density bonus regulations (i.e., state regulations until the local ordinance is updated) to encourage the development of affordable housing. Action: Two projects invoked density bonus during the planning period: (a) the 97 unit Quail Ridge project that secured a 35% density bonus through the provision of seven very low income households for-rent multifamily units; and (b) the 80 Laurel Drive project that enlarged an existing 6-unit apartment project by adding four additional units while enlarging other units - with the density bonus linked to entering into a 30-year agreement to maintain one of the units for a low income household.
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Seven very low income households for-rent multifamily units.

Policy 21 - Continued	
Evaluation and Recommendation:	Policy 2.1 should be retained and Program 2.1.2. (renumbered as Program 2.1.1.) should be pulled forward as an implementation measure into the 2014-2022 Housing Element. Program 2.1.1. in acknowledgement of the approval of 2014 ZTA pertaining to density bonus regulations.
Policy 2.2	
Notes:	Promote energy conserving practices in the location, construction, renovation, and maintenance of housing in Danville. The residential sector offers an opportunity to achieve energy savings through conservation measures, awareness and the application of appropriate technology. Energy consumption can be reduced by assuring new residential development is compact in design; is located near jobs, services and public transportation; is designed to maximize solar orientation; and/or complies with State energy conservation. Conserving energy reduces the percentage of household income devoted to housing related costs through utility bill savings.
Programs and Actions Taken:	<p>2.2.1. Promote mixed use projects that contain a residential component in areas designated for mixed use development. Action: For a three-year period extending into the early portion of the 2007-2014 planning period (i.e., until late 2008) the north end of the Downtown was designated DBD Area 11 - Special Opportunity District. Area 11 allows non-ground floor residential by right. Three sites Downtown were permanently re-designated Area 11 (i.e., the Danville Hotel site - which subsequently secured an approval to build under Area 11 standards - and the Faz Restaurant and the BevMo sites. Late in the 2007-2014 planning period the EIR prepared and certified for the Danville 2030 General Plan analyzed the impacts of a permanent conversion of the north end of the Downtown to the Area 11 designation. While that change was not made with the approval of the 2030 Plan, the analysis is available for any future private-initiated project. In addition to the 18 residential units approved for the Danville Hotel mixed use project, two other approved mixed use projects provide for vertical or horizontal residential use as part of a mixed use project (i.e., the Weinberg/148 E. Prospect Ave. and the In-Design/120 Linda Mesa Ave. projects).</p> <p>2.2.2. Allow minor variations to minimum zoning setbacks where such flexibility serves to increase energy efficiency of new housing units. Action: No variances received during the planning period requesting deviation from underlying zoning setbacks to secure energy efficiency. The Town has changed the review process for ground mounted solar panels in areas subject to discretionary design review to make these permits ministerial (i.e., building permit only).</p> <p>2.2.3. Enforce the State's energy efficiency standards for new residential construction and renovations to existing structures (i.e., the California 2008 Building Energy Efficiency Standards). Action: Standards enforced as required.</p>
Programs and Actions Taken (Continued):	2.2.4. Encourage innovative design to maximize passive energy efficiencies, while retaining compatibility with surrounding neighborhoods. As a part of the Danville 2010 General Plan update, and as framed by the greenhouse gas emissions inventory completed for Danville in June 2008 and the first phase of the Climate Action Plan adopted by the Town in May 2009, identify appropriate land use policies to direct new development in a manner consistent with the Town goal of reducing the current level of greenhouse emissions by 15% by the year 2020. Action: In March of 2013, in parallel with the adoption of the Danville 2030 General Plan, the Town adopted a Sustainability Action Plan (SAP). The SAP addresses the major sources of GHG emissions in Danville and the strategies that the Town and community can encourage to attain and exceed the State GHG emissions reduction target. Implementation of the Sustainability Action Plan will guide Danville's efforts to meet ambitious emission reduction targets adopted by the State of California.

Policy 2.2. - Continued	
Unit Production:	<u>Projected</u> : Not quantified. <u>Actual</u> : Not applicable.
Evaluation and Recommendation:	Policy 2.2 should be retained and Program 2.2.1. through 2.2.4. should be pulled forward as an implementation measure into the 2014-2022 Housing Element, modifying the language used as appropriate to recognize the current Energy Code (i.e., the 2013 California Energy Code) and the Town's action to adopt a Sustainable Action Plan.
Policy 2.3	
Notes:	Require a minimum percentage of low or moderate income housing to be provided in new residential developments. Danville has imposed inclusionary housing policies since the early 1990's, yielding 397 affordable units through entitlements granted to 40 projects providing for a total of 1,525 units. The vast majority of projects subject to the program secured approvals at the top end of their respective allowable density ranges (i.e., 34 of 40 projects) and
Programs and Actions Taken:	2.3.1. Continue to require new developments to provide the requisite minimum percentage of low or moderate income housing in their project through imposition of the regulations contained in the Town's Inclusionary Housing Ordinance. Action: During the 2007-2014 planning period, the Town approved seven residential projects that were subject to inclusionary requirements. Two projects (i.e., Elworthy Ranch/California Meadows and the apartment project at 80 Laurel Drive) used an amalgamated density bonus/inclusionary housing process. Two projects will meet their inclusionary requirement through provision of second dwelling units. A 38-unit for-sale project was deemed affordable by design as over 2/3rds of the units sold at prices making them affordable to 3- and 4-person households earning ≤median income (i.e., mid-point of moderate income for the area). One project will provide one of the nine units in the project as a for-sale unit and the final project will provide two of 18 units in the project as for-rent moderate income units. Collectively, the seven units will provide 50 affordable units among the 258 units authorized by the approvals.
Programs and Actions Taken (Continued):	2.3.2. Review current regulations contained in the Town's Inclusionary Housing Ordinance to determine the merits of requiring smaller residential projects (i.e., projects below the current eight-unit threshold) to comply with inclusionary housing requirements and to consider the merits of imposing longer terms of affordability (e.g., 30-year term versus the 20-year term of affordability that is currently imposed). Action: Merits of making changes were considered during the update of the inclusionary requirements under ZTA 14-06 - with the updated ordinance not changing the threshold for project size (deemed to constitute too large a burden on smaller projects) and not changing the term of affordability (deemed to potentially make units overly burdensome to sell). 2.3.3. Review current regulations contained in the Town's Inclusionary Housing Ordinance to address both constraints and opportunities associated with small infill developments. Action: Done as part of the review for ZTA 14-06.
Unit Production:	<u>Projected</u> : Annual production of 4-8 moderate units and 4-8 low income units <u>Actual</u> : 28 for-sale moderate income units; 2 for-rent moderate income units 1 for-rent low income units; 7 for-rent very low income units; and 12 for-rent low income 2 nd units

Policy 2.3 - Continued	
Evaluation and Recommendation:	Policy 2.3 should be retained and Program 2.3.1 should be pulled forward as an implementation measure into the 2014-2022 Housing Element. Program 2.3.2 should be pulled forward after revising the focus of the program to change from “review the regulations” to a “monitor the effectiveness of the regulations” context - in recognition that ZTA 14-06 provided a comprehensive review of the inclusionary housing regulations. Program 2.3.3 should be replaced with a new implementation measure directing the Town to monitor litigation responding to the Palmer/Sixth Street Properties L.P. v. City of Los Angeles ("Palmer") decision to determine if further amendment to Danville’s Inclusionary Housing Ordinance is warranted.
Policy 2.4	
Notes:	The Town has relatively relaxed home occupation regulations with prior amendments to the regulations providing a relaxation of the range of businesses that may be considered for operation out of the home and a loosening of the operational restrictions for home occupations (e.g., loosening of restrictions regarding presence of non-occupant employees).
Programs and Actions Taken:	2.4.1. Review such home occupation regulations for potential amendment where such changes serve to facilitate appropriate types of home occupations. Action: Under ZTA 14-01, ZTA 14-02 and ZTA 14-03 the Town made additional revisions (further liberalizing the regulations) to the home occupation regulations.
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.
Evaluation and Recommendation:	Policy 2.4 should be retained and Program 2.4.1 should be pulled forward as an implementation measure into the 2014-2022 Housing Element after modifying the language from change from a “review the regulations” to “monitor the effectiveness of the regulations” context - in recognition that ZTA actions that provided a comprehensive review of the home occupation regulations.
Policy 2.5	
Notes:	Providing a forum for regular, ongoing review of progress made to implement adopted housing goals, policies and implementation measures will help assure the Town stays on point to develop and implement the programs set forth in the Housing Element in a timely and thorough manner.
Programs and Actions Taken:	2.5.1. On a minimum once-a-year basis, conduct a noticed public hearing before the Town Council to review progress made to further the goals, policies and implementation measures of the 2007 - 2014 Housing Element, with such effort to parallel the annual mandated reports to HCD. Action: Formal, noticed public hearing review occurred only two years as the 2007-2014 Housing Element was under preparation or being revised (to respond to HCD’s review comments) up through the end of 2009 (so noticed public hearings for the update served in place of progress review hearings) and in recognition that the Town was actively engage in efforts to update to the General Plan for much of 2011 through early 2013 - with the update being the major implementation measure coming out of the 2007-2014 Housing Element. 2.5.2. Secure direction from the Town Council to prioritize housing implementation efforts on a minimum once-a-year basis. Action: See comment for 2.5.1 above.

Policy 2.5 - Continued	
Unit Production:	<u>Projected</u> : Not quantified. <u>Actual</u> : Not applicable.
Evaluation and Recommendation:	Policy 2.5 should be retained and Program 2.5.1 and Program 2.5.2 should be pulled forward as implementation measures into the 2014-2022 Housing Element. With the earlier completion of the Housing Element update - coupled with no need to initiate a General Plan Update to address a RHNA shortfall - the Town will need to keep housing issues before the Town Council by being more diligent on completing the annual review process.
Policy 2.6	
Notes:	Continue to fulfill the obligation to provide replacement housing for housing units removed in the redevelopment area administered by the Community Development Agency of the Town of Danville. With the elimination of redevelopment agencies throughout the state, the Town agreed to take on the task of serving as the Successor Housing Agency to the former Community Development Agency (CDA) of the Town. While the former CDA had actively facilitated the provision of affordable housing in the downtown project area through the use the CDA's 20% housing set aside funds, the resources of the Successor Housing Agency are considerably more limited and the legal powers/obligations of the Successor Housing Agency have not been clearly defined as of the time of the adoption of the 2014-2022 Housing Element. The Successor Housing Agency does have assets, including ownership of two small parcels of land in the Downtown, which could potentially be sold or used for the provision of affordable housing.
Programs and Actions Taken:	2.6.1. By the end of 2010, conduct a mid-term review of the AB 1290 Redevelopment and Housing Implementation Plan and update the Plan as necessary. Action: While the former CDA did approve the Implementation Plan in February 2010, the subsequent elimination of the CDA changed the obligations of, and therefore the focus of, the CDA during the planning period. The Redevelopment and Housing Implementation Plan effectively becoming irrelevant as the CDA was shut down along with all CDAs in throughout the state. 2.6.2. Continue to facilitate the development of replacement housing in the redevelopment project areas as required. Action: Per comments in "Notes" above, the role of the Successor Housing Agency is yet to be fully defined.
Unit Production:	<u>Projected</u> : Two replacement units needed at the time of adoption of the 2007-2014 Housing Element. <u>Actual</u> : Need met by the 74-unit extremely low and very low income Bridge/Danville senior apartment project.
Evaluation and Recommendation:	Policy 2.6 should be retained and Program 2.6.1 should be pulled forward into the 2014-2022 Housing Element as an implementation measure. Both should be modified to reflect the shift of rights and duties resulting in the shutdown of the CDA and the Town's new capacity as Successor Agency and Successor Housing Agency.
Policy 2.7	
Notes:	Assure that all affordable housing development receiving governmental sector and/or private sector subsidizes contain mechanisms providing for long term affordability. The policy acknowledges that after affordable housing is developed it is important to determine ways to the housing continues to be affordable for as long as feasible, especially housing benefiting from governmental and/or private sector subsidies.
Programs and Actions Taken:	2.7.1. Maintain affordability for intended period of time through well written contracts and/or deed restrictions and ongoing monitoring for compliance. Action: The Town continued to use deed restrictions to address term of affordability obligations for affordable housing established in Town.

Policy 2.7 - Continued	
Unit Production:	<u>Projected</u> : Not quantified. <u>Actual</u> : Not applicable.
Evaluation and Recommendation:	Policy 2.7 should be retained and Program 2.7.1 should be pulled forward into the 2014-2022 Housing Element as an implementation measure.
Policy 2.8	
Notes:	Increase the number of low income and moderate income households that own their homes through partnership in various County-administered first-time homebuyer programs. The policy calls for the Town to participate with Contra Costa County, non-profit organizations, and other agencies who offer first-time homeownership programs.
Programs and Actions Taken:	2.8.1. Participate, where opportunities present themselves through County-administered housing programs, with first-time homeownership programs (e.g., the Contra Costa County’s American Dream Down Payment Initiative program and the Mortgage Credit Certificate program. Action: The Town’s participation as part of the Urban County translates to the availability of more funding to programs like the County administered Mortgage Credit Certificate program. The criteria used to determine qualifying buyers means few existing units in Town to qualify for the program (due to high cost of housing in Danville). Action that can, and should continue to be taken by the Town, includes the dissemination of information to the public about this and other County-administered programs.
Unit Production:	<u>Projected</u> : 2-5 units. <u>Actual</u> : No units during planning period.
Evaluation and Recommendation:	Policy 2.8 should be retained and Program 2.8.1 should be pulled forward into the 2014-2022 Housing Element as an implementation measure. The language used for Program 2.8.1 should be modified to drop the reference of a specific first time homeownership program as they can, and have, changed over time.
Policy 2.9	
Notes:	Research the opportunities and merit of supporting shared housing opportunities in Danville through Town contribution to appropriate County agencies and/or community-based organizations. Contra Costa County has established programs to encourage and support the provision of shared housing. In support such programs, Danville could make contributions to County agencies already providing the service and/or could support community-based organizations to support programs that would help residents find affordable housing opportunities, including shared housing and roommate referrals.
Programs and Actions Taken:	2.9.1. Research the opportunities and merits of supporting shared housing opportunities in Danville through Town-contribution to appropriate County agencies and/or community-based organizations. Action: No actions taken beyond dissemination of information about County-administrated programs. Housing options made available under the heading of small family or large family residential care facilities have the potential to address this policy as well.
Unit Production:	<u>Projected</u> : Not quantified. <u>Actual</u> : Not applicable.
Evaluation and Recommendation:	Policy 2.9 should be retained and Program 2.9.1 (modified to change to a new action date) should be pulled forward into the 2014-2022 Housing Element as an implementation measure.

GOAL 3.0	INCREASE THE SUPPLY OF APPROPRIATE SUPPORTIVE HOUSING FOR SPECIAL NEEDS POPULATIONS
Policy 3.1	Continue efforts to identify and meet the housing needs for special needs populations.
Notes:	In addition to the development of affordable housing in general, Danville should work to identify and address the housing needs of special needs households and individuals in Danville, including the mentally and physically disabled persons, seniors, large family households, persons with developmental disabilities, etc.
Programs and Actions Taken:	<p>3.1.1. Allow techniques such as use of smaller unit sizes, parking standard reductions and common dining facilities and fewer amenities for senior projects. Action: Senior independent living facilities entitled by the Town (e.g., Danville Lodge and Sycamore Place) have been authorized with reduced parking standards - with such review being on a project-by-project basis.</p> <p>3.1.2. Facilitate the development and operation of proposed small family residential care facilities (6 or fewer beds) and large family residential care facilities (7 - 12 beds) serving special needs households and individuals, with special emphasis on meeting the housing needs of Danville residents with developmental disabilities. Action: Consistent with the requirements of SB2, ZTA 14-01 (Single Family Residential Districts), ZTA 14-02 (Two Family Residential District), and ZTA 14-03 (Multifamily Residential Districts), amended the municipal code to all to the list of allowed uses: group homes, transitional housing, and supportive housing including six or fewer residents. These three ZTAs also amended the municipal code to establish group homes, transitional housing, and supportive housing including more than six residents to be added in those districts as uses that may be considered through the conditional uses permit process.</p> <p>3.1.3. As merit is determined, support the development of housing for special needs populations through direct financial assistance, zoning incentives (e.g., density bonuses) and/or land write-downs (e.g., fee waiver or reduction), with a priority given to the housing needs of extremely low income households. Action: No projects proposed for cited special needs population during the planning period. Town consistently cites the Morris/Storer rental project, which serves up to six developmentally disabled persons, as a means to meet inclusionary housing requirements in a manner where the below market rate units are small (one-bedroom or studio) and where the units do not need to be supplied with corresponding parking.</p> <p>3.1.4. By 2012 address and, where appropriate and legally possible, remove governmental constraints, or provide reasonable accommodations for, housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. Action: Handled through the adoption of Ordinance No. 2014-09 - Reasonable Accommodation to the Danville Municipal Code.</p> <p>3.1.5. Review the single family and multiple family zoning regulations to assure appropriate and clear flexibility is built into the regulations to allow variation either by right or through the administrative variance process that is "armed" up front with clearly defined findings that would allow authorization to grant minor variances to provide reasonable accommodation. Action: Handled not through amendment the single family and/or multifamily zoning regulations but rather through the adoption of Ordinance No. 2014-09 - Reasonable Accommodation to the Danville Municipal Code.</p> <p>3.1.6. Analyze the Town's fee schedule and planning entitlement review and permitting process to assure reasonable accommodation is provided to future housing projects serving special needs groups, including seniors and persons with disabilities, with funding assistance and other regulatory concessions/incentives, as appropriate and subject to funding availability. Action: Under ZTA 14-03 the Town formalized a staff level review for applications for reasonable accommodation- with the fee associated with the review to align with processing fees for variance requests handled administratively. The Reasonable Accommodation Ordinance provides for fee reduction or waiver where financial hardship is documented.</p>

Policy 3.1 - Continued	
Programs and Actions Taken (Continued):	<p>3.1.7. Review, and update as necessary, the definitions of “family” and “single family residence” to comply with all federal and State fair housing laws – making sure the definitions do not distinguish between related and unrelated persons and do not impose limitations on the number of persons that may constitute a family. Action: Under ZTA 14-01, ZTA 14-02 and ZTA 14-03 the Town revised the definition of “family” used in the municipal code to comply with federal and State fair housing laws.</p> <p>3.1.8. Enforce Universal Design requirements issued by the California Department of Housing and Community Development. Action: Handled through plan check reviews through the Building Division.</p>
Unit Production:	<p><u>Projected:</u> 6 to 12 beds yearly.</p> <p><u>Actual:</u> Not calculated as beds supplied by small family care facilities are exempt from local land use regulation.</p>
Evaluation and Recommendation:	<p>Policy 3.1 should be retained. Program 3.1.1 should be modified (expand the language to cover other special needs groups). Program 3.1.4 should also be modified to acknowledge the Town adopted a Reasonable Accommodation Ordinance (language should change from a “prepare regulations” to “monitor the effectiveness of the existing regulations” context in recognition the associated 2014 ZTA action). Program 3.1.5 should be dropped as the Reasonable Accommodation Ordinance, not the Single Family or Multifamily Ordinances, spells out the process for the Town to consider a request for reasonable accommodation. Program 3.1.6 should be dropped as the Reasonable Accommodation Ordinance provides for fee reduction or waiver where financial hardship is documented. Program 3.1.7 should be dropped as ZTA 14-01, ZTA 14-02 and ZTA 14-03 revised the definition of “family” used in the municipal code to comply with federal and State fair housing laws. Program 3.1.2 and Program 3.1.3 should be pulled forward into the 2014-2022 Housing Element as implementation measures – with an acknowledgement of the relative scarcity of funding for affordable housing programs and projects. Program 3.1.8 – where renumbered to be Program 3.1.5 should be pulled forward into the 2014-2022 Housing Element as implementation measure.</p>
Policy 3.2	
Notes:	<p>Strive to ensure that homeless individuals and families can obtain decent, suitable and affordable shelter.</p> <p>While there are not any homeless shelters within the San Ramon Valley, there are various facilities in Contra Costa County operating, in part, as a result of funding made available to the Urban County. As a member-jurisdiction of the Urban County, these facilities are available to qualifying households and individuals from Danville. In recognition of Senate Bill 2 (enacted in 2007), the Town’s zoning regulations needed to be amended to make emergency shelters a permitted use upon issuance of a ministerial permit somewhere in Town.</p>
Programs and Actions Taken:	<p>3.2.1. Continue to support the creation and operation of transitional housing programs operated by Contra Costa County and non-profit housing groups. Action: Town’s participation is to be a member of the Urban County with Danville’s population contributing to the funding received for use on the various programs associated with transitional housing.</p> <p>3.2.2. Establish and maintain an active relationship with agencies serving the Valley’s homeless population (e.g., Shelter, Inc.) to secure up-to-date information about the number, type, and needs of the homeless population in the Valley. Action: Information on the location and use restrictions/regulations of Contra Costa County facilities and facilities serving the Alameda County cities of the Tri-Valley are disseminated to Danville staff that may have contact with homeless.</p>

Policy 3.2 - Continued	
Programs and Actions Taken:	<p>3.2.3. Consistent with SB 2, initiate and complete a zoning text amendment review to amend the Danville Municipal Code to permit the establishment of emergency shelters through a ministerial permit process within DBD; Downtown Business District - Area 3 Old Town Mixed Use, with such review verifying that there is sufficient capacity to accommodate the need for the emergency shelter and to develop at least one shelter. Action: Handled through a 2013 ZTA action that updated/amended the DBD; Downtown Business District regulations establishing homeless shelters as an allowed use in the Downtown for properties carrying DBD Area 3 - Old Town Mixed Use zoning.</p> <p>3.2.4. Amend the Municipal Code to provide a definition of homeless shelters that is consistent with the definition contained within Health and Safety Code Section 50801(e). Action: Handled through a 2013 ZTA action that updated/amended the DBD; Downtown Business District regulations</p>
Unit Production:	<p><u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.</p>
Evaluation and Recommendation:	<p>Policy 3.2 should be retained and Program 3.2.1. and Program 3.2.3 should be pulled forward into the 2014-2022 Housing Element as implementation measures. Program 3.2.3. and Program 3.2.4. should be dropped as the action called for occurred through approval of various ZTAs in 2013 and 2014.</p>
Policy 3.3	
Notes:	<p>Consistent with the intent and requirements of SB 2, facilitate and encourage the creation and operation of supportive housing.</p> <p>To facilitate and encourage the provision of supportive housing in Danville, the Municipal Code needed to be amended to clearly define supportive housing and to identify zoning districts that permit or conditionally permit supportive housing. Actions taken needed to be consistent with the intent and requirements of Senate Bill 2. The zoning text amendment used to make the requisite changes also needed to clearly the land use permit review process required for larger supportive housing facilities (i.e., facilities with greater than six residents).</p>
Programs and Actions Taken:	<p>3.3.1. Initiate and complete a zoning text amendment review to amend the Danville Municipal Code consistent with the intent and requirements SB 2 to define supportive housing and to indicate that supportive housing is considered a residential use of property, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone, while differentiating between potential small family facilities (i.e., facilities serving six or fewer persons), large family facilities (i.e., facilities serving six to twelve persons), and those potential facilities serving in excess of twelve persons - as is appropriate and consistent with state law. Through the zoning text amendment process, clarify the land use permit process that would be required to be followed where authorization is sought to establish transitional housing facilities serving more than six persons. Action: Under ZTA 14-01, ZTA 14-02 and ZTA 14-03 the Town amended the municipal code to provide a definition of Supportive Housing consistent with the directive of SB 2 and amended the regulations in the single family, two family, and multifamily zoning districts allowing Supportive Housing serving six or fewer residents as an allowed use and allowing consideration of Supportive Housing serving more than six residents as a conditional use.</p>
Unit Production:	<p><u>Projected:</u> 6 to 12 beds for planning period. <u>Actual:</u> None known.</p>

Policy 3.3 - Continued	
Evaluation and Recommendation:	Policy 3.3 should be retained and Program 3.3.1 should be modified and pulled forward into the 2014-2022 Housing Element as an implementation measure. The modification would be to recognize the revisions made through the actions taken on ZTA 14-01, ZTA 14-02 and ZTA 14-03 and to have the Town monitor the effectiveness of the regulations to meet the intent of Policy 3.3.
Policy 3.4	
Notes:	Consistent with the intent and requirements of SB 2, facilitate and encourage the creation and operation of transitional housing. Transitional housing means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. To facilitate and encourage the provision of transitional housing in Danville, the Municipal Code needed to be amended to clearly define transitional housing and to identify zoning districts that permit or conditionally permit transitional housing. Actions taken needed to be consistent with the intent and requirements of Senate Bill 2. The zoning text amendment used to make the requisite changes also needed to clearly the land use permit review process required for larger transitional housing facilities (i.e., facilities with greater than six residents).
Programs and Actions Taken:	3.4.1. Initiate and complete a zoning text amendment review to amend the Danville Municipal Code consistent with the intent and requirements SB 2 to define transitional housing and to indicate that transitional housing is considered a residential use of property, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone, while differentiating between potential small family facilities (i.e., facilities serving six or fewer persons), large family facilities (i.e., facilities serving six to twelve persons), and those potential facilities serving in excess of twelve persons - as is appropriate and consistent with state law. Through the zoning text amendment process, clarify the land use permit process that would be required to be followed where authorization is sought to establish transitional housing facilities serving more than six persons. Action: Under ZTA 14-01, ZTA 14-02 and ZTA 14-03 the Town amended the municipal code to provide a definition of Transitional Housing consistent with the directive of SB 2 and amended the regulations in the single family, two family, and multifamily zoning districts allowing Transitional Housing serving six or fewer residents as an allowed use and allowing consideration of Transitional Housing serving more than six residents as a conditional use.
Unit Production:	<u>Projected:</u> 8 to 14 beds for planning period. <u>Actual:</u> None known.
Evaluation and Recommendation:	Policy 3.4 should be retained and Program 3.4.1 should be modified and pulled forward into the 2014-2022 Housing Element as an implementation measure. The modification would be to recognize the revisions made through the actions taken on ZTA 14-01, ZTA 14-02 and ZTA 14-03 and to have the Town monitor the effectiveness of the regulations to meet the intent of Policy 3.4.
Policy 3.5	
Notes:	By 2012, and consistent with the intent and requirements of SB 2, revise the Danville Municipal Code to facilitate and encourage the creation and operation of Single Room Occupancy (SRO) Units by revising the Municipal Code. A SRO unit is small housing unit, with or without cooking facilities, which can serve as affordable housing and/or can serve as an entry point into the housing market for formerly homeless people. SB 2 requires jurisdictions to identify sites for, and facilitate and encourage the development of, a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, <i>single-room occupancy units</i> , emergency shelters, and transitional housing (emphasis added). In conjunction with review of other Municipal Code, Danville should consider the merits of identifying zoning and development standards that would allow and encourage the construction of new SROs.

Policy 3.5 - Continued	
Programs and Actions Taken:	3.5.1. Initiate and complete a zoning text amendment review to amend the Danville Municipal Code consistent with the intent and requirements SB 2 to add SROs as conditionally permitted second floor uses in those portions of the DBD; Downtown Business District that allow residential uses. Develop criteria during the zoning amendment process that would be used to review land use permit applications for SROs, with such criteria to be performance standards that are not specific to the proposed use. Potential conditions for approval of such facilities could include hours of operation, requirements for basic security, loading requirements, and facility management. To be consistent with SB 2 mandate, conditions of approval for such uses would need to be similar to those for other similar uses in the same zones and so as to not serve as a constraint to the development of SROs. Action: Merits of SROs as an allowed use in the downtown were considered and evaluated, but ultimately rejected, as a part of a zoning text amendment effort in 2014.
Unit Production:	<u>Projected:</u> 6 to 12 beds for planning period. <u>Actual:</u> None known.
Evaluation and Recommendation:	Policy 3.5 Deleted in recognition of that the merits of adding SROs as an allowed use in the Downtown was considered and rejected as part of the zoning text amendments considered in 2014.

GOAL 4.0	CONSERVE AND IMPROVE EXISTING HOUSING AND RESIDENTIAL NEIGHBORHOODS
Policy 4.1	Participate in the Weatherization Program administered by Contra Costa County and the Low Income Home Energy Assistance and the Energy Crisis Intervention Programs administered by the State Department of Community Services and Development
Notes:	The County-administered weatherization program provides free energy efficiency upgrades for eligible low income households to lower their monthly utility bills. The California Department of Community Services and Development (CSD) administers the federally funded Low-Income Home Energy Assistance Program, which assists with energy bills and offset heating and/or cooling energy costs for eligible low income households. CSD also administers the Energy Crisis Intervention Program, which provides assistance to low-income households that are in a crisis situation.
Programs and Actions Taken:	4.1.1. Through the Town's quarterly newsletter and web site disseminate information on the Weatherization Program and the Low Income Home Energy Assistance and the Energy Crisis Intervention Programs. Action: The information was posted on the Town's website as a part of the 2007-2014 Housing Element. 4.1.2. Provide education on energy conservation. Action: Major effort was the 2013 adoption of a Sustainable Action Plan (SAP) - conducted in parallel to the adoption of the 2030 General Plan. The EIR prepared for these two policy documents, as well as the SAP itself, provide extensive information on ways to conserve energy. They are posted on the Town's website for public viewing and use.
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.
Evaluation and Recommendation:	Policy 4.1 should be retained and Program 4.1.1 (modified to acknowledge Town no longer distributes a quarterly newsletter and to cite both the LIHEAP and the ECIP programs available through County-Administered programs) and Program 4.1.2. should be pulled forward into the 2014-2022 Housing Element as implementation measures.

Policy 4.2	Participate in the County-administered Housing Choice Voucher and Shelter Care Plus Programs to provide rental assistance to qualifying extremely low and very low income households, including family, senior and disabled households.
Notes:	The County administers the programs distributing federal rental assistance funds. The County has previously sought to reduce the historic geographic isolation of lower income households and has established payment standards applicable to the Danville area, thereby promoting tenant mobility and addressing a goal of de-concentration of tenant-based assistance in some of the County's historically concentrated lower income areas. The relatively high rental costs for housing in Danville can serve as a barrier for use of this program, but the program criteria may allow some number of existing or future rental units in Town to qualify. Educating property owners of rental properties about the program may lead to higher utilization of the program in Danville.
Programs and Actions Taken:	4.2.1. Through the Town's quarterly newsletter and web site, disseminate information about the Housing Choice Voucher and Shelter Care Plus programs to apartment project owners/managers and to potential program recipients. Action: Meetings with prospective builders whose projects would be subject to inclusionary requirements and/or are considering invoking density bonus for the project includes discussion of how very low income households might be an option where Section 8 vouchers could be utilized.
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.
Evaluation and Recommendation:	Policy 4.2 should be retained and Program 4.2.1 and Program 4.2.2 (both modified to refer generically to federal rental assistance programs rather than specifically citing the Housing Choice Voucher and the Shelter Care Plus programs) should be pulled forward into the 2014-2022 Housing Element as implementation measures. Program 4.2.1 should be further modified to acknowledge Town no longer distributes a quarterly newsletter.
Policy 4.3	Participate in the Contra Costa County Housing Authority-administered Neighborhood Preservation Program to provide rehabilitation loans to qualifying rental projects.
Notes:	The Neighborhood Preservation Program provides loans both to low income households (potentially as no-interest, deferred payment loans) and to moderate income households (potentially as three percent interest loans). Recipients must be owner-occupants of their homes, with a minimum ownership of six months required. The loans are to correct health and safety problems and improving livability. The program is administered by the County through the Neighborhood Preservation Program of the County Building Inspection Division and is available to residents of communities that are part of the Urban County.
Programs and Actions Taken:	4.3.1. Through the Town's quarterly newsletter and web site, disseminate information about the Neighborhood Preservation Program to owners of rental projects. Action: The 2007-2014 Housing Element on the Town's website.
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.
Evaluation and Recommendation:	Policy 4.3 should be retained and Program 4.3.1 should be pulled forward into the 2014-2022 Housing Element as an implementation measure. Both the policy and the program language should be modified to reflect that the loans now target individual low and moderate income homeowners rather than owners of rental properties as was previously the case. Program 4.3.1 should be further modified to acknowledge Town no longer distributes a quarterly newsletter.

Policy 4.4	Maintain and improve public facilities such as roads, sidewalks, street lighting, landscaping, utilities and other improvements which enhance and improve residential neighborhoods and assist in private efforts to improve neighborhoods.
Notes:	The policy reflects a Town commitment to continue the high level of maintenance of public improvements.
Programs and Actions Taken:	4.4.1. Continue to develop and maintain critical infrastructure through the Capital Improvement Program and the Lighting and Landscape District. Action: Substantial annual investment in maintenance of public improvements continued through the planning period. Review of proposed private improvements assured their design and construction was compatible in quality to public improvements.
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.
Evaluation and Recommendation:	Policy 4.4 should be retained and Program 4.4.1 should be pulled forward into the 2014-2022 Housing Element as an implementation measure.
Policy 4.5	Enforce both State and local regulations governing the maintenance of buildings and properties.
Notes:	Continue code enforcement and inspection activities as a means to preserve and maintain the appearance and safety, and prevent deterioration, of residential neighborhoods. Where applicable and feasible, investigation efforts should be directed to County-administered rehabilitation loan and grant programs.
Programs and Actions Taken:	4.5.1. Continue to carry out code enforcement activities as a means to maintain the quality of the housing stock and residential neighborhoods. Action: Implementation Program met through ongoing code enforcement efforts. 4.5.2. Continue to refer eligible homeowners and rental project owners to various County-administered programs for assistance. Action: Referrals made as inquiries received.
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.
Evaluation and Recommendation:	Policy 4.5 should be retained and Program 4.5.1 and Program 4.5.2 should be pulled forward into the 2014-2022 Housing Element as implementation measures.
Policy 4.6	Consider the merits of developing and funding Town-sponsored pilot rehabilitation loan and grant programs for income qualifying households seeking assistance to perform needed health and safety home repairs.
Notes:	The Countywide rehabilitation programs have been limited over the past several years due to funding constraints. Investigation of the merits of developing parallel, Town-defined rehabilitation loan and grant programs should be conducted during the current planning period.
Programs and Actions Taken:	4.6.1. Investigate the merits and feasibility of developing and implementing Town-sponsored pilot rehabilitation programs with implementation, as warranted. Action: The lack of funding options for this and similar affordable housing programs - notably being the result of the elimination of the Community Development Agency (CDA) - precluded any progress toward meeting this implementation measure.
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.
Evaluation and Recommendation:	In recognition of the relative lack of funding options for this and similar affordable housing programs, Policy 4.6 should not be retained and Program 4.6.1. should be eliminated as an implementation measure.

GOAL 5.0	MITIGATE POTENTIAL GOVERNMENTAL CONSTRAINTS TO HOUSING DEVELOPMENT AND AFFORDABILITY
Policy 5.1	Conduct a review of the Zoning and Subdivision Ordinances to ensure that Danville policies and regulations do not constrain housing development and affordability.
Notes:	The Town engages in an ongoing process of review of its regulations for the environmental and development review and permitting process for consistency with State laws to ensure that Danville’s requirements do not act as a constraint to new development.
Programs and Actions Taken:	<p>5.1.1. Perform regular reviews of regulations for the environmental and development review and permitting process for State law consistency. Action: Town has initiated and completed the first round of a comprehensive review and update of the zoning regulations contained in the Municipal Code. Additional phases are planned after adoption of the 2014-2022 Housing Element.</p> <p>5.1.2. Expedite the development review process for housing projects with long-term affordability restrictions. Action: Met.</p> <p>5.1.3. Through various outreach efforts, promote the Town’s interests in working cooperatively to increase housing development. Action: A major focus of the 30 month-plus effort to update the General Plan was the review of potential housing sites in response to the RHNA shortfall identified in the 2007-2014 Housing Element. Approximately 100 individual properties, constituting over 25 potential housing sites, were reviewed during the effort.</p> <p>5.1.4. Promote the utilization of the Town’s pre-development application review. Action: The vast majority of proposals for residential development handled each year benefit from one or more pre-submittal meetings, where significant feedback on the submittal is generated and supplied to the applicants, along with where clear and detailed direction on the review process that will be utilized.</p>
Programs and Actions Taken (Continued):	5.1.5. On an on-going basis, pursue technological enhancements to the Town’s development review process that will speed up and/or simplify the process. Action: Over the final third of the 2007-2014 planning period the Town has been actively working to upgrade Permit Plus to an enhanced, broader-serving land management system.
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.
Evaluation and Recommendation:	Policy 5.1 should be retained and Program 5.1.1. through 5.1.5. should be pulled forward into the 2014-2022 Housing Element as implementation measures.
Policy 5.2	Continue to encourage use of the Planned Unit Development (P-1) process to allow more creative and flexible design for residential developments.
Notes:	Use the Planned Unit Development (P-1) process for the development of more creative and flexibly designed residential projects. Provide flexibility to allow variation in otherwise applicable standards for structure type, lot sizes, yards and setbacks and enables the development plan to better respond to specific needs or environmental constraints that are present at the development site.

Programs and Actions Taken:	<p>5.2.1. Encourage utilization of the P-1; Planned Unit Development to allow use of, where deemed appropriate and warranted on a project-specific/location-specific basis, reduced street widths, reduced number and/or size of sidewalks, roll curbs (instead of formed curbs and gutters), and/or use of utility or sidewalk easements instead of right-of-ways. Action: Implementation measure met.</p> <p>5.2.2. Encourage utilization of the P-1; Planned Unit Development process, particularly in areas where the underlying general plan land use designation is Residential - Multi-Family - Medium or Medium/High. Action: Implementation measure met.</p>
Unit Production:	<p><u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.</p>
Evaluation and Recommendation:	<p>Policy 5.2 should be retained and Program 5.2.1 and Program 5.2.2 should be pulled forward into the 2014-2022 Housing Element as implementation measures. Program 5.2.2 should be modified to correctly site the multifamily residential density ranges that are in place following the adoption of the 2030 General Plan.</p>
Policy 5.3	Offer fee deferrals, reductions, or waivers to developers of housing projects with long-term affordability restrictions.
Notes:	<p>Planning, Building and Engineering fees, combined with costs for required site improvements imposed through the development review process, add to the end-cost of housing. While Danville's processing fees are comparable to fees levied by other Contra Costa and/or Tri-Valley jurisdictions, fee deferrals, reductions, or waivers provided to affordable housing projects would assist the development of such projects.</p>
Programs and Actions Taken:	<p>5.2.1. In conjunction with the annual review of the fee schedule, determine appropriate mechanisms to provide for fee deferrals, reductions, or waivers to developers of housing projects with long-term affordability restrictions. Action: Implementation measure met.</p>
Unit Production:	<p><u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.</p>
Evaluation and Recommendation:	<p>Policy 5.3 should be retained and Program 5.3.1 should be pulled forward into the 2014-2022 Housing Element as implementation measures.</p>

GOAL 6.0	PROMOTE EQUAL OPPORTUNITY FOR ALL RESIDENTS TO RESIDE IN THE HOUSING OF THEIR CHOICE
Policy 6.1	Continue to support local non-profit organizations for fair housing counseling and legal services.
Notes:	The County allocates CDBG funds to local non-profit organizations for fair housing counseling and legal services. Services offered typically include advocacy and collaboration in support of fair housing; public outreach and education regarding fair housing rights; specialized fair housing training; and discrimination complaint processing and investigation.
Programs and Actions Taken:	<p>6.1.1. Promote fair housing practices and provide educational information on fair housing to developers, realtors, building owners, and renters through the distribution of brochures and flyers. Action: No action taken to disseminate information made during the planning period. The Town's partner on finding and placing qualified buyers for new BMRs or for resale of existing BMRs actively enforced fair housing practices and provided education to prospective buyers and renters to educate them on their rights.</p> <p>6.1.2. Provide referral to appropriate agencies for services. Action: No complaints handled during the planning period.</p> <p>6.1.3. Actively enforce building regulation accessibility requirements for new multiple family housing and for housing that requires extensive renovation. Action: Building regulation accessibility requirements multifamily housing were consistently enforced during the planning period.</p>
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.
Evaluation and Recommendation:	Policy 6.1 should be retained and Programs 6.1.1 through Program 6.1.3 should be pulled forward into the 2014-2022 Housing Element as implementation measures.

GOAL 7.0	PRESERVE THE EXISTING AFFORDABLE HOUSING STOCK
Policy 7.1	Preserve existing affordable housing developments at risk of converting to market-rate housing.
Notes:	As of the start of 2014, a total of 74 publically assisted multifamily housing units were present in Danville. Of these units, none are at risk of conversion to market rate housing during the 2014 - 2022 planning period.
Programs and Actions Taken:	<p>7.1.1. Monitor the at-risk units by continuing to maintain close contact with the project owners regarding their long-term plan for their project. Action: Monitoring occurred during the planning period.</p> <p>7.1.2. Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing units at risk. Action: Monitoring occurred; no units were at-risk during the planning period.</p>
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.
Evaluation and Recommendation:	Policy 7.1 should be retained and Program 7.1.1 and Program 7.1.2 should be pulled forward as implementation measures into the 2014-2022 Housing Element.

Policy 7.2	Adopt a condominium conversion ordinance.
Notes:	The 2007-2014 Housing Element pointed to the need for the Town to adopt a Condominium Conversion Ordinance to supplement notification requirements in place by way of the State Subdivision Map Act (Government Code §66427.1). While there are limited apartment projects in Danville that may be at-risk to convert to condominiums, those projects represent an important source of affordable housing for low and/or moderate income households. The Ordinance would require a discretionary permit to be secured for conversion, while establishing procedures and requirements for conversion and making provision for protecting the rights of tenants currently residing in the units approved for conversion.
Programs and Actions Taken:	7.2.1. Develop and adopt a condominium conversion ordinance to supplement State Subdivision Map Act regulations. Action: Under ZTA 14-08 the Town adopted a Residential Condominium Conversion Ordinance.
Unit Production:	<u>Projected:</u> Not quantified. <u>Actual:</u> Not applicable.
Evaluation:	Policy 7.2 should be retained and Program 7.2.1 should be pulled forward into the 2014-2022 Housing Element as an implementation measure. The language for both the policy and the implementation measure should be modified in recognition that ZTA 14-08 served to create a Residential Condominium Conversion Ordinance and the need, moving forward, will be to monitor the effectiveness of the regulations and a commitment to adjust the regulations, as may be necessary, to address any possible future state legislation pertaining to the residential condominium conversion process.

APPENDIX D - GLOSSARY OF TERMS

(Amends and replaces Appendix D of the Danville 2007-2014 Housing Element)

ACRONYMS

ABAG	Association of Bay Area Governments
ACS	American Community Survey
BMR	Below Market Rate Unit
CCCFCWCD	Contra Costa County Flood Control and Water Conservation District
CCCSD	Central Contra Costa Sanitary District
CDBG	Community Development Block Grant
CHAS	Comprehensive Housing Affordability Strategy
CIP	Capital Improvement Program
COG	Council of Government
CTIP	Commercial Transportation Improvement Program (Fee)
CRL	California Redevelopment Law
DBD	Downtown Business District
DRB	Design Review Board
EBMUD	East Bay Municipal Utility District
EIR	Environmental Impact Report
FAR	Floor Area Ratio
FMR	Fair Market Rents
GPA	General Plan Amendment
HCD	Housing and Community Development (State Department of)
HOME	Home Investment Partnership Act
HUD	Housing and Urban Development (U.S. Department of)
PG&E	Pacific Gas & Electric
P-1	Planned Unit Development
PUD	Planned Unit Development
RHNA	Regional Housing Needs Allocation
RTIP	Residential Transportation Improvement Program (Fee)
RSFD	Replacement Single Family Detached
SOI	Sphere of Influence
SRO	Single Room Occupancy
SRVUSD	San Ramon Valley Unified School District
SWAT	Southwest Area Transportation
TVAHC	Tri-Valley Affordable Housing Committee
TVHOC	Tri-Valley Housing Opportunity Center
TVTC	Tri Valley Transportation Committee
UBC	Uniform Building Code
ULL	Urban Limit Line
ZTA	Zoning Text Amendment

DEFINITIONS

Affordable Housing

Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make the monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for rental housing including utilities and pays less than 35 percent of its GMI for for-sale housing.

Association of Bay Area Governments (ABAG)

A voluntary consortium of cities and counties in nine Bay Area Counties formed to cooperate on common planning issues and solve common development problems.

Below Market Rate Unit (BMR)

A Below-Market-Rate (BMR) unit is a unit that is priced to be affordable to households that are moderate income or below. Moderate income is defined as an annual income of 120% or less of the Area Median Income (AMI) for the Alameda County and Contra Costa County Area, and varies depending on the number of people in the household. AMI is adjusted every year. Usually, the BMR price is lower than the prices of other units in the same development that are being sold on the open market. Sometimes BMR units are priced for, and restricted to, households that are low income (80% or less of AMI) or very low income (50% or less of AMI).

Capital Improvement Program

A capital improvement program is a multi-year budgeting plan that programs capital facilities for construction or acquisition.

Community Development Block Grant (CDBG)

A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Condominium

A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units.

Consistency

Free from variation or contradiction. State law requires that General Plans be internally consistent and consistent with implementation measures such as zoning.

Density (Residential)

The number of permanent primary residential dwelling units per net gross acre of land. Densities specified in the General Plan are expressed in units per gross acre. Allowable density often serves as the major distinction between residential districts.

Density Bonus

The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum allowed by zoning, usually in exchange for the provision or preservation of an amenity at the same site or

another location and/or in exchange for providing affordable housing or housing to seniors or to the handicapped.

Design Guidelines

Provisions guiding the design of buildings which are not mandatory but which may be used by Staff, the Design Review Board (DRB), the Planning Commission, and the Town Council in reaching decisions regarding approval of projects.

Design Review Process

A process used to administer regulations and guidelines for the exterior design of structures and associated site design and landscaping which ensure that such structures and developments are suitable, harmonious, and in keeping with the general appearance, historic character, and/or style of the surrounding area.

Development

The physical extension and/or construction of urban land uses. Development activities include, but are not limited to, subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; grading; and clearing of natural vegetative cover for non-agricultural purposes.

Development Plan

The development plan review process is utilized to promote quality architectural design, good site relationships, attractive landscaping, and other aesthetic considerations of development in the Town. Development plans are processed for new office, commercial, and industrial projects and for multiple family residential developments and scenic hillside and major ridgeline developments. This review is also utilized for single family residential developments utilizing the Planned Unit Development process.

Development Review Process

The Town's process for reviewing and taking action to approve or deny any private or public request for development within the Town. The Development Review Process in Danville typically includes the review by Town staff for consistency of a development request with adopted Town goals, policies, ordinances and guidelines, the consultation with other concerned agencies, review by the Town's Design Review Board, and review by the Town's Planning Commission and/or Heritage Resource Commission.

Downtown

As defined in this General Plan, Downtown refers to the portion of Danville identified by the "Downtown" Land Use designation on Figure 5.

Dwelling Unit

A building or portion of a building designed as the residence of one family.

Energy Conservation

A means of reducing the amount of energy used by consumers.

Floor Area Ratio (FAR)

The maximum gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net sq. ft. of land area, an FAR of 0.8 would allow 8,000 sq. ft. of floor area and an FAR of 0.5 would allow 5,000 sq. ft.

General Plan

A compendium of local policies regarding long-term development, in the form of maps and accompanying text. The General Plan is a legal document required of each local

agency by the State of California Government Code Section 65301 and adopted by the City Council or Town, or Board of Supervisors.

General Plan Amendment Study (GPA Study)

A study of the benefits, liabilities, probable effects, and mitigation measures that would be required in the event the General Plan were amended for a particular site or sub-area. A GPA Study is typically prepared following the submittal of a formal request to the Town Council for authorization to prepare a GPA Study. The Town may initiate a GPA Study.

Goals

Goals are broad statements of direction leading toward a desired end state or vision.

Growth Management Element

General Plan element required of all Contra Costa County jurisdictions under Measure C – 1988; identifies performance standards for roads and essential public services, and contains policies which ensure that development pays its way and mitigates its impacts.

Home Occupation

An activity customarily conducted entirely within a residential dwelling, by a person residing in the dwelling unit, which is clearly a secondary and incidental of such dwelling as a residence.

Household

All those persons – related or unrelated – who occupy a single housing unit.

Housing Element

The state-mandated portion of the General Plan that addresses housing needs in the community and the policies and programs to meet these needs. The Element appears under separate cover and is subject to HCD review and certification.

Impact

The effect of any direct, man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.

Implementation

An action, procedure, program or technique that involves the carrying out of policies.

Incentive

A reward or bonus offered by a City or Town to encourage the private sector to take an action that would be less likely otherwise.

Inclusionary Housing

Housing that is built as a result of local regulations that require a minimum percentage of all units in developments exceeding a certain size to be affordable to very low, low or moderate income households.

Infill

Development of individual vacant lots or leftover vacant properties within areas that are already developed.

Infrastructure

Capital facilities (usually publicly owned) which provide for transportation and utility services. Infrastructure includes streets, highways, water lines, and storm and sanitary sewer lines.

Land Use Permit

A permit that allows the use of land or occupancy of a structure for a particular purpose subject to limitations or conditions of approval determined through the development review process.

Market Rate Housing

Housing which is offered for rent or sale at fair market value without any consideration of standards for determining affordability.

Median Household Income

Household income figures, adjusted for family size, published annually by the U.S. Department of Housing and Urban Development (HUD). These income figures are calculated for each statistical metropolitan statistical area (for Danville the figures pertain to the Oakland Primary Metropolitan Statistical Area). Household income groupings are determined based on the area's published median household income. Very low income households have income levels of less than 50% of the area's median income. Low income households have income levels between 50% and 72% of the area's median income. Moderate income households have income levels between 72% and 120% of the area's median income.

Minimum Density Requirements

Land use regulations which allow development only if the proposed density will be greater than a specific number of units per acre.

Mitigation

To ameliorate, alleviate, or avoid to the extent reasonably feasible. According to CEQA, mitigation includes: (a) not taking a certain action or parts of an action; (b) limiting the degree or magnitude of an action; (c) repairing, rehabilitating, or restoring the environment affected; (d) preserving and maintaining operations during the life of an action; and (e) replacing or providing substitute resources.

Mixed Use

Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Open Space

Any parcel or area of land or water which is essentially unimproved and devoted to an open space use for the purposes of (a) the preservation of natural resources, including visual resources; (b) the managed production of resources; (c) outdoor recreation; or (d) public health and safety.

Performance Standards

Standards for levels of service relating to municipal functions such as police, fire, and library service. These standards are incorporated into the General Plan Growth Management Element. For the purposes of the Growth Management Element, performance standards for non-transportation facilities are an objective measurement of the ability to provide a particular service to the community, either by the Town or by a Special District or Utility.

Planned Unit Development (PUD)

A development approach which allows flexible development standards which are created and implemented on a project-by-project and site-by-site basis, based on the opportunities and constraints of a specific project and site. This development approach may allow for the retention of a greater portion of the land as open space and create more flexible project designs than would not otherwise be permitted by conventional zoning.

Policy

A specific statement or principle of guiding actions which implies clear commitment and which the Town will follow to achieve its goals.

Programs

Specific actions that the Town, either alone or in coordination with other entities, will try to undertake to implement the plan.

Redevelopment

A tool authorized by the California Health and Safety Code for eliminating physical and economic blight and an aide to realizing general plan objectives for more beneficial uses of land. Under State law, the growth in property taxes collected within a designated redevelopment project area may be assigned to a Redevelopment Agency to fund activities related to blight removal.

Rezoning

An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Dwelling Unit

A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Also called accessory unit, or "granny flat".

Senior Housing

Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, and restricted to occupancy by persons 62 years or older.

Setback

The horizontal distance between the property line and any on-site structure.

Single Family

A dwelling unit intended for occupancy by one family which may be independent from any other structure or which may share common walls with an adjoining structure.

Sphere of Influence (SOI)

A boundary established by LAFCO that encompasses all land in the Town limits plus land in the unincorporated area which could ultimately become part of the Town through annexation.

Standards

(a) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The State Government Code (Section 65302) requires that general plans spell out objectives, principles, "standards," and proposals. (b) Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions; for example, site-design regulations such as lot area, height limit, frontage, and landscaping.

Subdivision

The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. "Subdivision" includes a condominium project as defined in Section 1350 of the California Civil Code and a community apartment project as defined in Section 11004 of the Business and Professions Code.

Townhouse

A one-family dwelling in a building group in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common and fire-resistant walls. Townhouses usually have separate utilities; however, in some condominium situations, common areas are serviced by utilities purchased by a homeowners association on behalf of all townhouse members of the association.

Tri-Valley Region

The communities of Danville, San Ramon, Dublin, Pleasanton, and Livermore, as well as the adjoining unincorporated areas within Contra Costa and Alameda Counties. The three valleys are the San Ramon, Livermore, and Amador Valleys.

Underutilized Parcel or Property

Land which is not being used to its full potential and which could potentially be redeveloped with a more economically productive use.

Urban Limit Line

A boundary line adopted by Contra Costa County in response to a voter initiative limiting the ultimate urbanized area of the County to more than 35 percent of its total land area. The Urban Limit Line is established through the County General Plan. Land outside the line is generally designated for open space, agricultural, or rural residential uses.

Urban Services

Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to an urbanized or urbanizing area.

Use

The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the Town's zoning ordinance and General Plan land use designations.

Vacant

Used to describe housing or commercial buildings which are not occupied, or land which is not being put to use.

Vertical Integration

The mixing of one land use over another in a building of two stories or more, for example residential units over a retail store.

Zoning

The division of a city or town by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

Zoning Incentive

The awarding of bonus credits to a development in the form of allowing more intensive use of land if public benefits – such as preservation of greater than the minimum required

open space, provision for affordable housing, or plans for public plazas and courts at ground level – are included in a project.

Zoning Ordinance

A set of land use regulations enacted by the Town to create districts which permit certain land uses and prohibit others. Land uses in each district are regulated according to type, density, height, and the coverage of buildings.

APPENDIX E - GROUP 1 - Housing Providers & Advocacy Groups

A Peace of Mind Women's
Battered Center
PO Box 2694
Antioch, CA 94531

Abode Services
40849 Fremont Blvd.
Fremont, CA 94538

Adams, Broadwell, Joseph
& Cardozo
601 Gateway Blvd., Ste. 1000
S. San Francisco, CA 94080

Affordable Housing Affiliation
110 E D St., Ste. C
Benicia, CA 94510

Affordable Housing Associates
1250 Addison St., Ste. G
Berkeley, CA 94703

Allied Housing
22245 Main St., Ste. 204
Hayward, CA 94541

Asian Community Mental
Health Services
12240 San Pablo Ave.
Richmond, CA 94805

Bay Area Council
353 Sacramento St., 10th Floor
San Francisco, CA 94111

BRIDGE Housing
600 California St., Ste. 900
San Francisco, CA 94108

Building Futures with Women
and Children
1395 Bancroft Ave.
San Leandro, CA 94577

California Alliance for Jobs
1415 L St., Ste. 1080
Sacramento, CA 94814

California Association of Realtors
Sacramento - Legislative Office
1121 L St., Ste. 600
Sacramento, CA 95814

California Housing Consortium
30141 Agoura Rd., Ste. 205
Agoura Hills, CA 91301

California Housing Partnership
Corporation
369 Pine St., Ste. 300
San Francisco, CA 94104

Catholic Charities of the East Bay
433 Jefferson St.
Oakland, CA 94607

Center for Human Development
901 Sunvalley Blvd., Ste. 220
Concord, CA 94520

Citizens Housing Corporation
26 O'Farrell St., Ste. 600
San Francisco, CA 94108

Christian Church Homes
of No. California
303 Hegenberger Rd., Ste. 201
Oakland, CA 94621

Community Housing
Development Corp.
1535-A Fred Jackson Way
Richmond, CA 94801

Diablo Valley Foundation for Aging
1936 Tice Valley Blvd.
Walnut Creek, CA 94595

EAH Housing
2169 East Francisco Blvd., Ste. B
San Rafael, CA 94901

East Bay Asian Local Development
Corporation
1825 San Pablo, Ste. 200
Oakland, CA 94612

East Bay Housing Organizations
538 9th St., Ste. 200
Oakland, CA 94607

East Oakland CDC
1406 Seminary Ave.
Oakland, CA 94621

Eden Housing
22645 Grand St.
Hayward, CA 94541

Greenbelt Alliance
1601 N. Main St., Ste. 105
Walnut Creek, CA 94596

Habitat for Humanity East Bay
2619 Broadway
Oakland, CA 94612

Homebuilders Association of
Northern California
1350 Treat Blvd., Ste. 140
Walnut Creek, CA 94597

Housing California
900 J St., Second Floor
Sacramento, CA 95814

Housing Consortium of the East Bay
1440 Broadway, Ste. 700
Oakland, CA 94612

Housing for Independent People
481 Valley Way
Milpitas, CA 95035

Independent Living Resource
of Contra Costa County
3727 Sunset Lane #103
Antioch, CA 94509

Jubilee Restoration
2144 Byron St.
Berkeley, CA 94702

Low Income Investment Fund
100 Pine St., Ste. 1800
San Francisco, CA 94111

Lutheran Social Services
of Northern California
988 Oak Grove Rd.
Concord, CA 94518

Mercy Housing California
1360 Mission St., Ste. 300
San Francisco, CA 94103

Mid-Peninsula Housing Coalition
303 Village Park Dr., Ste. 250
Foster City, CA 94404

Northern California Carpenters
Regional Council
265 Hegenberger Rd. Suite 220
Oakland, CA 94621

Northern California Land Trust
3126 Shattuck Ave.
Berkeley, CA 94705

Non-Profit Housing Association
of Northern California
369 Pine St., Ste. 350
San Francisco, CA 94104

Northbay Family Homes
350 Ignacio Blvd.
Novato, CA 94949

The Public Interest Law Project
449 15th St., Ste. 301
Oakland, CA 94612

Rebuilding Together Oakland
1171 Ocean Ave., Ste. 100
Oakland, CA 94608

Resources for Community
Development
2220 Oxford St.
Berkeley, CA 94704

Satellite Affordable Housing Assoc.
1521 University Ave.
Berkeley, CA 94710

SHELTER, Inc.
1815 Arnold Dr.
Martinez, CA 94553

Shepherd's Gate
Livermore Campus
1660 Portola Ave.
Livermore, CA 94551

SRO Housing Corporation
1055 W. 7th St., Ste. 3250
Los Angeles, CA 90017

Tri-City Homeless Coalition
40849 Fremont Blvd.
Fremont, CA 94538

The Unity Council
3411 East 12th St., Ste. 200
Oakland, CA 94601

APPENDIX E - GROUP 2 - Agency Distribution

Allied Waste Services
411 North Buchanan Cir.
Pacheco, CA 94553

Bay Area Air Quality Management
939 Ellis St.
San Francisco, CA 94109

California Regional Water
Quality Control Board
1515 Clay St., Ste. 1400
Oakland, CA 94612

Caltrans Transportation
P. O. Box 23660
Oakland, CA 94623

Contra Costa Sanitary District
5019 Imhoff Pl.
Martinez, CA 94553

Contra Costa County Flood
Control & Water Conservation
255 Glacier Dr.
Martinez, CA 94553

Contra Costa County
Environmental Health Department
2120 Diamond Blvd., Ste. 200
Concord, CA 94520

Contra Costa County Health
Services Hazardous Materials
4585 Pacheco Blvd., Ste. 100
Martinez, CA 94553

Contra Costa County Department
of Conservation & Development
30 Muir Rd.
Martinez, CA 94553

Contra Costa County Public Works
255 Glacier Dr.
Martinez, CA 94553

Contra Costa County
Transportation Authority
2999 Oak Rd., Ste. 100
Walnut Creek, CA 94597

EBMUD
375 11th St. MS 701
Oakland, CA 94607

San Ramon Valley Fire
Protection District
1500 Bollinger Canyon Rd.
San Ramon, CA 94583

San Ramon Valley Unified
School District
3280 Crow Canyon Rd.
San Ramon, CA 94583

Tri-Valley Transportation Council
30 Muir Rd., 2nd Floor
Martinez, CA 94553

Southwest Area Transportation
Committee
510 La Gonda Way
Danville, CA 94526

Valley Waste Management
2658 N. Main St.
Walnut Creek, CA 94596

APPENDIX E - GROUP 3 - Churches

Peace Lutheran Church
3201 Camino Tassajara
Danville, CA 94506

Community Presbyterian Church
222 W. El Pintado
Danville, CA 94526

St. Timothy's Episcopal Church
1550 Diablo Rd.
Danville, CA 94526

Rolling Hills Community Church
1565 Green Valley Rd.
Danville, CA 94526

St. Isidore Catholic Church
440 La Gonda Way
Danville, CA 94526

Messiah Lutheran Church LCMS
2305 Camino Tassajara
Danville, CA 94526

Danville Congregational Church
989 San Ramon Valley Blvd.
Danville, CA 94526

Christian Science Church
650 Danville Blvd.
Danville, CA 94526

Gatetree Chapel
Southern Baptist Church
101 Gatetree Dr.
Danville, CA 94526

APPENDIX E - GROUP 4 - Local and/or Active Residential Developers

Castle Construction
115 Town and Country Dr.
Danville, CA 94526

Davidon Homes
1600 S. Main St., Ste. 150
Walnut Creek, CA 94596

Devona Homes Inc.
333 Civic Dr.
Pleasant Hill, CA 94523

Karmont Development Inc.
1158 Lawrence Rd.
Danville, CA 94506

KB Home
5000 Executive Pkwy. #175
San Ramon, CA 94583

Kiper Development
1646 N. California Blvd., Ste. 680
Walnut Creek, CA 94596

Lenox Homes LLC.
3675 Mt. Diablo Blvd., Ste. 350
Lafayette, CA 94549

R & J Construction
2880 Camino Tassajara
Danville, CA 94506

APPENDIX E - GROUP 5 - Surrounding Jurisdictions

Alameda County
Community Development Agency
224 W. Winton Ave., Room 110
Hayward, CA 94544

City of Dublin
100 Civic Plaza
Dublin, CA 94568

City of Pleasanton
200 Old Bernal Ave.
Pleasanton, CA 94556

City of Livermore
1052 S. Livermore Ave.
Livermore, CA 94550

City of San Ramon
2401 Crow Canyon Rd.
San Ramon, CA 94583



*"Small Town Atmosphere
Outstanding Quality of Life"*

APPENDIX F

DRAFT NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE

LEAD AGENCY: Town of Danville
Kevin J. Gailey, Chief of Planning
510 La Gonda Way
Danville, CA 94526

NAME OF PROJECT: Danville 2014-2022 Housing Element

PROJECT DESCRIPTION: The Project consists of an update to Danville Housing Element as required by State Government Code Section 65580-65589. The purpose of the Housing Element update is to document the projected housing needs within the community and to set forth policies and programs that promote the development of diverse housing types and ensure affordability of housing town-wide. The proposed project for environmental review is the adoption of the Danville 2014-2022 Housing Element, which includes a review and assessment of the Town's current and future housing needs; and inventory of constraints and resources to meet those needs; and a compilation of goals and policies with respect to the development of housing within the Town and sphere of influence.

ENVIRONMENTAL EFFECTS: No significant environmental impacts were identified.

MITIGATION MEASURES: Not applicable.

DETERMINATION: No significant environmental impacts are anticipated to be associated with the subject project. A Draft Negative Declaration of Environmental Significance has been prepared.

510 LA GONDA WAY, DANVILLE, CALIFORNIA 94526

Administration
(925) 314-3388

Building
(925) 314-3330

Engineering & Planning
(925) 314-3310

Transportation
(925) 314-3310

Maintenance
(925) 314-3450

Police
(925) 314-3410

Parks and Recreation
(925) 314-3400

November 14, 2014

Page 2

The Initial Study was prepared by the Planning Department, Town of Danville. Copies of the Initial Study may be obtained at the Town offices located at 510 La Gonda Way, Danville, California 94526.

ATTEST:

A handwritten signature in black ink, appearing to read 'K. Gailey', is written over a horizontal line. The signature is stylized and includes a large, circular flourish.

Kevin J. Gailey
Chief of Planning



**Town of Danville
Environmental Checklist Form**

1. **Project Title:** Danville 2014-2022 Housing Element

2. **Lead Agency Name and Address:** Town of Danville
510 La Gonda Way
Danville, CA 94526

3. **Contact Person and Phone Number:** Kevin J. Gailey, Chief of Planning
(925) 314-3305
kgailey@danville.ca.gov

4. **Project Location:** The project encompasses all land within the Town of Danville (approximately 11,600 acres) and an additional 325+/- acres in unincorporated Contra Costa County located within the Danville Sphere of Influence. Danville is located in the San Ramon Valley, approximately 30 miles east of San Francisco and 40 miles northeast of San Jose.

5. **Project Sponsor's Name and Address:** Town of Danville
510 La Gonda Way
Danville, CA 94526

6. **General Plan Designation:** Various 7. **Zoning:** Various

8. **Description of Project:** The Project consists of an update to Danville Housing Element as required by State Government Code Section 65580-65589.8. The document is available at www.danville.ca.gov/housingelement.
The purpose of the Housing Element is to document the projected housing needs within the community and to set forth policies and programs that promote the development of diverse housing types and ensure affordability of housing Town-wide. The proposed project for environmental review is the adoption of the Danville 2014-2022 Housing Element, which includes the following:
 - Introduction (Section I)
 - Housing Needs Assessment (Section II)

- Housing Constraints (Section III)
- Housing Resources (Section IV)
- Housing Accomplishments (Section V)
- Housing Plans (Section VI)
- Appendices

The Housing Element is consistent with the Town’s 2030 General Plan and satisfies all state regulations and California Department of Housing and Community Development.

9. **Surrounding Land Uses and Setting:**

Surrounding Land Uses

North: Danville is bordered on the north by the unincorporated communities of Alamo and Blackhawk. Predominant land uses in these communities are low-density single family residential, rural residential, open space, and commercial districts.

South: The Town is bounded on the south by the city of San Ramon and unincorporated Contra Costa County (“County”). Predominant uses to the south include residential development at varying densities, retail commercial uses, and office parks in San Ramon; and open space and single family residential development in the County. Some of the unincorporated area to the south is in agricultural use. A large area to the southeast (i.e., Dougherty Valley) is currently being developed with a range of housing types.

East: Unincorporated Contra Costa County lies to the east. The predominant uses are agriculture, open space, and rural residential development.

West: Land to the west of the Town lies within the city of San Ramon and unincorporated Contra Costa County. Some land to the west has been acquired by the East Bay Regional Park District and is part of the Las Trampas Regional Wilderness, where the terrain is generally hill and rugged, with areas of dense woodland.

Existing Setting

On December 15, 2009, the Danville Town Council approved General Plan Amendment request GPA 2009-01, approving an update to the Housing Element of the 2010 General Plan, the Danville 2007-2014 Housing Element. The State Housing and Community Development Department (HCD) certified the Housing Element on December 21, 2010.

It was established through analysis contained within the Danville 2007-2014 Housing Element that the Town had a RHNA “shortfall” for the 2007-2014 planning period. The 2007-2014 Housing Element established that Danville needed to fill a shortfall of

multifamily land with minimum development densities adequate to accommodate the needs of 187 extremely low and very low income households and to fill a shortfall of multifamily land with minimum development densities adequate to accommodate the needs of 34 low income households. In response to the identified RHNA shortfall, by way of the Town's adoption of the 2030 General Plan in March 2013, the Town designated 8.75 acres to a newly established Residential - Multifamily - High (25-30 units per acre) land use designation and designated an additional 2.0 acres to the Residential - Multifamily - High/Medium (20-25 units per acre) land use designation. The High/Medium land use designation was recalibrated by the adoption of the 2030 Plan from an 18 units per acre minimum density to a 20 units per acre minimum density to meet HCD's requirements to qualify as land suitable to accommodate the needs of low income households.

Both sites affected by these actions (i.e., the Borel/EBRPD site and the Danville Office Partners, LLC site) were subsequently rezoned by Town-initiated rezoning actions to establish the right to develop at the cited densities as an at-right land use a requisite step in addressing Danville's RHNA shortfall for the 2007-2014 planning period. These two sites (10.75 net acres in aggregate area) remain available for development as of the adoption of the 2014-2022 Housing Element and constitute the majority of the land needed to meet the very low income and low income components of the 2014-2022 RHNA.

The next housing element planning period covers the period of 2014 to 2022. As assigned by the Association of Bay Area Governments, the Town's housing allocation for this upcoming planning period is 557 dwelling units. To ensure that the Danville 2014-2022 Housing Element qualifies for an "expedited review" by HCD, the Town adopted a series of zoning text amendments in 2014 which included provisions for reasonable accommodation, emergency shelters, supportive and transitional housing, condominium conversion, as well as updates to the second dwelling unit ordinance, inclusionary housing ordinance, and density bonus ordinance.

10. Other Public Agencies Whose Approval May be Required:

The Project and environmental review will be adopted and approved by the Danville Town Council. Following Town approval, the State Department of Housing and Community Development (HCD) will be asked to certify the Town's Housing Element.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: On the basis of this initial evaluation:

- X I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Printed Name

EVALUATION OF ENVIRONMENTAL IMPACTS:

- (1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- (2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- (3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- (4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- (5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - (a) Earlier Analysis Used. Identify and state where they are available for review.
 - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- (6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., General Plans, zoning ordinances). Reference to a

previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- (7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- (8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- (9) The explanation of each issue should identify:
 - (a) The significance criteria or threshold, if any, used to evaluate each question; and
 - (b) The mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS: Would the project:				
(a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Aesthetics Setting: Danville is located in the San Ramon Valley and transected by a series of northwest-southeast trending valleys and ridgelines. As such, the Town’s Planning Area contains a number of aesthetic and visual resources that include views of the Mount Diablo, Las Trampas Regional Wilderness, and other notable view sheds.

Aesthetics Impact Discussion:

I.(a). *No Impact:* Scenic vistas identified in the 2030 General Plan are largely limited to the scenic hillsides and major ridgelines. All identified housing sites are confined to previously developed and/ or underdeveloped sites located within an urbanized area.

The Housing Element is a policy document that does not introduce new policies that would impact scenic vistas. All housing sites are located in an area that would not block a scenic vista. Therefore, there are no impacts to scenic vistas in Danville.

- I.(b). *Less than Significant Impact:* The Town of Danville has one State Designated Scenic Highway, Interstate 680. The designated scenic portion of Interstate 680 begins at the Highway 24 junction in Walnut Creek (Contra Costa County) south to Mission Boulevard in Fremont (Alameda County). Danville does not have any designated scenic local roadways. Further, the Housing Element is a policy document that does not introduce new policies that would damage scenic resources. Therefore, impacts to scenic vistas would be insignificant.
- I.(c). *Less than Significant Impact:* All sites identified as part of the Housing Element are generally confined to already developed or underdeveloped areas and are not expected to depart significantly from the existing conditions in terms of scale and/or character. The Housing Element is a policy document that does not introduce new policies that would degrade the visual character of the surrounding environment. Further, any potential impacts were previously analyzed by the 2030 General Plan EIR. Therefore, impacts related to visual resources are expected to remain at levels below significance.
- I.(d). *Less than Significant Impact:* Development of housing sites may potentially create new sources of light and glare. However, site specific CEQA review and site-specific design review would be performed at the time that development applications are received. Further, the potential impacts were previously analyzed by the 2030 General Plan EIR. Therefore, any impacts resulting from the Housing Element would be insignificant.

Mitigation Measures: None required beyond compliance with applicable General Plan policies.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
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(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
(c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
(d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
(e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Agricultural Resources Setting: The Town’s Planning Area does not have any designated Prime Farmland. Danville’s areas of agricultural land are mostly characterized by dry-land grazing with some large ranch-style homes. Most of the dry-land grazing areas are either under East Bay Regional Park District control or are open space remainder areas under homeowners association ownership that are leased for grazing.

II.(a). *Less than Significant Impact:* The Borel Property (refer to Housing Sites G-2 and G-3 of Table 29), an inactive walnut orchard, is one of the very last cultivated agricultural areas in Danville. It is designated as Unique Farmland (0.15 percent) and surrounded by urbanized uses. The property is bordered by I-680 to the west, residential to the north, Camino Ramon and commercial development to the east, and Fostoria Way and commercial and office development to the south. The property is under a Williamson Act Contract, although a notice of Non-Renewal was filed in February 2012.

The Borel Property has been identified for commercial and residential uses since approval of a General Plan Amendment in the 1980s. The 2030 General Plan designates the northern seven acres as a mixture of medium and high/medium multifamily residential land use and the remainder of the property would retain its commercial designation reflected in the prior 2010 General Plan. The property has also been subsequently rezoned in late 2013 to be consistent with the 2030 General Plan. The environmental analysis of designating the property as multifamily residential and commercial has been evaluated by the 2030 General Plan EIR.

II.(b).-(e). *No Impact:* The Housing Element is a policy document that does not propose any changes to agricultural lands including the conversion of prime farmland, unique farmland or farmland of statewide importance to a nonagricultural use, nor would the project conflict with any agricultural zoning or Williamson Act Contracts. Further, any potential impacts were previously analyzed by the 2030 General Plan EIR. Therefore, no impacts associated with agricultural lands or forestlands are expected.

Mitigation Measures: None required beyond compliance with applicable General Plan policies.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
(a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
(b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Air Quality Setting: Danville is located within the eastern portion San Francisco Bay Area Air Basin (SFBAAB) and therefore subject to the ambient air quality standards (AAQS) established by the Bay Area Air Quality Management District (BAAQMD), and those adopted by the California Resources Board (CARB), and the U.S Environmental Protection Agency. Air quality within the Bay Area Air Basin is determined by natural, geographical, and meteorological conditions, as well as human activities including construction and development, operation of vehicles, and industry and manufacturing.

The BAAQMD is responsible for planning, implementing, and enforcing air quality standards within the Bay Area Air Basin, including the Town of Danville. The BAAQMD operates monitoring stations, with the closest station located in Concord at 2975 Treat Boulevard, where it records pollutant concentration levels for carbon monoxide (CO), Nitrogen Dioxide (NO₂), Ozone (O₃), and Particulate Matter (PM_{2.5}). The BAAQMD Compliance and Enforcement Division routinely conducts inspections and audits of potential polluting sites to ensure compliance with applicable federal, state, and BAAQMD regulations.

The Bay Area Air Basin is designated as non-attainment for both the one-hour and eight-hour state and national ozone standards; 0.09 parts per million (ppm) and 0.070 ppm, respectively. The Basin is also in non-attainment for the PM₁₀ and PM_{2.5} state standards, which require an annual arithmetic mean (AAM) of less than 20 µg/m³ for PM₁₀ and less than 12 µg/m³ for PM_{2.5}. In addition, the Bay Area Air Basin is designated as non-attainment for the national 24-hour PM_{2.5} standard. All other national ambient air quality standards within the Bay Area Air Basin are in attainment.

The 2010 Bay Area Clean Air Plan (CAP), adopted by the BAAQMD in September 2010, served to update the 2005 Bay Area Ozone plan in accordance with the requirements of California Clean Air Act. The Bay Area CAP incorporated updated emissions inventories, ambient measurements, new meteorological episodes and air quality modeling tools and serves as the framework for SFAAB to achieve attainment of the California AAQS.

- III.(a). *No Impact:* The BAAQMD adopted the Bay Area 2010 CAP in September 2010 to comply with state air quality planning requirements set forth in the California Health & Safety Code. The Housing Element is consistent with the existing CAP and none of its proposed changes would conflict with the implementation of the CAP. Further, any potential impacts were previously analyzed by the 2030 General Plan EIR. Therefore, no impacts related to a Regional Air Quality Plan are expected.

- III.(b)-(c). *Less than Significant Impact:* The Housing Element identifies housing sites on vacant and/or underdeveloped lands. Development of those sites would generate pollutant emissions through both stationary and mobile-point sources. However, as the Housing Element is a policy document and no emission calculations have been conducted. All future residential development proposed would be reviewed in accordance with CEQA at which time air quality impacts would be evaluated and mitigated for as needed. The Housing Element does not introduce new policies that have the potential to generate air quality emissions beyond what has been anticipated in the 2030 General Plan EIR. Therefore, air quality impacts would be insignificant.

- III.(d). *Less than Significant Impact:* The Housing Element policies would not substantially increase the risk to nearby sensitive receptors. Furthermore, air quality impacts to sensitive receptors would be reviewed and mitigated for, as necessary, on a site-specific basis if and when development is proposed. Further, any potential impacts were previously analyzed by the 2030 General Plan EIR. Therefore, the Housing Element would result in less than significant impacts to sensitive receptors.

- III.(e). *Less than Significant Impact:* The Housing Element is a policy document and does not introduce policies that would create objectionable odors that have not been previously analyzed by the 2030 General Plan EIR. The potential for future development to generate odors during construction would be temporary, and would be subject to compliance with standards established for the BAAQMD for odor control. Therefore, impacts related to objectionable odors are expected to be insignificant.

Mitigation Measures: None required beyond compliance with applicable General Plan policies.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES: Would the project:				
(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Biological Resources Setting: Biological resources are protected by statute including the Federal Endangered Species Act (FESA), the California Endangered Species Act (CESA), and the Clean Water Act (CWA). The Migratory Bird Treaty Act (MBTA) affords protection to migratory bird species including birds of prey. These regulations provide the legal protection for plant and animal species of concern and their habitat.

The suburban landscape is the dominant vegetation in the Danville Planning Area, which is bordered by the remaining undeveloped grasslands, woodlands of the surrounding hillsides, and traversed by bands of riparian forest and scrub along the numerous creeks and drainages.

Wetlands include areas of freshwater marsh around stock ponds, seeps, springs and other water bodies. Most of the special-status animal species known or suspected to occur in the Planning Area include the burrowing owl, tiger salamander, and red legged frog. There are also a number of native and ornamental tree species within the urbanized area that are protected through Danville’s Tree Preservation Ordinance (Section 32-79 of the Municipal Code).

Biological Impact Discussion:

- IV.(a-d). *Less than Significant Impact:* The Housing Element is a policy document and does not introduce policies that would adversely impact any special status species. Housing sites identified are located in urbanized areas of the Town, avoiding especially valuable and/or sensitive habitat. Any future development would be subject to an evaluation of potential impacts to biological resources on a project by project basis, as required by CEQA. Further, any potential impacts were previously analyzed by the 2030 General Plan EIR. Therefore, impacts to sensitive habitat generated by the policies set forth in the Housing Element would be insignificant.
- IV.(e). *Less than Significant Impact:* The Housing Element encourages infill development in previously developed or urbanized areas of the Town. Thus, any potential for conflict with existing preservation policies have been previously analyzed by the 2030 General Plan EIR. Future potential impacts to biological resources resulting from development would be evaluated on a project by project basis as required by CEQA. The Housing Element remains consistent with the 2030 General Plan. Therefore, any potential impacts would be insignificant.
- IV.(f). *No Impact:* At present, no Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State Habitat Conservation Plan exists for the Town of Danville. The Housing Element sets forth policies to accommodate new residential development within the existing, urbanized portions of the Town, thereby avoiding areas designated open space and/or those supporting significant animal or plant habitat. Therefore, the Housing Element would not generate impacts due to a conflict with the provisions of an adopted Habitat Conservation Plan or any other Natural Community Conservation Plan.

Mitigation Measures: None required beyond compliance with applicable General Plan policies.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES: Would the project:				
(a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Cultural Resources Setting: Danville’s beginnings date back to 1854 when Daniel and Andrew Inman bought 400 acres of Old Town Danville with their mining earnings during the Gold Rush era. By 1858, the community boasted a blacksmith, a hotel, a wheelwright and a general store and the townsfolk wanted a post office. Later, agricultural industry and orchards became a dominant facet of the landscape well into the 1940s. The new I-680 freeway, built in the mid-1960's, altered Danville and much of the agricultural land began to transition to housing.

Danville is part of a rich archeological history due to the presence of the Tatcan, Seunen and Souyen Indians. The Tatcans, part of the Bay Miwok linguistic group, were closely related to the Saclans and probably lived in the Alamo-Danville area. Their territory was the San Ramon Creek watershed, which extends from around Crow Canyon Road to Walnut Creek

In order to maintain the unique character and to provide protection to potential significant historic structures in Danville, the Town adopted a Historic Preservation Ordinance (Municipal Code 32-72-1) and created a seven-member Heritage Resource Commission that reviews the impacts of proposed new development on the Town’s historic resources. There are 12 recorded cultural resources within the Danville Planning Area that have been documented on the California Department of Parks and Recreation Office of Historic Preservation recording forms, and nine of these are within the Town limits. Of the nine, five of are prehistoric archaeological sites and four are historic-era buildings.

Cultural Impact Discussion:

- V.(a). *Less than Significant Impact:* Historic resources located in or adjacent to identified housing sites are potentially vulnerable to new development. However, the Historic Preservation Ordinance establishes authority for the Heritage Resource Commission to review and analysis development proposals through discretionary permits (e.g., Development Plan requests) or through ministerial building permit reviews when a historic resource would be, or could potentially be, impacted by development plan. Further, the Housing Element is a policy document and does not introduce policies that would cause a substantial adverse change in the significance of any historical resource. Further, any potential impacts were previously analyzed by the 2030 General Plan EIR. Therefore, impacts to historic resources would be insignificant.

- V.(b). *Less than Significant Impact:* Undisturbed lands within the Town’s Planning Area, particularly lands near San Ramon Creek watershed have a heightened potential to contain prehistoric archaeological resources. Disturbance to buried cultural resources

would constitute a potentially significant impact if not properly managed. The Housing Element is a policy document and does not introduce policies that would cause a substantial adverse change in the significance of any archaeological resource. Adherence to CEQA Section 15064.5, Subdivision (F) at the time of future development would ensure that archeological resources are protected. Further, any potential impacts were previously analyzed by the 2030 General Plan EIR. Therefore, potential impacts to archeological resources would be insignificant.

V.(c). *Less than Significant Impact:* Danville’s 2030 General Plan EIR did not identify the presence of any paleontological or unique geological resources within the boundaries of the Town planning area. Therefore, the project is not expected to impact any paleontological or unique geologic resources. Furthermore, each project would be reviewed pursuant to CEQA and be subject to conformance with all applicable General Plan policies. Therefore, implementation of the Housing Element would result in less than significant impact to paleontological resources or geologic feature.

V.(d). *Less than Significant Impact:* California Health and Safety Code Section 7050.5 mandates that, in the event human remains are discovered in a location other than a dedicated cemetery, all disturbance or excavation must cease and the county coroner must be notified. If the human remains are found to be of Native American origin, the Native American Heritage Commission would then identify and contact a likely descendent to inspect the site and recommend future treatment associated with the contents of the grave. In the event that future development on a housing site should encounter human remains, the project shall be subject to all requirements of state law. Proper adherence to CA Health & Safety Code Section 7050.5 would ensure any impacts to interred human remains are avoided. Further, any potential impacts were previously analyzed by the 2030 General Plan EIR. Therefore, impacts due to discovery of human remains would be less than significant.

Mitigation Measures: None required beyond compliance with applicable General Plan policies.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS: Would the project:				
(a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Publication 42.

(ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Geology and Soils Setting: Danville is located in the San Ramon Valley within the California Coast Ranges geomorphic province, a region generally defined by northwest-trending ridges and valleys that generally parallel the geologic structures including major fault systems.

The San Ramon Valley is surrounded by the East Bay Hills, formed from rocks uplifting between the Hayward and Calaveras fault zones. The Valley is drained by the San Ramon Creek, Sycamore Creek, and Green Valley Creek, which are actively cutting into the alluvial surface soils which contain deposits of interbedded clay, silt sand and gravel.

The Calaveras Fault is the major recognized fault system in the San Ramon Valley and is the dominant geologic feature of central Contra Costa County. Local regulations related to geologic concerns are set forth through the Town’s Building Code, which incorporate the most current California Building Code requirements. All development proposed within geographically hazardous areas are subject to detailed geotechnical investigation.

Geology and Soils Impact Discussion:

VI.(a).(i)-(a).(iv).(c). *Less than Significant Impact:* Danville, like the entire Bay Area, is located in a seismically active region. As noted earlier, the Calaveras Fault is the major recognized fault system in the San Ramon Valley. Although potentially active faults do pose seismic hazards, it is reasonable to assume that the requirement to adhere to the stipulations outlined in the Building Code will ensure that potential risks will be avoided or appropriately minimized.

All vacant, underdeveloped and opportunity sites identified in the Housing Element inventory are located outside of the Alquist-Priolo fault zones and therefore no impact from fault rupture is expected. There is potential for liquefaction and or ground failure on the San Ramon Valley floor, especially adjacent to streams and/or creeks. However, with proper geotechnical considerations and adherence to code requirements, future development would not be at risk for impacts related to liquefactions or subsidence.

The primary geotechnical consideration is that of strong ground shaking generated by seismic activity. It is expected that any geotechnical concerns related to strong ground shaking would be anticipated in design and construction activities in accordance with California Building Code.

All future development projects proposed would be subject to separate subsequent CEQA review and would require a site specific geotechnical evaluation. The Housing Element does not introduce any new policies that would conflict with measures intended to protect residents from the adverse effects of seismic activity. Further, any potential impacts were previously analyzed by the 2030 General Plan EIR. Therefore, potential impacts due to seismic impacts would be insignificant.

- VI.(b). *Less than Significant Impact:* Housing sites identified in the Housing Element are underdeveloped or vacant lands. All future development on any of these sites would be required to evaluate and mitigate potential impacts related to the loss of topsoil and/or erosion. Any projects proposed for lands greater than one acre would be required to create a Storm Water Pollution Prevention Plan (SWPPP) and adhere to Best Management Practices. In addition, potential soil erosion and loss of topsoil impacts were previously analyzed by the 2030 General Plan EIR. Impacts related to erosion and/or loss of topsoil would be less than significant.
- VI.(d). *Less than Significant Impact:* Soils within the developed areas of Danville consists of clays and loams, and expansive properties. Future development would be individually reviewed pursuant to CEQA and Town regulations which require a thorough geotechnical investigation if there is reason to believe that geotechnical concerns may be present. The Housing Element does not introduce policies that would conflict with the requirements to perform site specific investigation, nor does it introduce any new development on land not previously evaluated in the 2030 General Plan EIR. Therefore, impacts due to expansive soils would be less than significant.
- VI.(e). *No Impact:* The Housing Element identifies residential sites within existing developed areas, vacant lots, or underutilized lots. There is no expectation that development on any housing site identified in the Housing Element would warrant the use of septic tanks or an alternative wastewater disposal system. All new development would be served by the existing sewer system. Therefore, no impacts associated with septic tanks or other wastewater disposal systems are expected.

Mitigation Measures: None required beyond compliance with applicable General Plan policies.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. GREENHOUSE GAS EMISSIONS: Would the project:

(a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Greenhouse Gas Emissions Setting: Current State of California guidance and goals for reductions in greenhouse gas (GHG) emissions are embodied in Assembly Bill (AB) 32, passed by the California State legislature on August 31, 2006. AB 32 directed the California Air Resources Board (CARB) to adopt discrete measures to reduce GHG emissions to year 2000 levels by 2010, 1990 levels by 2020, and 80 percent below 1990 levels by 2050.

Concurrent with the 2030 General Plan, the Town also adopted a Sustainability Action Plan (SAP) in March 2013. The SAP documented Danville’s existing GHG emissions baseline (in year 2008) as generating an average of 351,590 metric tons of CO₂ equivalent gases annually. Danville’s biggest sources of GHGs were from transportation (45%), residential energy use (34%) and non-residential energy use (7%). Other sources included solid waste disposal (7%), water and wastewater use (2%), and miscellaneous other sources (5%).

Greenhouse Gas Emissions Impact Discussion:

VII.(a-b). *Less than Significant Impact:* The Housing Element is a policy document and would not result in the development of a specific housing site. All future development projects would be required to undergo separate and subsequent CEQA review and new residential projects would be subject to the adopted policies that require projects to minimize the generation of GHGs. The Housing Element does not introduce any polices or programs that would interfere with efforts to reduce GHG emissions communitywide. Further, any potential impacts were previously analyzed by the 2030 General Plan EIR. Therefore, impacts associated with GHG resulting from the Housing Element would be insignificant.

Mitigation Measures: None required beyond compliance with applicable General Plan policies.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:				
(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
(f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
(g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
(h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Hazards/Hazardous Materials Setting: The California Department of Toxic Substances Control (DTSC) defines a hazardous material as: “a substance or combination of substances that, because of its quantity, concentration or physical, chemical, or infectious characteristics, may either: (1) cause, or significantly contribute to an increase in mortality or an increase in serious, irreversible, or incapacitating illness; or (2) pose a substantial present or potential hazard to

human health or environment when improperly treated, stored, transported, disposed of, or otherwise managed.”

Regulations governing the use, management, handling, transportation and disposal of hazardous waste and hazardous materials are administered by Federal, State and local governmental agencies. Pursuant to the Planning and Zoning Law, the Department of Toxic Substances Control (DTSC) maintains a hazardous waste and substances site list, also known as the “Cortese List.” Danville does not have any sites designated as Cortese sites per the DTSC. Contra Costa County’s Hazardous Materials Program (HMP) serves area residents by responding to emergencies and monitoring hazardous materials. Contra Costa Health Services – Hazardous Materials Programs (CCHSHMP) is the Certified Unified Program Agency (CUPA) for all businesses within Contra Costa County.

VIII.(a-b). *Less than Significant Impact:* The Housing Element is a policy document that identifies housing sites that can accommodate future residential development. Construction of these sites may result in the temporary presence of hazardous materials and other construction related materials onsite. However, future development is required to comply with all existing safety regulations. Additionally, future residential development projects would be subject to a separate and subsequent site specific CEQA review. The Housing Element does not identify any new lands or policies that have not been previously analyzed by the 2030 General Plan EIR. Therefore, potential impacts associated with hazardous materials would be insignificant.

VIII.(c). *Less than Significant Impact:* The Housing Element would not generate potentially hazardous emissions near or adjacent to an existing or proposed school. Further, any potential impacts were previously analyzed by the 2030 General Plan EIR. Therefore, the Housing Element would have less than significant impacts due to the generation of hazardous materials in proximity to an existing or proposed school.

VIII.(d). *No Impact:* As of November, 2014, no sites identified as Cortese sites were listed as being present in Danville. Therefore, there would be no impacts associated with locating a future residential development project on a site that is included on a list of hazardous material sites.

VIII.(e)-(f). *No Impact:* There are no airports or private airstrips located within the Planning Area. Therefore, there are no impacts associated with airport-related hazards.

VIII.(g). *Less than Significant Impact:* None of the proposed policies or programs in the Housing Element would seriously impair the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. Any future development projects would be required to comply with adopted plans and regulations to ensure emergency ingress and egress during construction and operation. Further, any potential impacts were previously analyzed by the 2030 General Plan EIR. Therefore, impacts due to conflicts with an emergency response plan are expected to remain at levels below significant.

Mitigation Measures: None required beyond compliance with applicable General Plan policies.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY:				
Would the project:				
(a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Hydrology and Water Quality Setting: The drainage patterns in Danville are dictated by Mt. Diablo to the northeast and the East Bay Hills to the west. The Town is mostly within the San Ramon Creek watershed division of the Walnut Creek watershed. East of Crow Canyon Road, parts of Danville are also in the Upper Alameda Creek watershed. As such, limited areas within the Town have are located in areas designated by the Federal Emergency Management Agency (FEMA) as 100-year and 500-year flood hazard areas.

The primary source of domestic water for Danville is supplied by the East Bay Municipal Utility District (EBMUD), a public utility district serving many East Bay communities in Alameda County and Contra Costa County. EBMUD's water supply system consists of a network of reservoirs, aqueducts, treatment plants, and distribution facilities that extends from its principal water source, the Mokelumne River Basin in the Sierra Nevada range, to the East San Francisco Bay Area.

Danville implements numerous measures to protect the quality of surface water bodies as required under the Bay Area Municipal Regional Permit (MRP) and National Pollutant Discharge Elimination System (NPDES) Permit requirements. Danville also has an adopted Storm Water Management and Discharge Control Ordinance, which specifies measures required by projects to control and treat storm water runoff, and regulates the timing and method that stormwater enters the drainage facilities.

Hydrology and Water Quality Impact Discussion:

IX.(a). *Less than Significant Impact:* No policies within the Housing Element would directly alter or conflict with existing water quality regulations and discharge standards. All future development would be subject to regulations governing storm water runoff and water quality such as those stipulated by the Bay Area MRP, NPDES and local Stormwater management requirements. The Housing Element does not introduce any polices or programs that interfere with adopted regulation that protect water quality. Further, any potential impacts were previously analyzed by the 2030 General Plan EIR. Therefore, the Housing Element would have a less than significant impact due to the violation of water quality and waste discharge requirements.

IX.(b). *Less than Significant Impact:* The Housing Element identifies housing sites that could support residential land uses consistent with the Regional Housing Needs Allocation (RHNA) requirements. All sites identified support residential development at densities that are comparable to what has previously been anticipated by the 2030 General Plan. Furthermore, any future development projects proposed would be subject to separate and subsequent CEQA review and required to comply with all existing regulations governing water use. The Housing Element does not introduce any policies or programs that would interfere with groundwater recharge or otherwise compromise water supplies. Therefore, any impacts related to the depletion of groundwater would remain insignificant.

IX.(c).-(f). *Less than Significant Impact:* The housing sites identified in the Housing Element to support future residential development were previously evaluated as part of the 2030

General Plan EIR. There are no new land use designations that were not previously anticipated and addressed through that EIR. Furthermore, all future development proposed would be subject to local and state regulations governing erosion control, surface runoff and flooding. The Housing Element does not introduce any policies or programs that would interfere or otherwise conflict with adopted flood control, drainage, and stormwater runoff strategies. Therefore, potential impacts due to the alteration of drainage and contribution of stormwater would be insignificant.

- IX.(g)-(h). *Less than Significant Impact:* There are several drainage creeks with floodplains that are susceptible to the 100-year and 500-year flood zones in Danville. The proposed Housing Element does not introduce any policies or programs that would interfere with protection associated with the 100-year flood hazard including the placement of structure within the 100-year flood hazard area. As mentioned, at the time that future residential development is proposed, all projects would be subject to separate and subsequent environmental review pursuant to CEQA, including an evaluation of potential flood zone impacts. All sites identified to hold an opportunity for residential development have previously been analyzed and assessed for flood hazards as a part of the 2030 General Plan EIR. Therefore, the proposed Housing Element would have a less than significant impact due to the siting of structures within a flood hazard area.
- IX.(i). *Less than Significant Impact:* A dam inundation zone is shown for downtown Danville from the potential failure of a hillside reservoir located along Highland Drive, owned and operated by EBMUD. The reservoir has recently been reconstructed with a new concrete liner, seismic strengthening of the reservoir roof support structure and related work. The Housing Element does not introduce any policies that would alter the risk exposure associated the reservoir. Further, any potential impacts were previously analyzed by the 2030 General Plan EIR. Therefore, potential associated with increased risk of exposure due to the failure of a dam or levee would be insignificant.
- IX.(j). *No Impact:* Danville is not located within an area that could be affected by seiche, tsunami, or mudflow. There are no substantial water bodies within the Town limits that would pose a particular risk of exposure. Therefore, the Housing Element would not generate impacts from inundation by seiche, tsunami or mudflow.

Mitigation Measures: None required beyond compliance with applicable General Plan policies.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING: Would the project:				
(a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

(c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Land Use and Planning Setting: The Town of Danville is nearly built out, with the predominant land use being residential.

Land Use and Planning Impact Discussion:

X.(a). *Less than Significant Impact:* Division of an established community typically occurs when a new physical feature, in the form of an interstate or railroad, physically transects an area, thereby removing mobility and access within an established community. The division of an established community can also occur through the removal of an existing road or pathway, which would reduce or remove access between a community and outlying areas.

The Housing Element does not introduce any polices or programs that would substantially reduce mobility or access. Therefore, impacts due to the division of an established community as the result of its implementation would be insignificant.

X.(b). *Less than Significant Impact:* The Housing Element is consistent with all 2030 General Plan goals and policies and with the Zoning Ordinance. It does not introduce any policies or programs that would result in a conflict with the General Plan goals and policies or with zoning regulations. Future development proposals would be subject to separate and subsequent CEQA review and would require review to ensure consistency with the 2030 General Plan, Zoning Ordinance, and other regulations as appropriate. Further, any potential impacts were previously analyzed by the 2030 General Plan EIR. Therefore, implementation of the Housing Element would result in less than significant impacts.

X.(c). *No Impact:* Danville is not subject to a habitat conservation plan or a natural community conservation plan. Therefore, the Housing Element would have no impact to any conservation plan or natural community plan.

Mitigation Measures: None required beyond compliance with applicable General Plan policies.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES: Would the project:				
(a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
(b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Mineral Resources Setting: No portion of the Town of Danville is designated by the California Department of Conservation as having the potential for being a significant source of composite minerals or industrial minerals.

Mineral Resources Impact Discussion:

XI.(a)-(b). *No Impact:* No active mineral extraction activities occur within the Town limits. As noted above, Danville is not a source of minerals. Further, the Housing Element does not introduce any policies or programs related to Mineral Resources. Therefore, no impacts to mineral resources are expected to result from implementation of the proposed Housing Element.

Mitigation Measures: None required beyond compliance with applicable General Plan policies.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. NOISE: Would the project result in:				
(a) Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

levels existing without the project?

(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? X

(f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? X

Noise Setting: Traffic continues to be the most significant source of noise within the Danville Planning Area, with Interstate 680 being the most significant source of traffic noise. There are no stationary sources that make a significant contribution to Danville’s noise environment.

Danville regulates the noise environment through the Noise Ordinance within the Danville Municipal Code. Specific prohibitions include the operation of machinery, equipment or power tools in a manner which causes excessive noise to nearby residents during pre-defined hours. General Plan policies ensure that new residential development projects meet acceptable noise level guidelines. Noise analyses of new development proposals are required, when appropriate, in order to maintain consistency with interior and exterior noise standards of the Noise Element. The interior noise level limits are established by the State Building Code.

Noise Impact Discussion:

XII.(a)-(b). *Less than Significant Impact:* The Housing Element does not introduce any policies or programs that would conflict with adopted regulations that protect the noise environment. At the time that any housing site identified in the Housing Element is proposed, a separate and subsequent site specific environmental review pursuant to CEQA would be required, including an acoustical analysis in conformance with 2030 General Plan policies. Compliance with federal, state and local regulations including the Town’s 2030 General Plan and Municipal Code would ensure that noise and vibration impacts related to exposure of persons to in excess of those would be identified, disclosed and mitigated accordingly. Therefore, impacts due to excessive noise or vibration resulting from the Housing Element would be less than significant.

XII.(c)-(d). *Less than Significant Impact:* The gradual increase in dwelling units over the housing planning cycle and distributed across different areas of the Planning Area is not expected to introduce a substantial permanent increase in the ambient noise environment as a result of stationary or mobile sources. Stationary noise sources may include daily activities and movements by residents, landscaping, maintenance and the use of HVAC. All of the noise sources emit intermittent sources of low level noise and are not expected to cause a perceptible noise increase. Mobile noise sources may include increased traffic proximate to the project site. However, the wide distribution of development across opportunity sites and the gradual nature of development collectively lead to a reasonable assumption that development that will occur will not substantially increase ambient noise levels. Further, any potential impacts were

previously analyzed by the 2030 General Plan EIR. The Housing Element does not introduce new policies or programs or anticipate rates of growth beyond what has previously been anticipated nor would it result in a temporary or permanent increase in the ambient noise environment. Therefore, impacts would be insignificant.

XII.(e)-(f). *No Impact:* Danville does not contain any airports or provide airstrips. Thus, there are no such facilities that would be located within two miles of a future residential development site. Therefore, the Housing Element would not expose people residing or working onsite to significant noise levels generated by an airport. No impacts associated with the exposure of people to aircraft related noise are expected.

Mitigation Measures: None required beyond compliance with applicable General Plan policies.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING: Would the project:				
(a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
(c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Population and Housing Setting: Over the twenty year period extending from 1990 to 2010 Danville’s population grew from 31,300 to 42,039 persons (a 34% increase). The projected growth rate between 2014 and 2020 is just another 3% growth. Danville’s population is trending older and slightly more ethnically diverse. The 2010 Census counted 15,420 households in Danville, most of which are characterized as family households, with a slight drop in the average household size to 2.74 persons from the 200 Census. The number of housing units has grown 3.8% over the past decade to 15,962 by 2013, and its housing stock continues to be primarily owner-occupied.

Population and Housing Impact Discussion:

XIII.(a). *Less than Significant Impact*: The Regional Housing Needs Allocation (RHNA) for Danville for the 2014-2022 planning cycle is to 557 housing units. The 2014-2022 Housing Element projects that future development would be accommodated through use of vacant lands and underdeveloped sites, with much of the development anticipated to occur at higher residential densities than are in place in Danville today. Assuming historic vacancy rates (i.e., 3%) and 2.74 persons per household, the population growth anticipated as a result of the projected residential development over the eight year planning period would be in a range of 1,800 to 1,950 additional residents. Presuming that all new housing units anticipated are occupied with new residents, the population of Danville in 2020 would be approximately 45,000 persons, consistent with growth in the region and consistent with previous analysis and projections in the 2030 General Plan EIR. Thus, the Housing Element would have less than significant impacts due to induced growth.

XIII.(b).-(c). *No Impact*: The Housing Element anticipates that future development would be accommodated through use of vacant lands and redevelopment of underdeveloped properties. As a policy document, the Housing Element does not introduce any programs that would displace substantial numbers of existing housing or people elsewhere. Therefore, implementation of the Housing Element would not generate impacts associated with the displacement of housing or people.

Mitigation Measures: None required beyond compliance with applicable General Plan policies.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIV. PUBLIC SERVICES

(a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

(a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
(b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
(c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
(d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
(e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Public Services Setting: Danville collects development impact fees for schools, parkland, and other facility improvements. These fees are necessary in order to finance, and ensure that new developments pay for their fair share of the costs of, improvements the required improvements to public facilities and services.

Public Services Discussion:

XIV.(a)-(e). *No Impact:* All potential impacts to public facilities generated by the development of any housing sites identified in the Housing Element have been previously analyzed by the 2030 General Plan EIR. Furthermore, any future development of any housing site would be subject to the Town’s Impact fees which are intended to offset increased demands placed on Public Services and the associated costs. All future development would be reviewed on a separate and subsequent project-specific basis, pursuant to CEQA. Given the 2030 General Plan anticipated the growth that is consistent with what would be supported by the Housing Element, the potential cumulative impacts to public services have already been identified and determined to be less than significant.

Mitigation Measures: None required beyond compliance with applicable General Plan policies.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. RECREATION				
(a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
(b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Recreation Setting: There are approximately 178 acres of parkland and active recreation facilities in Danville, which is anticipated to increase to 181 acres after acceptance of acreage located at the southeast corner of Oak Hill Park Community Center. In addition, the Town improved and/or maintains another 34 acres of non-Town owned facilities (such as play fields on school sites). Another 66.58 acres of non-Town owned or non-Town maintained facilities (such as the Iron Horse Trail) exist in the Town that is available for recreation purposes. Danville meets its parkland standard of 5 acres of improved parkland per 1,000 residents as of January 1, 2011. For the entire Planning Area (including the unincorporated sphere of

influence), the estimated population of 47,130 was served by 278.26 acres of parkland, for a ratio of 5.9 acres per 1,000 residents.

Recreation Discussion:

XV.(a).-(b). *No Impact:* The Housing Element indicates that the anticipated development in the 2014-2022 planning period would add around 2,000 new residents, assuming the completion of a range of 682 to 737 dwelling units during the planning period and assuming the historic vacancy rate of 3%+/- is maintained (3%) and that the historic average household size of 2.74 persons is maintained. While the increase in population may put increased pressure on the Town’s recreational facilities, this has been previously identified and by the 2030 General Plan EIR. Further, potential impacts to recreational resources associated with future development of housing sites would be evaluated through a separate and subsequent environmental review pursuant to CEQA, with mitigation secured as appropriate to potential impacts. The Housing Element does not introduce any policies or programs that would conflict with the provision to provide adequate park land facilities. Therefore, no impacts to recreational facilities are expected.

Mitigation Measures: None required beyond compliance with applicable General Plan policies.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC -- Would the project:				
(a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
(d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

equipment)?

- | | | | | |
|---|--------------------------|--------------------------|---|--------------------------|
| (e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |
| (f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |

Traffic/Transportation Setting: The Town’s circulation network consists of an interstate freeway corridor and the local street system. The transportation network is well established and provides local and regional access within Town limits and to neighboring jurisdictions. Roadways within Danville are classified into several categories ranging from interstate freeway to local streets. Regional access to the Town is provided by Interstate 680 and Major and Minor arterials, some of which are considered Routes of Regional Significance, as defined by the Tri-Valley Transportation Plan/Action Plan. Danville has jurisdiction over its local streets and operates 52 traffic signals.

The Contra Costa Transportation Authority (CCTA) serves as the independent public agency formed by Contra Costa voters in 1988 to manage the county's ½-cent transportation sales tax program and to undertake countywide transportation planning. It is responsible for congestion management, specific highway improvement projects, and serves as the Congestion Management Agency (CMA) for jurisdictions within Contra Costa County including Danville. The Metropolitan Transportation Commission (MTC) serves as the regional transportation planning agency for the SF Bay Area.

Traffic/Transportation Discussion:

XVI.(a). *Less than Significant Impact:* Although the Housing Element would facilitate increased residential densities authorized through the adoption of the 2030 General Plan, the development potential does not exceed what has been evaluated in the 2030 General Plan EIR. Expected growth rates and associated increases in traffic volumes under the proposed Housing Element are consistent with the growth rate utilized for local and regional traffic management efforts. Any increase in traffic related impacts would be evaluated through a separate and subsequent environmental project specific review pursuant to CEQA. Given that the Housing Element does not introduce any policies or programs that would introduce new or exacerbated cumulative impacts, impacts associated with traffic and circulation would be less than significant.

XVI.(b). *Less than Significant Impact:* Danville strives to maintain Level of Service (LOS) D operations at all signalized intersections under Town jurisdiction and LOS E along Routes of Regional Significance identified in the Tri-Valley Transportation Plan/Action Plan. The development potential of the housing sites identified by the Housing Element is consistent with the level of growth evaluated in the 2030 General Plan EIR. Potential environmental impacts to circulation and traffic from future residential development projects would be analyzed pursuant to CEQA on a project

specific basis. Therefore, the Housing Element would result in less than significant impacts due to a conflict in level of service.

- XVI.(c). *No Impact:* Given the nature and location of potential future residential development, which is located well outside of established airport flight patterns, the Housing Element would have no impact on air traffic patterns.
- XVI.(d). *Less than Significant Impact:* The Housing Element does not introduce any new policies or program that would conflict with the provisions for safe access set forth in the 2030 General Plan. As part of any future development review process, the Town would require a Traffic Impact Analysis which includes an evaluation of design features. All future circulation and traffic improvements are required to be constructed pursuant to the Town’s roadway safety standards. Further, any potential impacts were previously analyzed by the 2030 General Plan EIR. Therefore, impacts resulting from site design hazards would be insignificant.
- XVI.(e). *Less than Significant Impact:* The Housing Element does not introduce any policies or programs that would conflict with the provision to provide for emergency access. All development projects would be reviewed in accordance with CEQA, including an evaluation of adequate emergency access. This process would identify any potential constraints in emergency access and require that the design of all new residential development sufficiently accommodates emergency access. Additionally, projects would be subject to review and approval by the San Ramon Valley Fire Protection District. Further, any potential impacts were previously analyzed by the 2030 General Plan EIR. Therefore, impacts associated with the Housing Element would be at levels less than significant.
- XVI.(f). *Less than Significant Impact:* The Housing Element does not introduce any policies or programs that would substantially impact existing alternative transportation facilities. Further, any potential impacts were previously analyzed by the 2030 General Plan EIR. Therefore, any impacts associated with alternative transportation would be less than significant as a result of implementation of the Housing Element.

Mitigation Measures: None required beyond compliance with applicable General Plan policies.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS:				
Would the project:				
(a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
(b) Require or result in the construction of new	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
(c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
(e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
(f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
(g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Utilities and Service Systems Setting: The planning area is currently served by existing public utilities and service systems. Utility providers are responsible for the continued availability of services and increase and expand as necessary to meet demands.

Water Service System

The primary source of water for Danville is supplied by the East Bay Municipal Utility District (EBMUD), a publicly owned utility, formed under California's Municipal Utility District Act. EBMUD's water supply system consists of a network of reservoirs, aqueducts, treatment plants, and distribution facilities that extends from its principal water source, the Mokelumne River Basin in the Sierra Nevada range, to the East San Francisco Bay Area. The district produces an average of 220 MGD in non-drought years to an estimated 1.3 million people. The 2030 General Plan EIR concluded that the Town's 2030 General Plan is consistent with EBMUD's Urban Water Management Plan forecasts.

Wastewater

Danville is served by the Central Contra Costa Sanitary District (CCCSD), a special district that collects and cleans an average of 45 million gallons of wastewater per day for approximately 462,000 residents and 3,000 businesses in a 146 square mile area of central Contra Costa County. At 2030 General Plan build-out, the Town's wastewater treatment needs can be adequately accommodated, consistent with the 2010 CCCSD Collection System Master Plan Update.

Stormwater

Danville's storm drains convey runoff from impervious surfaces such as streets, sidewalks, and buildings to creeks that ultimately drain into the San Francisco Bay. Much of this water is untreated and carries with it any contaminants picked up along the way including solvents, oils, fuels, and sediments. The Town has standard conditions of approval for development projects that stipulates the use of Best Managements Practices and low impact development.

Solid Waste

Central Contra Costa Solid Waste Authority (CCCSWA) provides solid waste and residential recycling services for southern Contra Costa jurisdictions, including Danville. In 2014, CCCSWA holds franchise agreements with Allied Waste Services for the collection, transfer and disposal of residential and commercial solid waste; and with Valley Waste Management for the collection of residential recycling, green waste and food scraps. In March 2015, a new 10-year contract with garbage and recycling companies will go into effect with Republic Services (a.k.a. Allied Waste Services) for the collection, transfer and disposal of residential and commercial garbage, recycling and organics services, along with the commercial food recycling services. Mt. Diablo Recycling will hold the Franchise Agreement for the processing of residential and commercial recyclable materials. The landfills serving Danville include the Keller Canyon Landfill and Acme Landfill (2012). Danville's current disposal rate is 5.5 pounds of waste per person per day, which is well below the target of 6.5 pounds of waste per person per day.

Utilities and Service Systems Discussion:

XVII.(a),(b),(d),and (e). *No Impact:* The Housing Element is consistent with the anticipated level of development and population growth previously identified and evaluated in the 2030 General Plan EIR. The Housing Element is a policy document does not include any specific development proposals, nor does it grant any entitlements for development. All future residential development would be required to comply with local regulations. Environmental impacts of subsequent development projects would be evaluated on a separate and subsequent site-specific basis to assess potential impacts associated with public services pursuant to CEQA. Future development proposals would be reviewed by the appropriate service agencies as part of the development application review process in order to ensure that sufficient capacity in all utilities would be available on time to maintain desired service levels. Therefore, implementation of the Housing Element would have no impact regarding a significant increase in demand for wastewater and water services.

XVII.(c). *Less than Significant Impact:* Future residential development projects have the potential to result in an increase in impervious surfaces that could increase stormwater runoff. However, all new development projects would be subject to regulations including BMPs and low impact development standard that require onsite retention/detention and no net increase in offsite runoff. Site specific development proposals would be reviewed and evaluated to ensure consistency with applicable 2030 General Plan policies and CEQA requirements. Site specific design would be required to achieve the necessary storm flow requirements. The Housing Element does not introduce and policies or programs that would interfere with adequate storm water drainage. Further, any potential impacts were previously analyzed by the 2030 General Plan EIR.

Therefore, impacts to stormwater and drainage facilities as the result of implementing the Housing Element would be insignificant.

XVII.(f). and (g). *No Impact:* The Housing Element is a policy document that would not generate additional solid waste beyond what has previously been anticipated in the 2030 General Plan EIR. Therefore, no new or expanded solid waste facilities would be required as a result of the Housing Element and impacts would be insignificant.

Mitigation Measures: None required beyond compliance with applicable General Plan policies.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE				
(a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
(c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

XVIII.(a). and (c). *Less than Significant Impact:* The proposed Project is the Danville 2014-2022 Housing Element and related conforming and implementation actions. The Housing Element is a policy-level document and while it encourages the provision of a range of housing types and affordability levels to meet the Regional Housing Needs Allocation (RHNA) of 557 residential units. It does not include specific development proposals nor does it grant any entitlements for development that would have the potential to degrade the quality of the environment to adversely affect human beings. All future residential development on any of the identified Housing Sites would be required to

comply with local regulations, including the General Plan and Zoning Ordinance, and subject to separate and subsequent site-specific environmental review pursuant to CEQA. Therefore, the proposed Housing Element would result in less than significant adverse impacts to the environment or to human beings as a result of environmental degradation.

XVIII.(b). *Less than Significant Impact:* As discussed above, the proposed Housing Element is a policy-level document that does not propose any specific development. Therefore, identifying or analyzing cumulative impacts would be speculative at this time. Future residential development projects and/or policies would be subject to environmental review, including a review of cumulative impacts. Further, any potential cumulative impacts resulting from the development of housing sites identified in the Housing Element have been previously analyzed by the 2030 General Plan EIR. Therefore, impacts would be less than significant.

Mitigation Measures: None required beyond compliance with applicable General Plan policies, programs and action implementation.

Recommended Revisions to the Draft Negative Declaration of Environmental Significance prepared for the Danville 2014-2022 Housing Element

Revision 1 - Page 21 of Initial Study

In response to letter dated December 10, 2014 from Homira Shafaq, Senior Engineer Contra Costa County Flood Control District & Water Conservation District, amend the first paragraph of narrative in Section IX. Hydrology and Water Quality to read as follows (text insert shown as underlined text):

Hydrology and Water Quality Setting: The drainage patterns in Danville are dictated by Mt. Diablo to the northeast and the East Bay Hills to the west. The Town is mostly within the San Ramon Creek watershed division of the Walnut Creek watershed. East of Crow Canyon Road, parts of Danville are also in the Upper Alameda Creek watershed. As such, limited areas within the Town have are located in areas designated by the Federal Emergency Management Agency (FEMA) as 100-year and 500-year flood hazard areas (e.g., Green Valley Creek has known inadequate reaches).

Revision 2 - Pages 21-22 of Initial Study

In response to the Homira Shafaq letter on behalf of the CCCFC&WCD, amend the third paragraph contained in the subsection labeled "Hydrology and Water Quality Impact Discussion" in Section IX. Hydrology and Water Quality to read as follows (text insert shown as underlined text):

IX.(c).-(f). *Less than Significant Impact*: The housing sites identified in the Housing Element to support future residential development were previously evaluated as part of the 2030 General Plan EIR. There are no new land use designations that were not previously anticipated and addressed through that EIR. Furthermore, all future development proposed would be subject to local and state regulations governing erosion control, surface runoff and flooding. Subsequent CEQA documents prepared for development projects should require payment of drainage area fees within formed CCCFC&WCD drainage areas as mitigation measures for the creation of any new impervious surfaces created within Drainage Area 10, 37A, and 101A in accordance to Flood Control Ordinance Numbers 92-52, 85-41, and 88-36, respectively. In addition, as determined necessary on a project by project review, subsequent project environmental review should include a study of the adequacy and stability of drainage facilities potentially impacted by proposed new development to determine if local drainage design criteria are met, with potential impacts and appropriate mitigation measures developed through the project-specific CEQA documents. The Housing Element does not introduce any policies or programs that would interfere or otherwise conflict with adopted flood control, drainage, and stormwater runoff strategies. Therefore, potential impacts due to the alteration of drainage and contribution of stormwater would be insignificant.

Revision 3 - Page 32 of Initial Study

In response to the November 24, 2014 email from Russell Leavitt of the CCCSD, amend Page 32 Section XVII Utilities and Service Systems Section of the Draft Negative Declaration to read as follows (text inserts shown as underlined text and deleted text shown as ~~strikeout~~ text):

Danville is served by the Central Contra Costa Sanitary District (CCCSD), a special district that collects and cleans an average of 33.8 million gallons per day (mgd) (average dry weather flow) ~~45 million gallons of wastewater per day (MGD)~~ for approximately ~~462,000~~471,000 residents and 3,000 businesses in a ~~146~~144 square mile area of central Contra Costa County. ~~At~~According to CCCSD, at 2030 General Plan build-out, the Town's wastewater treatment needs can be adequately accommodated within CCCSD's 53.8 mgd effluent discharge limit, consistent with theThe 2010 CCCSD Collection System Master Plan Update identifies only one major, Danville-area sewer improvement project: the San Ramon Interceptor Schedule C - Phase 2 project, a 36-inch diameter parallel pipe in the Iron Horse Trail, from north of Norris Canyon Road in San Ramon to St. James Ct. in Danville. This project is included in CCCSD Capital Improvement Plan for future construction.

Recommended Revisions to the Draft Danville 2014-2022 Housing Element

Revision 1 - Page 3

To reflect the full range of public outreach effort made prior to the Planning Commission public hearing of December 17, 2014, amend the first paragraph in Section I under Subsection D - Public Participation of the Draft Housing Element to read as follows (text inserts shown as underlined text and deleted text shown as ~~strikeout~~ text):

In preparation of the Draft Danville 2014-2022 Housing Element, the public was provided an opportunity to review and comment on the draft document and the associated environmental documents.~~Town's housing goals, policies and implementation strategies. A study session for the Planning Commission was conducted to discuss housing needs and community concerns and to discuss goals, quantified objectives, policies and implementation strategies. Notice regarding the opportunity to review of the study session~~Notice of the availability of the Draft Danville 2014-2022 Housing Element for review and the intent to adopt a Negative Declaration of Environmental Significance for the policy document was posted on the Town's website ~~and, posted at community locations, posted by the Contra Costa County Clerk, and published in the San Ramon Valley Times on November 10, 2014.~~

Revision 2 - Pages 4-5

In response to the December 10, 2014 email from Contra Costa LAFCO's Executive Director Lou Ann Texeira, amend the first paragraph in Section I under Subsection E - Relationship to General Plan to read as follows (text insert shown as underlined text):

The Danville 2014-2022 Housing Element is a required component of the Danville General Plan. The Town of Danville adopted its current General Plan in March 2013 (i.e., the Danville 2030 General Plan). The Town will ensure consistency between the 2014-2022 Housing Element and the Danville General Plan through the Housing Element update process and any subsequent update or amendment of the 2030 Plan. As determined necessary, and consistent with SB 244 (Wolk, 2011), the Town will amend the land use element of the Danville 2030 General Plan to indicate that a determination has been made that there are no unincorporated disadvantaged communities (DUCs) present in Danville's Planning Area as depicted in the general plan. If the 2030 Plan is amended during the planning period covered by the 2014-2022 Housing Element, the Town will make conforming amendments to the Housing Element, and/or consider whether the amendments under consideration to the 2030 Plan would impede the Town's ability to meet its RHNA.

Revision 3 - Page 27

To clarify the opportunity available under current zoning regulations regarding the provision of farm worker housing for seasonal workers in agricultural districts, amend the second paragraph in Section II under Subsection C - Special Needs Groups - 6. Agricultural Workers to read as follows (text inserts shown as underlined text and deleted text shown as ~~strikeout~~ text):

According to the 2012 Agricultural Census, 2,049 workers were employed on farms in Contra Costa County, with a reported 89 migrant workers. The majority of the farmworker population in the unincorporated areas consists of resident-households requiring permanent affordable housing rather than migratory workers with seasonal housing needs. Currently, the Danville Municipal Code permits farm worker housing for seasonal workers in the agricultural districts (A-2 and A-4) subject to approval of a land use permit. ~~Contra Costa County's agricultural land is predominately located in far East Contra Costa County. Contra Costa County indicates in its draft Housing Element that it is proceeding with a zoning text amendment (in response to the latest provisions of the State Employee Housing Act with respect to farm labor housing) that will remove the requirement to secure a land use permit for farmworker housing in agricultural zoning districts (i.e., changing that activity to a by-right use in those districts). This action would likely take a significant amount of pressure off of the housing needs for agricultural workers in the long run.~~

Revision 4 - Pages 55 and 56

To provide clarity for an entry in HCD's Attachment 2: Completeness Checklist, amend Tables 24a and 24b to indicate that a mobile home may be used for residential use wherever a manufactured home may be used.

Revision 5 - Pages 73-74

In response to the November 24, 2014 email from Russell Leavitt, Engineering Assistant III of the Central Contra Costa Sanitary District (CCCSD), amend Pages 73-74 Wastewater Section of the Draft Housing Element to read as follows (text inserts shown as underlined text and deleted text shown as ~~strikeout~~ text):

The population of the service area is approximately ~~455,000~~471,000. ~~From April 2007 through December 2010, the maximum daily influent flow rate was 141 million gallons per day (MGD) and~~In 2013, the wastewater treatment plant's average daily dry weather flow rate was 38.735.8 MGD. Both rates are~~This rate is well within the then-permitted 53.8 MGD average dry weather flow limit and 250 MGD peak wet weather design flow, as provided~~allowed for by Order No. R2-2012-0016 issued by the SF Bay Region of the California Regional Quality Control Board and by National Pollutant Discharge Elimination System (NPDES) Permit No. CA0037648. CCCSD has indicated it will be able to serve the planned growth provided through the Danville 2030 General Plan and the 2014-2022 Housing Element.

Revision 6 - Page 89

To provide clarity for an entry in the Housing and Community Development Department's (HCD's) Attachment 2: Completeness Checklist (that must accompany the submittal of the Draft Housing Element to HCD), add as a new footnote for Table 33 the following (text insert shown as underlined text):

The affordability of the seven very low income units is assured through deed restriction (30 year term). The five cited low income units are detached second dwelling units whose size (ranging from 320 square feet to 811 square feet) qualifies them for the affordable "by-design" designation for one- or two-person low income households. The two cited moderate income units are detached second dwelling units whose size (ranging 1,002 square feet and 1,250 square feet) qualifies them for the affordable "by-design" designation for one-, two- or three-person moderate income households.

Revision 7 - Page 127

Re-number Programs listed under Policy 3.1 (the Draft Housing Element has two entries labeled Program 3.1.5).

Revision 8 - Page 127

To address the requirements established by California Health & Safety Code §17021.6, add new Program 3.1.7 under Policy 3.1 to assure Danville's Municipal Code is consistent with the intent and requirements of §17021.6 as far as the requirement that, under specified conditions, farmworker housing be allowed as an by-right use in agricultural land use districts. The new program language shall read as follows (text inserts shown as underlined text):

3.1.7. Monitor the need for farmworker housing in Danville and, if and when such need is documented to be present and where it is determined Danville is required to take action in light of the intent and requirements of California Health & Safety Code §17021.6, initiate a zoning text amendment to amend the existing A-2 and/or A-4 zoning regulations to allow farmworker employee housing as a use by right as set forth by the minimum requirements of §17021.6

Revision 9 - Page 128

To more clearly reflect the Town's commitment to address the intent and requirements of SB 2 as relates provision of at-right zoning for emergency shelters, add a new program under Policy 3.2 as follows (text inserts shown as underlined text):

3.2.3. Monitor and, if appropriate, amend the current regulations pertaining to emergency shelters (amended in 2014 by way of approval of LEG 13-02) relative their effectiveness to meet the intent of Policy 3.2 and the intent and requirements of SB 2 approved by the state in 2007.



Implementation Review			
Jurisdiction Name:			
	Implementation Status	Program Number (If Applicable)	Page(s) Where Found
If the local government's previous housing element included a rezone program pursuant to GC Sections 65583(c), 65583.2 and 65584.09 to address a shortfall of adequate sites, has the program(s) to rezone been completed?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	Policy 1.7 and Programs 1.7.1 and 1.7.2 (Implements rezoning actions in 2014 by way of Town Council Ordinance No. 2013-04 and Town Council Ordinance No. 2013-05)	Pages 92, 118 (Policy 1.7), and 118-119 (Programs 1.7.1 and 1.7.2)
Does zoning permit emergency shelters without discretionary action or has a multijurisdictional agreement pursuant to Section 65583(d) been approved? ¹	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Policy 3.2 and Program 3.2.3 (Implements zoning text amendment action in 2014 by way of Town Council Ordinance No. 2013-05)	Pages 25, 29, 55 and 56 (Tables 24a and 24b), 57, 58, 86, 127 (Policy 3.2), and 128 (Program 3.2.3)
Does zoning permit transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone? ²	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Policies 3.3 and 3.4 and Programs 3.3.1 and 3.4.1 (Implements zoning text amendment action in 2014 by way of Town Council Ord. Nos. 2014-03, 2014-04 & 2014-05)	Pages 28, 29, 54, 55 - 57 (Tables 24a and 24b), 86, 95, 99, 127 (Policy 3.3), 128 (Program 3.3.1), and 129 (Policy 3.4 and Program 3.4.1)
Are policies, ordinances or procedures established to allow reasonable accommodation for persons with disabilities in the application of zoning and land use policies, ordinances or procedures?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Policy 3.1 and Programs 3.1.4 and 3.1.5 (Implements zoning text amendment action in 2014 by way of Town Council Ordinance No. 2014-09)	Pages 68, 126 (Policy 3.1), 127 (Program 3.1.5)
Has a density bonus ordinance been adopted pursuant to Government Code Section 65915 (since January 1, 2005)?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Policy 2.1 and Program 2.1.1 (Implements zoning text amendment action in 2014 by way of Town Council Ord. No. 2014-07) In addition - Programs 1.1.2; 1.2.2; 1.6.1; 1.8.2; and 3.1.3	Pages 44, 48, 49, 50 (Table 23), 108-109 (Table 36), 111, 113 (Program 1.1.2), 114 (Program 1.2.2), 117 (Program 1.6.1), 119 (Program 1.8.2), 120 (Policy 2.1), 121 (Program 2.1.1), and 127 (Program 3.1.3)

¹ These are not required where agencies adopted housing elements in the fourth cycle before the effective date of SB 2 (January 1, 2008). These agencies are primarily in San Diego County. Agencies should note "Housing Element Adopted Prior to SB 2" if this is the case.

Public Participation (Section 65583(c)(8)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/GS_publicparticipation.php)		
	<i>Page(s)</i>	<i>Comments</i>
Description of diligent effort to include all economic segments of the community and/or their representatives in the development and update of the housing element (e.g., types of outreach, meetings, appropriate languages, list of invitees and general comments and how they were incorporated).	Pages 3 & 4 and Appendix G	Notice of the availability of the Draft Housing Element was provided to housing providers and advocacy groups; locally based and/or active residential development companies; surrounding jurisdictions; local churches; and other agencies on the Town's standard agency referral list. Extensive testimony received about housing needs and opportunities during the public hearings for the Danville 2030 General Plan which addressed the RHNA shortfall identified in the 2007-2014 Housing Element.

Review and Revise (Section 65588) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/GS_reviewandrevise.php)		
	<i>Page(s)</i>	<i>Comments</i>
Progress in implementation – A description of the actual results or outcomes of the prior element's goals (i.e., what happened), objectives, policies, and programs. Include quantification of results where possible (e.g., number of units rehabilitated) and may be qualitative where necessary (e.g., mitigation of governmental constraints).	Pages 104-105 and Appendix C	Each Policy of each Program was reviewed as required in the section of Appendix C labeled "Unit Production" as a review of actual results.
Effectiveness of the element – For each program, include an analysis comparing significant differences between what was projected or planned in the earlier element and what was achieved. Analyze the differences to determine where the previous housing element met, exceeded, or fell short of what was anticipated.	Appendix C	Each Policy and Program reviewed as required in the section of Appendix C labeled "Evaluation and Recommendation".
Appropriateness of goals, objectives, policies and programs – A description of what has been learned based on the analysis of progress and effectiveness of the previous element. A description of how the goals, objectives, policies, and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element	Appendix C	The Draft Housing Element indicates, in yellow highlight, how Policies and Programs are being changed in response to the analysis contained in Appendix C.

Housing Needs Assessment (Section 65583(a)(1 and 2)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/HH_home.php)			
	Page(s)	Data Source (if not identified in the housing element)	Comments
Quantification and analysis* of existing and projected housing needs	Pages 6-41	Section II. Housing Needs Assessment	N/A
Populations and employment trends, including documentation of projections	Pages 6-13 and Table 2a, Table 2b and Tables 3-6	See “Sources” at bottom of Tables 2a & 2b and Tables 3-6 (Pages 7, 8, and 10-12).	N/A
Housing and Household characteristics, including:		See “Sources” at bottom of Tables 8a & 8b and Table 11 (Pages 16, 17, and 31)	Minor changes were made in the update – largely limited to an update of the statistical information used. Also updates in narrative discussion.
• Level of payment compared with ability to pay (overpaying households)	• Pages 15-16 & Table 8a		
• Housing stock conditions	• Pages 30-31 & Table 11		
• Overcrowded households	• Pages 16-17 & Table 8b		
Existing and projected needs for all income levels, including:		See “Sources” at bottom of Table 1 (Page 2)	Minor changes were made in the update – largely limited to an update of the statistical information used. Also updates in narrative discussion.
• Regional Housing Need Allocation (RHNA)	• Pages 40-41 & Table 1		
• Existing housing need for extremely low income households	• Page 41		
• Projected housing need for extremely low income households based on RHNA or Census (see Section 65583(a)(1))	• Page 41		
* Analysis is defined as a description and evaluation of specific needs, characteristics and resources available to address identified needs			

Persons with Special Needs (Section 65583(a)(7)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/HN_SHN_home.php)			
Identification and analysis of any special housing needs including:*	Page(s)	Data Source (if not identified in the housing element)	Comments
• Elderly	• Pages 18-19 and Tables 7 & 9	• See “Sources” at bottom of Tables 7 & 9 (Pages 14 and 20).	• New and/or amended language in update.
• Persons with disabilities, including developmental disabilities (See Memo at http://www.hcd.ca.gov/hpd/NoticeCoverLtrSB812.pdf)	• Pages 19-26 and Tables 9 & 10	• See “Sources” at bottom of Tables 7 & 9.	• New and/or amended language in update.
• Large households	• Page 27 and Table 9	• See “Sources” at bottom of Tables 7 & 9.	• New and/or amended language in update.
• Farmworkers (seasonal and permanent)	• Page 27 & Pages 126-127 (Policy 3.1 and Program 3.1.7)	• (Per citation Page 27) 2012 Agricultural Census.	• New and/or amended language in update.
• Female headed households	• Pages 26 & 27 and Tables 7 & 9	• See “Sources” at bottom of Tables 7 & 9.	• New and/or amended language in update.
• Homeless (annual and seasonal) **	• Pages 28 & 29	• (Per cite Pg 28) Jan 2013 Homeless Census	• New and/or amended language in update.
• Single Parent Households	• Pages 26 & 27 and Tables 7 & 9	• See cite Pg 26 and See “Sources” at bottom of Tables 7 & 9.	• New and/or amended language in update.
* Analysis is defined as a description and evaluation of specific needs, characteristics and resources available to address identified needs ** See Section 65583(a)(7) for additional information regarding this requirement			

At-risk Units (Section 65583(a)(9)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/EHN_atrisk.php)		
	Page(s)	Comments
Inventory of at-risk units (10 years from the housing element due date) (Section 65583(a)(9)(A))	Page 39 an 124-125 (Policy 2-7 and Programs 2.7.1 & 2.7.2).	Town has had success extending BMR terms from its inclusionary program.
Estimate of replacement versus preservation costs (Section 65583(a)(9)(B))	N/A	N/A
Identification of qualified entities Section 65583(a)(9)(C))	N/A	N/A
Identification of potential funding Section 65583(a)(9)(D))	N/A	N/A
Note: Section 65583(a)(9) has many detailed requirements. Agencies with at-risk units should review the specific statutory requirements to ensure a complete analysis.		

Potential Governmental and Non-governmental Constraints (Section 65583(a)(5 and 6)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/CON_home.php)		
Potential Governmental Constraints Include an analysis of actual and potential governmental constraints for each of the following:	<i>Page(s)</i>	<i>Comments</i>
<ul style="list-style-type: none"> • Land use controls (e.g., parking, lot coverage, heights, unit sizes, open space requirements, floor area ratios, growth controls (e.g., caps on units or population or voter approval requirements)) 	<ul style="list-style-type: none"> • Pages 44-54 and Tables 21, 22, 23, 24a, and 24b (Pages 46, 47, 50, 55, 56) 	<ul style="list-style-type: none"> • New discussion for “Palmer” decision and “affordable-by-design” added.
<ul style="list-style-type: none"> • Building codes and their enforcement (e.g., current CBC, any local amendments and local code enforcement programs) 	<ul style="list-style-type: none"> • Page 68 	<ul style="list-style-type: none"> • New discussion on accessibility requirements for physically disabled added.
<ul style="list-style-type: none"> • Site improvement requirements (e.g., street widths, etc.) 	<ul style="list-style-type: none"> • Pages 61 & 64 	N/A
<ul style="list-style-type: none"> • Fees and other exactions (e.g., analyze all planning and impact fees and impact on total development costs) 	<ul style="list-style-type: none"> • Pages 61 & 64 and Tables 25, 26, and 27 (Pages 61, 62, & 63) 	N/A
<ul style="list-style-type: none"> • Local processing and permit procedures (e.g., typical processing times, permit types by housing type, decision-making criteria and bodies) 	<ul style="list-style-type: none"> • Pages 64-67 and Table 28 (Pages 65 & 66) 	<ul style="list-style-type: none"> • Minor changes in the form of new or amended language in update
<ul style="list-style-type: none"> • Housing for persons with disabilities (e.g., definition of family, concentration requirements, reasonable accommodation procedures) 	<ul style="list-style-type: none"> • Pages 126-127 (Policy 3.1 and Program 3.1.5) 	N/A
<ul style="list-style-type: none"> • Potential and actual constraints on the development of a variety of housing types for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters and transitional housing 	<ul style="list-style-type: none"> • Various Policies and Programs within Section VI. Housing Plan (Pages 113-137) 	<ul style="list-style-type: none"> • Several zoning text amendments (ZTAs) were adopted in 2014 – leading to inclusion of programs in the update to track their effectiveness.

Potential Governmental and Non-governmental Constraints (Section 65583(a)(5 and 6)) - Continued (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/CON_home.php)		
	Page(s)	Comments
<ul style="list-style-type: none"> Local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need. 	<ul style="list-style-type: none"> Various Policies and Programs within Section VI. Housing Plan (Pages 113-137) 	<ul style="list-style-type: none"> Several zoning text amendments (ZTAs) were adopted in 2014 – leading to inclusion of programs in the update to track their effectiveness.
<ul style="list-style-type: none"> Local efforts to remove governmental constraints that hinder meeting the need for housing for persons with: <ul style="list-style-type: none"> Disabilities Supportive housing Transitional housing Emergency Shelters 	<ul style="list-style-type: none"> Pages 126-127 (Policy 3.1 & Programs 3.1.4, 3.1.5 & 3.1.6) Pages 128-129 (Policy 3.3 & Programs 3.3.1) Page 129 (Policy 3.4 & Programs 3.4.1) Pages 127-128 (Policy 3.2 & Programs 3.2.1, 3.2.2, and 3.2.3) 	<ul style="list-style-type: none"> Several zoning text amendments (ZTAs) were adopted in 2014 – leading to inclusion of programs in the update to track their effectiveness.
Transitional housing and supportive housing as a residential use of property and subject only to those restrictions that apply to other residential dwellings of the same type in the same zone	Pages 54 and 55-56 (Tables 24a and 24b)	ZTAs adopted in 2014 to bring municipal code into compliance with SB 2.
Potential Non-governmental Constraints Include an analysis of actual and potential non-governmental constraints for each of the following:	Page(s)	Comments
<ul style="list-style-type: none"> Availability of financing 	<ul style="list-style-type: none"> Page 43 	<ul style="list-style-type: none"> Minor revisions made in update to acknowledge implications of Great Recession.
<ul style="list-style-type: none"> Price of land 	<ul style="list-style-type: none"> Page 42 	<ul style="list-style-type: none"> Minor revisions made in update.
<ul style="list-style-type: none"> Cost of construction 	<ul style="list-style-type: none"> Page 42-43 	<ul style="list-style-type: none"> Minor revisions made in update.

Sites Inventory and Analysis (Section 65583(a)(3) and 65583.2)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/SIA_home.php)		
	Page(s)	Comments
Listing of properties by parcel number or other unique, reference showing for each parcel (Section 65583.2(b)(1) – (3):	Pages 76-84 (Tables 29, 30, and 31 and Figure A)	Sites on Table 29 with denotation “Drops Off” were included on Table 29 for the 2007-2014 Housing Element but have subsequently been fully developed (so no longer available). Table 29 has also been amended to add new sites (most notably the sites added in response to the RHNA “shortfall” identified in the 2007-2014 Housing Element) and has had sites renumbered to align with updated Figure A. Tables 30 and 31 also updated to reflect individual lots that developed by 2014 (Table 30) and RHNA “shortfall” sites added (Table 31)
• Size	• Under column heading “Property Size” for Table 29, “Acres” for Table 30, and “Net Acres” for Table 31	
• General plan designation	• Under column heading “GP Designation” for Table 29, “Land Use Designation” for Table 30, and “GP Designation” for Table 31	
• Zoning category	Under column heading “Zoning” all three tables	
• For non-vacant sites, description of existing uses	• Under column heading “Estimated Development Yield” Table 29 either lists sites as “vacant”, indicates a current non-residential use (e.g., “Comm. Nursery” for Entry A-9), or accounts for existing residential units to be retained or demolished with redevelopment of site (e.g., “-1 for existing sfr” for Entry B-1). Table 30 lists individual lots available for development. Table 31 indicates minimum to maximum density range by site.	
• Number of units that can be accommodated on each site	• Under column heading “Estimated Development Yield” for Table 29. Table 30 lists individual lots available for development. Under column “Yield” Table 31 indicates minimum to maximum density range by site given multifamily zoning of mixed zoning in place.	
* Sites available for Above Moderate income households and not served by public sewer need not be identified on a site specific basis (Section 65583.2(b)(6))		
	Page(s)	Comments
General description of environmental constraints to the development of housing (Section 65583.2(b)(4))	Pages 69-72	Very High Fire Hazard, Earth-quake Probability, & Flood Hazard Risk narrative added.
General description of infrastructure (planned/available) including water, sewer and other dry utilities, including availability and access to distribution facilities (Section 65583.2(b)(5))	Pages 72-74	Narrative added discussing water and sewer availability and needs of disadvantaged.
In determining the number of units on each site, indicate how the number of units was determined. • If development is required at minimum density, indicate the number of units at the minimum density. No further analysis is required. • If development is not required at minimum density, demonstrate how the number of units were determined and adjust, if necessary, for local land use controls.	Pgs.86-87 (final paragraph of Page 86) Also see Pg.49 for discussion of outcome of implementation of inclusionary housing regulations and Table 36 for a listing of the 40 projects that resulted in development of over 1,400 units.	Pg.49 “...the implementation of inclusionary housing program in the early 1990’s has seen the vast majority of projects subject to the program secure approvals at the top end of their respective allowable density ranges (i.e., 34 of 40 projects).”

Sites Inventory and Analysis (Section 65583(a)(3) and 65583.2)) - Continued (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/SIA_home.php)		
For Non-vacant sites, specify the additional development potential for each site within the planning period and provide an explanation of the methodology to determine development potential considering factors, including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market conditions and regulatory or other incentives to encourage additional residential development (Section 65583.2(b)(7))	<i>Page(s)</i>	
	Pages 94-95	<i>Comments</i> Describes action to address RHNA “shortfall” and action taken to establish zoning by right for sites.
Demonstration of zoning to accommodate the housing need for lower income households (Section 65583.2(c)(3) and (d) – (f))	Pages 94-95	
<ul style="list-style-type: none"> • Indicate those sites that can accommodate lower income households • Indicate those sites where the density allowed is at the “deemed appropriate” [default] density (65583.2(c)(3)(B)) • For sites that can accommodate lower income households, but with allowed densities less than the “deemed appropriate” density, provide analysis demonstrating how the adopted densities accommodate the need for lower income housing. The analysis must include: <ul style="list-style-type: none"> o Market demand o Financial feasibility o Project experience w/i a zone providing housing for lower income households (65583.2(c)(3)(A)) 	Pages 82 (Table 31) & 93.	Development capacity for 118-138 LI (RHNA of 111 units) and for 219-263 VLI (RHNA of 196 units).
	N/A	N/A
	<i>Page(s)</i>	<i>Comments</i>
Map of Sites included in the inventory (Section 65583.2(b)(7))	Page 83 (Figure A)	Updated from 2007-2014 version
Number of units built between the start of the projection period and the deadline for adoption of the housing element (Government Code Section 65583.1(d))	Pages 88 & 89 (Row A of Tables 32 and 33 will show units
Number of units proposed using alternative (Section 65583.1). See checklist at http://www.hcd.ca.gov/hpd/housing_element2/examples/655831Checklist.pdf	<i>Page(s)</i>	<i>Comments</i>
• Rehabilitation	• N/A	• No by conversion assumed
• Conversion	• N/A	• No by conversion assumed
• Preservation	• Page 39	• 6 to 10 units by extending term of moderate income BMRs
• Second units	• Pages 90-91 (yield & affordability) – Also: Table 23 (pkg. req’t); Pgs.52-53 (opt. for inclusionary req’t); Pg.64 & Table 22 (fees); Table 29 (projected yield on sites); Table 34 (2007-2014 production); Policy 1.1 & Programs 1.1.1-1.1.4 (infill); Policy 1.3 & Programs 1.3.1-1.3.7 (2 nd dus)	• This planning cycle back off from number of 2 nd units assumed affordable by design setting “break” for affordable to low income for 2 nd units <650 sf – projecting 30 of 84 projected 2 nd units for 2014-2022).

Sites Inventory and Analysis (Section 65583(a)(3) and 65583.2)) - Continued (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/SIA_home.php)		
Identification of zoning for a variety of types:	Page(s)	Comments
• Multifamily rental housing	• Page 56 (Table 24a - permitted and conditionally permitted uses)	• Zoning does not differentiate between for-rent multifamily and for-sale multifamily.
• Factory-built housing	• Page 56 and 57 (Tables 24a and 24b - permitted and conditionally permitted uses)	• By-right use in sfr zoning districts.
• Mobile homes	• Page 56 and 57 (Tables 24a and 24b - permitted and conditionally permitted uses)	• By-right use in sfr zoning districts - “mobile homes” and “manufactured homes” interchangeable in zoning.
• Housing for agricultural employees	• Pages 16 (“Special Needs Groups), 29 (Table 9 – Special Needs Groups), 27 (“Agricultural Workers”), and Pages 127-128 (Policy 3.2 & Programs 3.2.1 thru 3.2.3)	New Program 3.1.7 addresses directive of Health and Safety Code 17021.6 dealing with zoning regulations for farmworker employee housing.
• Emergency shelters (See Section 65583(a)(4) and the Department’s memo at http://www.hcd.ca.gov/hpd/sb2_memo050708.pdf)	• Pages 25 (definition of family), 29 (definition in municipal code), 54 (“Provision of a Variety of Housing”), 56 and 57 (Tables 24a and 24b), 57-58 (reference to SB 2 and Town’s 2014 zoning action), 86 (“Land Inventory Analysis”), and Pages 127-128 (Policy 3.2 & Programs 3.2.1 thru 3.2.3)	• Zoning Text Amendment acted on in 2014 established emergency shelters as a by-right use in DBD Area 3 – Old Town Mixed Use.
• Transitional and supportive housing (See Section 65583(a)(5) and the Department’s memo at http://www.hcd.ca.gov/hpd/sb2_memo050708.pdf)	Page 86	• Zoning Text Amendment acted on in 2014 established rights to establish transitional and supportive housing in residentially zoned areas as a by-right use.
	<i>Page(s)</i>	<i>Comments</i>
Carryover obligation (AB 1233: Section 65584.09 – See memo at http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_1233_final_dt.pdf)	N/A	N/A

Quantified Objectives and Housing Programs (Section 65583(b) and (c)(1 through 6)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/PRO_home.php)		
	Page(s)	Comments
Provide statement of quantified objectives (Section 65583(b)):	• Pages 93-94 and Page 137 (Table 37)	Updated discussion to recognize sites designated as R - MF – High in Danville 2030 Plan to address RHNA “shortfall”.
Maximum number of units, by income group, including extremely low-income of:		
• New construction		
• Rehabilitation		
• Conservation		
Include programs (Section 65583(c) and (c)(7)) with:	Page(s)	Comments
• Schedule of specific actions	Pages 113-137 (various Policies and Programs within Section VI. Housing Plan)	• Each Program, where applicable, in the Housing Plan includes an indication of timeframe for action.
• Timeline for implementation with a beneficial impact in the planning period		• See above – plus some Programs “timeframe” is ongoing as action to be taken is ongoing.
• Identification of agencies and officials responsible for implementing each program		• Each Program in the Housing Plan includes an indication of the agencies and/or the officials responsible for implementing the program
Program(s) providing adequate sites (Section 65583(c)(1)):	Page(s)	Comments
• Programs to rezone and any other programs needed to address a shortfall of sites to accommodate the regional housing need, if applicable, and any programs included pursuant to Section 65583.2(h) and (i) or carryover obligation pursuant to Section 65584.09	N/A	No shortfall of sites for the 2014-2022 planning period.
• Programs to rezone and any other programs needed to address a shortfall of capacity for housing for farmworkers that could not be accommodated on sites identified in the inventory, if applicable.	Page 127 (Program 3.1.7)	New Program 3.1.7 addresses directive of Health and Safety Code 17021.6 dealing with zoning regulations for farmworker employee housing.
• If applicable, programs to facilitate a variety of housing types, including multifamily rental, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single room occupancy, emergency shelters and transitional and supportive housing	• Pages 113-137 (Various Policies and Programs within Section VI. Housing Plan)	• Several zoning text amendments (ZTAs) were adopted in 2014 clarifying by right status for all types of housing listed except SROs with the ZTAs prompting the inclusion of new Programs in the housing update to track their effectiveness to meet Goals and Policies in the housing element and the intent and requirements of SB 2, where applicable.

Quantified Objectives and Housing Programs (Section 65583(b) and (c)(1 through 6)) - Continued

(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/PRO_home.php)

	<i>Page(s)</i>	<i>Comments</i>
Programs to assist in the development of housing for extremely low, very low, low and moderate income households (Section 65583(c)(2))	Pages 113-137 (various Policies and Programs within Section VI. Housing Plan)	N/A
Program(s) to address governmental constraints (Section 65583(c)(3)):	<i>Page(s)</i>	<i>Comments</i>
<ul style="list-style-type: none"> Programs to address governmental constraints and where appropriate and legally possible, to remove constraints to the maintenance, improvement and development of housing 	Pages 113-137 (Policies and Programs within Section VI. Housing Plan – with following Programs being a commitment to “review and, if appropriate, amend the regulations...” implementation measure: 1.3.5; 1.8.2; 2.3.3; 2.4.1; 3.1.4; 3.1.5; 3.3.1; 3.4.1; 5.1.1; and 7.2.1	Other Programs (also Pages 113-137) that direct use of flexible standards, waiver of fees, etc. as means to address governmental constraints: 1.1.1-1.1.4; 1.1.2; 1.3.3; 1.6.1; 1.6.3; 1.8.1; 2.2.2; 3.1.1; 3.1.3; and 3.1.6.
<ul style="list-style-type: none"> Program to remove constraints on housing for persons with disabilities and provide reasonable accommodation for housing for persons with disabilities 	<ul style="list-style-type: none"> Pages 126-127 (Policy 3.1 and Programs 3.1.4 and 3.1.5). 	<ul style="list-style-type: none"> Minor changes in the form of new or amended language in update Implements zoning text amendment action for regulations for reasonable accommodation approved in 2014 (Town Council Ord. No. 2014-09).
Program(s) to conserve and improve the condition of the existing affordable housing stock (Section 65583(c)(4))	N/A	N/A
Program(s) to promote housing opportunities for all persons (Section 65583(c)(5))	<ul style="list-style-type: none"> Various Policies and Programs within Section VI. Housing Plan (Pages 113-137) 	Minor to moderate changes in the form of new or amended language in update.
Program(s) to preserve at-risk units (Section 65583(c)(6))	Page 39	Minor changes in the form of new or amended language in update.

Other Requirements (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/OR_home.php) and http://www.hcd.ca.gov/hpd/housing_element2/SIA_conservation.php)		
Description of general plan consistency (Section 65583(c)(7))	Pages 4 and 5	Update expands discussion that had been included in adopted 2007-2014 Housing Element.
Analysis of construction, demolition and conversion of housing for lower income households in the Coastal Zone (Section 65588)	N/A	N/A
Description of opportunities for energy conservation in residential development (Section 65583(a)(8))	Pages 101-103 and Pages 121-122 (Policy 2.2 and Programs 2.2.1 through 2.2.4)	Expanded discussion that had been included in adopted 2007-2014 Housing Element, cited adoption of a Sustainability Action Plan (SAP) in concert with the adoption of the Danville 2030 General Plan – with corresponding changes/updates to Policy and Program language.
Water and Sewer Priority (Section 65589.7) See the HCD Memo at http://www.hcd.ca.gov/hpd/memo_sb1087.pdf . *	Water and sewer service providers (i.e., EBMUD and CCCSD) were advised of the availability of the draft General Plan Update and the draft Housing Element Update.	In response to notification of the availability the draft Housing Element, both service providers submitted written comments. The service providers have documented their ability to serve property with residential designation within the Town.
SB 5 and AB 162 (Flood Hazard Land Management) See the HCD Memo at http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_162_stat07.pdf *	Pages 71 & 72	The adoption of the Danville 2030 General Plan in March 2013 included language to address requirements of SB 5 and AB 162.
SB 244 (Disadvantaged Communities) See Governor’s Office of Planning and Research for technical assistance at http://opr.ca.gov/ *	Page 74	Narrative in Draft Housing Element indicates the Town’s determination there are no disadvantaged areas present (within either Danville’s corporate boundaries or its existing or proposed SOI).
* These are not required for a complete housing element and are not required to be part of the housing element and have been include as an information item to assist local governments in meeting requirements triggered by the housing element update schedule.		

Housing Needs Assessment (Section 65583(a)(1 and 2)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/HN_home.php)		
Update quantification of population, employment, and housing stock needs including:	Revised Page(s)	Indicate N/A if no changes were necessary
<ul style="list-style-type: none"> • Population • Employment • Households • Overpayment (including lower-income) • Overcrowding • Extremely Low Income Households • Housing conditions 	<ul style="list-style-type: none"> • Pages 6-13 and Tables 2a 2b, and Tables 3-6 • Pages 9-13 and Tables 4 & 6 • Pages 6-8 and Table 2a • Pages 15 & 16 and Table 8a • Pages 16 & 17 and Table 8b • Pages 28, 37, 41, 52, 87, 90-93 and Tables 17, 18, 19 • Pages 30 & 31 and Table 11 	Minor changes were made in the update in terms of statistics used and the accompanying narrative discussion. Where available, the housing element uses the HCD-approved data packet prepared by ABAG.
Sources of information: <ul style="list-style-type: none"> • 2010 Census at http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t • American Community Survey at http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t • Department of Finance at http://www.dof.ca.gov/research/demographic/ • Applicable Federal Consolidated Plan • Available local and regional data (e.g., local census of homeless persons or shelter beds) • ABAG data packet pre-approved by HCD 		
	Revised Page(s)	Indicate N/A if no changes were necessary
Update analysis and conclusions as necessary due to changes in population and households characteristics or other dynamics for population, employment, households, overpayment, overcrowding, extremely low income households and housing conditions	• Pages 6-13, 15-17, 28, 37, 41, 52, 87, 90-93 and Tables 2a, 2b, 3-6, 8a & 8b, and 17-19	Minor updates made to analysis and to conclusions in response to availability of more current statistical information.
Update policies and programs as necessary to reflect changes in the analysis and conclusions and other pertinent assessments of need such as the federal Consolidated Plan	Various Policies and Programs within Section VI. Housing Plan (Pages 113-137)	Minor updates to prior Programs and the addition of a few new Programs made in response to the new analysis and then associated conclusions.

Persons with Special Needs (Section 65583(a)(7)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/HN_SHN_home.php)		
Update quantification of special housing needs groups, including:	Revised Page(s)	Indicate N/A if no changes were necessary
<ul style="list-style-type: none"> • Persons with disabilities, including developmental • Elderly • Large households • Farmworkers (seasonal and permanent) • Female headed households • Homeless Individuals and Families 	<ul style="list-style-type: none"> • Pages 19 and 22-26 and Tables 7 & 9 • Pages 18-19 and Tables 7 & 9 • Pages 18-19 and Tables 7 & 9 • Pages 27 • Pages 26-27 and Tables 7 & 9 • Pages 28-29 and Tables 9 	Changes made in the update were done to utilize more current statistical information. Where available, the housing element uses the HCD-approved data packet prepared by ABAG.
Sources of information:		
<ul style="list-style-type: none"> • 2010 Census at http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t • American Community Survey at http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t • Department of Finance at http://www.dof.ca.gov/research/demographic/ • Applicable Federal Consolidated Plan • Available local and regional data (e.g., local census of homeless persons or shelter beds) • ABAG data packet pre-approved by HCD 		
	Revised Page(s)	Indicate N/A if no changes were necessary
Update analyses and conclusions, as necessary, due to changes in housing needs or other dynamics, for persons with special needs.	Pages 17-29 and Tables 7 & 9	Minor analysis updates and conclusions made in response to availability of more current statistical information and passage of new regulations (i.e., new State statutes and new/amended local municipal code). Minor amendments and addition to Policies and Programs under Goal 3 of update were made, and a few new Programs were added, in response to new analysis and associated conclusions.
Quantify and analyze persons with developmental disabilities as required by Government Code Section 65583 (e) (See the Department's memo at http://www.hcd.ca.gov/hpd/NoticeCoverLtrSB812.pdf)	Pages 17, 22 and 25-26 and Table 9	
Revise programs as appropriate including pursuant to Section 65583(e) (Developmental Disabilities) to address need based on revised data/analyses	Pages 17-29 and Tables 7 & 9	

At-risk Units (Section 65583(a)(9)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/EHN_atrisk.php)		
	<i>Revised Page(s)</i>	<i>Indicate N/A if no changes were necessary</i>
Update the inventory of at-risk units, removing units no longer at risk and adding any additional units that are at-risk of conversion within 10 years from the start of the housing element planning period.	N/A	N/A
Special Note: If a jurisdiction has utilized SACOG's Housing Element Data to update the inventory, mark N/A where appropriate above and indicate the data has been used. The Department will not review the updated inventory. Contact HCD for more details. • ABAG data packet pre-approved by HCD		
Analyze risk of updated inventory of at-risk units.	N/A	N/A
Evaluate the loss of any at-risk units.	N/A	N/A
Revise policies and programs as appropriate based on update analysis and conclusions	N/A	N/A

Potential Governmental and Non-governmental Constraints (Section 65583(a)(5 & 6)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/CON_home.php)		
<u>Land Use Controls</u>	<i>Revised Page(s)</i>	<i>Indicate N/A if no changes were necessary</i>
<ul style="list-style-type: none"> Update to show changes to land use controls including changes in residential zoning and/or development standards (e.g., heights and lot coverage, parking requirements, minimum unit sizes, floor area ratios, density limits, etc.). 	Pages 45-55 and Tables 20, 21, 22, 23, 24a, and 24b	Minor amendments made to language contained in the 2007-2014 Housing Element – in part to recognize changes from 2014 ZTAs.
<ul style="list-style-type: none"> Update to describe changes to growth controls or similar measures such as population or unit caps or voter required general plan re-designations or voter required approval of changes in land use laws or regulations 	Pages 59 & 60	Updated to reflect changes from Measure C to Measure J (1/2 cent gas tax that mandated Growth Management Elements for Contra Costa County jurisdictions).

Potential Governmental and Non-governmental Constraints (Section 65583(a)(5 & 6)) - Continued (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/CON_home.php)		
	<i>Revised Page(s)</i>	<i>Indicate N/A if no changes were necessary</i>
<u>Building Codes and Enforcement</u> • Update to describe changes to local building code, amendments and enforcement programs	Page 69	Minor updates made to narrative in 2007-2014 Housing Element – mostly tied to accessibility discussion.
<u>Site Improvements</u> • Describe changes to site improvement requirements	Pages 61 and 65	N/A
<u>Permitting Processes and Procedures</u> • Update to show revisions to processing and permit procedures for residential development (e.g., design review process, change in level of review (administrative vs. legislative review: ministerial vs. discretionary review))	Pages 65, and 68-69 and Table 28 (Pages 66 & 67)	Minor updates made to narrative in 2007-2014 Housing Element.
Fees and Exactions	<i>Revised Page(s)</i>	<i>Indicate N/A if no changes were necessary</i>
<ul style="list-style-type: none"> • Update changes to fee schedules 	Pages 61, 65 and Tables 25, 26 & 27 (Pages 62-64)	Minor updates on current Town-controlled fees and exactions.
<ul style="list-style-type: none"> • Update changes to other exactions 	Pages 61, 65 and Tables 25, 26 & 27 (Pages 62-64)	Minor updates on current non Town-controlled fees and exactions.
<u>Housing for Persons with Disabilities</u> Update to describe any new restrictions or revisions regarding approval of housing for persons with disabilities such as concentration requirements, limits on the number of unrelated persons or provisions for making reasonable accommodations	No new restrictions – general discussion on disabilities found on Pages 126-127 (Policy 3.1 & Programs 3.1.4, 3.1.5 & 3.1.6)	Minor amendments made to language contained in the 2007-2014 Housing Element – in part to recognize changes from 2014 ZTA for Reasonable Accommodation requirements.
<u>Non-governmental Constraints</u> Update land costs, financing availability and construction costs as necessary and consider other potential non-governmental constraints, such as resident or business opposition to development, as appropriate	Pages 43 & 44	Minor updates to narrative made to make analysis reflect current conditons.

Potential Governmental and Non-governmental Constraints (Section 65583(a)(5 & 6)) - Continued
(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/CON_home.php)

	<i>Revised Page(s)</i>	<i>Indicate N/A if no changes were necessary</i>
General (Changed Circumstances) For each category above, update analyses, as needed, to reflect changes in conditions or circumstances such as market conditions, land costs, financing availability, and construction costs that effect the conclusions of the analyses on potential governmental constraints in the prior element	N/A	N/A
Programs to Mitigate Identified Constraints	<i>Revised Page(s)</i>	<i>Indicate N/A if no changes were necessary</i>
<ul style="list-style-type: none"> Describe programs to mitigate identified constraints in the prior housing element Revise policies and programs as appropriate to address identified constraints 	Appendix C provided systematic review of Program effectiveness. Need	New and modified Policy and Program language. Some Programs changed from create new regulations to monitor effectiveness of what was created. Some Programs retained as tasks not completed but still with merit.

Sites Inventory and Analysis (Section 65583(a)(3) and 65583.2))
(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/SIA_home.php)

	<i>Revised Page(s)</i>	<i>Indicate N/A if no changes were necessary</i>
Identify any changes to the sites inventory	Pages 76-84 (Tables 29, 30, and 31 and Figure A)	Developed sites taken off. RHNA “shortfall” sites added.
Update or include analysis or description as necessary to demonstrate zoning appropriate to accommodate housing for lower income households pursuant to Section 65583.2(c)(3) and (d) – (f)	N/A	N/A
Update or include analysis or description as necessary to demonstrate the potential for redevelopment pursuant to Section 65583.2(b)(7)	N/A	N/A
Analyze any new known environmental constraints or changed conditions and circumstances such as market conditions that affect the suitability of identified sites	N/A	N/A
Update methodologies as necessary to estimate the residential capacity on identified sites	N/A	N/A

Sites Inventory and Analysis (Section 65583(a)(3) and 65583.2) - Continued (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/SIA_home.php)		
	<i>Revised Page(s)</i>	<i>Indicate N/A if no changes were necessary</i>
Revise analysis of existing and/or planned infrastructure capacity (e.g., water and sewer) to accommodate the regional housing need, if needed (e.g., capacity or availability has changed)	Pages 73-75	Updated to reflect Master Plans by water agency (EBMED) and sewer agency (CCCSO).
Include a summary table of sites included in the inventory by income category in comparison to the RHNA and, if applicable, any carryover obligation (Section 65584.09)	Pages 94 & 95 and Tables 31, 32 and 33 (Pages 85, 90 and 91)	Development capacity for 118-138 LI (RHNA of 111 units) and for 219-263 VLI (RHNA of 196 units). No carryover obligation.
Add programs to rezone and any other programs needed to address a shortfall of sites to accommodate the regional housing need, if applicable, and any programs included pursuant to Section 65583.2(h) and (i) or carryover obligation pursuant to Section 65584.09	N/A	N/A
Update analysis as necessary to demonstrate sufficient capacity to accommodate the need for emergency shelters	Pages 127-128 (Policy 3.2 & Programs 3.2.1, 3.2.2, and 3.2.3)	ZTAs adopted in 2014 to bring municipal code into compliance with SB 2.

Other Requirements (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/OR_home.php) and http://www.hcd.ca.gov/hpd/housing_element2/SIA_conservation.php)		
	<i>Revised Page(s)</i>	<i>Indicate N/A if no changes were necessary</i>
Update description to ensure consistency with other elements of the general plan if policies or programs have been adopted in other elements of the general plan affecting internal consistency	Discussion of consistency with 2030 General Plan adopted March, 2013 provided on Pages 4 and 5	Update expands discussion that had been included in adopted 2007-2014 Housing Element.
Update to describe, as necessary, housing for lower or moderate income households that has been constructed, demolished or converted in the Coastal Zone	N/A	N/A

RESOLUTION NO. 2014-19

**RECOMMENDING THAT THE DANVILLE TOWN COUNCIL ADOPT A
NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE
AND RECOMMENDING THAT THE TOWN COUNCIL APPROVE
GENERAL PLAN AMENDMENT REQUEST GPA14-01
RELATED TO THE DANVILLE 2014-2022 HOUSING
ELEMENT AS REVIEWED BY HCD**

WHEREAS, the Town of Danville has initiated a General Plan Amendment study (GPA14-01) related to the Draft Danville 2014-2022 Housing Element; and

WHEREAS, approval of General Plan Amendment request GPA14-01 serves to replace the Danville 2007-2014 Housing Element with an updated Housing Element covering the planning period from 2014-2022; and

WHEREAS, every city and county in California must adopt a Housing Element as a part of its General Plan, as outlined in Section 65580 to 65589.9 of the California Government Code; and

WHEREAS, state law requires that the Housing Element be updated every eight years; and

WHEREAS, the purpose of the Housing Element is to ensure that local governments adequately plan to meet the housing needs of all people, regardless of their income; and

WHEREAS, the adoption of the Danville 2014-2022 Housing Element was determined to be a project under the California Environmental Quality Act (CEQA) and an Initial Study Checklist was prepared for the project; and

WHEREAS, the Initial Study Checklist did not identify any potential significant environmental impacts that would be associated with the adoption of the Draft Danville 2014-2022 Housing Element or the implementation of the goals, policies, or programs set forth in the Housing Element; and

WHEREAS, a Draft Negative Declaration of Environmental Significance has been prepared for the project; and

WHEREAS, a 30-day public review period for the Draft Negative Declaration was provided during the period between November 10, 2014 and December 10, 2014; and

WHEREAS, a Notice of Completion initiating the public review period was hand delivered to the California State Clearinghouse on November 10, 2014; and

WHEREAS, a Notice of Availability providing notification of the public review period and the Planning Commission public hearing was mailed to the Contra Costa County Clerk, Contra Costa and Alameda Counties, the other Tri-Valley region cities, other local agencies and special districts, transportation committees, the Danville Chamber of Commerce, the San Ramon Valley Unified School District, housing developers and advocates, real estate associations, the Building Industry Association of the Bay Area, California Alliance for Jobs, Greenbelt Alliance, and was published in a local newspaper of general circulation; and

WHEREAS, a copy of the Draft Danville 2014-2022 Housing Element was made available for public review at the Danville Town Offices and at the Danville Public Library, and a link to the document was provided on the Town of Danville website; and

WHEREAS, during a special meeting on December 17, 2014, the Danville Planning Commission held a public hearing to consider the Draft Negative Declaration and General Plan Amendment GPA14-01 related to the Draft 2014-2022 Housing Element; and

WHEREAS, a staff report was submitted recommending that the Planning Commission recommend the Town Council adopt the Draft Negative Declaration and approve General Plan Amendment GPA14-01 approving the Draft Housing Element, as reviewed by HCD; and

WHEREAS, after the conclusion of the public hearings on the Draft Negative Declaration and the Draft Housing Element, the Planning Commission determined that the Draft Negative Declaration has been prepared in compliance with CEQA; and

WHEREAS, the Planning Commission reviewed and considered the information contained in the Draft Negative Declaration and the testimony received in writing and at the public hearing prior to making a recommendation on the General Plan Amendment request; and

WHEREAS, the Planning Commission finds that the Draft Negative Declaration reflects the Town's independent judgment and analysis; now, therefore, be it

RESOLVED that the Danville Planning Commission recommends that the Danville Town Council adopt the Negative Declaration of Environmental Significance and approve General Plan Amendment request GPA14-01 related to the Danville 2014-2022 Housing Element as reviewed by HCD, and make the following findings in support of this action:

NEGATIVE DECLARATION

1. On the basis of the whole record before the Planning Commission, including the Initial Study Checklist and comments received, there is no substantial evidence that the project will have a significant effect on the environment and the Negative Declaration reflects the Town's independent judgment and analysis.

GENERAL PLAN AMENDMENT GPA14-01

1. The General Plan Amendment is consistent with the Goals and Policies of the 2030 General Plan, including the following:
 - Policy 5.03: Through the development and implementation of various housing programs, enable the development of affordable housing at a wide range of densities in a variety of locations.
 - Policy 5.04: Work with local financial institutions and builders to promote home ownership opportunities for first time buyers.
 - Policy 5.05: Expand local financial resources for affordable housing, including, where feasible, use of tax increments, grants, and mortgage revenue bonds.
 - Policy 5.06: Protect the long-term affordability of existing housing units built through the Town's affordable housing programs.
 - Policy 5.08: Encourage mixed use residential development above ground floor commercial uses as a means of providing affordable housing opportunities within existing commercial areas.
2. The General Plan Amendment will not adversely affect the preservation of present aesthetics and other community qualities.
3. The General Plan Amendment will not adversely affect the Town's ability to maintain high-quality public facilities and services.
4. The General Plan Amendment will not adversely affect the quality of life within existing developed areas of the community.
5. The General Plan Amendment will not adversely affect the harmony between Danville's development and its physical setting.

APPROVED by the Danville Planning Commission at a special meeting on December 17, 2014, by the following vote:

AYES: Bowles, Combs, Graham, Haberl, Heusler, Overcashier, Radich

NOES:

ABSTAINED:

ABSENT: Verriere



Chairman

APPROVED AS TO FORM:



City Attorney

Chief of Planning

RESOLUTION NO. 35-2015

**APPROVING A NEGATIVE DECLARATION OF ENVIRONMENTAL
SIGNIFICANCE AND APPROVING GENERAL PLAN AMENDMENT REQUEST
GPA 14-01, THE UPDATE TO THE HOUSING ELEMENT OF THE
DANVILLE 2030 GENERAL PLAN**

WHEREAS, the Town of Danville initiated General Plan Amendment request GPA 14-01 (GPA 14-01) related to the Draft Danville 2014-2022 Housing Element, the update to the Housing Element of the Danville 2030 General Plan; and

WHEREAS, approval of GPA 14-01 will serve to replace the Danville 2007-2014 Housing Element with the Danville 2014-2022 Housing Element (Draft Housing Element), with the update covering the planning period from 2014-2022; and

WHEREAS, every city and county in California must adopt a Housing Element as a part of its General Plan, as outlined in Section 65580 to 65589.9 of the California Government Code; and

WHEREAS, state law requires that the Housing Element be updated every eight years; and

WHEREAS, the purpose of the Housing Element is to ensure that local governments adequately plan to meet the housing needs of all people, regardless of their income; and

WHEREAS, approval of GPA 14-01, as it relates to the Draft Housing Element, was determined to be a project under the California Environmental Quality Act (CEQA) and an Initial Study Checklist was prepared for the project; and

WHEREAS, the Initial Study Checklist did not identify any potential adverse significant environmental impacts that would be associated with the adoption of the Draft Housing Element or the implementation of the goals, policies, or programs set forth in the Draft Housing Element; and

WHEREAS, a Draft Negative Declaration of Environmental Significance (Draft Negative Declaration) was prepared for the project; and

WHEREAS, a 30-day public review period for the Draft Negative Declaration was provided during the period between November 10, 2014 and December 10, 2014; and

WHEREAS, a Notice of Completion of the Draft Negative Declaration, initiating the public review period of the Draft Negative Declaration, was hand-delivered to the California State Clearinghouse on November 10, 2014; and

WHEREAS, a Notice of Availability providing notification of the public review period and the Planning Commission public hearing for the Draft Negative Declaration and the Draft Housing Element was mailed to the Contra Costa County Clerk, Contra Costa and Alameda Counties, the other Tri-Valley region cities, other local agencies and special districts, transportation committees, the Danville Chamber of Commerce, the San Ramon Valley Unified School District, housing developers and advocates, real estate associations, the Building Industry Association of the Bay Area, California Alliance for Jobs, Greenbelt Alliance, and was published in a local newspaper of general circulation; and

WHEREAS, copies of the Draft Negative Declaration and the Draft Housing Element were made available for public review at the Danville Town Offices and at the Danville Public Library, with these copies supplemented by provision of a link to the documents on the Town of Danville website to further facilitate the public review of the documents; and

WHEREAS, during a special meeting on December 17, 2014, the Danville Planning Commission conducted a public hearing to consider the Draft Negative Declaration and the Draft Housing Element; and

WHEREAS, a staff report was submitted recommending that the Danville Planning Commission recommend the Town Council approve the Draft Negative Declaration and approve GPA 14-01, adopting the Draft Housing Element as an update to the Danville 2030 General Plan subject to revision as deemed appropriate to respond to the review of the Draft Housing Element by the Department of Housing and Community Development (HCD); and

WHEREAS, the Planning Commission did hear and consider all reports, recommendations, and testimony submitted in writing and presented at the public hearing; and

WHEREAS, the Planning Commission approved Resolution No. 2014-19, recommending the Town Council approve the Draft Negative Declaration and approve GPA 14-01, adopting the Draft Housing Element as an update to the Danville 2030 General Plan; and

WHEREAS, HCD reviewed the Draft Housing Element between the period of December 26, 2014 and February 24, 2015, with HCD's review culminating in the issuance of their letter dated February 24, 2015 indicating the Draft Housing Element, with revisions made over the course of the review period, met the statutory requirements of State Housing Element law; and

WHEREAS, a copy of the revised Draft Housing Element was made available for public review, including the provision of an updated link to allow public review of the revised document on the Town of Danville website; and

WHEREAS, the Town Council did review the draft update of the Housing Element at a noticed public hearing on April 7, 2015; and

WHEREAS, the public notice of this action was given in all respects as required by law; and

WHEREAS, the public notice included a mailing to all recipients of the notice of public hearing for the December 17, 2014 Planning Commission hearing on the project, advising the recipients of the April 7, 2015 Town Council public hearing and advising them of the availability of the revised Draft Housing Element; now, therefore, be it

RESOLVED, that the Town Council approves Resolution No. 35-2015, adopting a Negative Declaration of Environmental Significance for the project (inclusive of the changes depicted in Appendix F - Part 3 of the Draft Housing Element to reflect the recommendation of the Planning Commission) and approving General Plan Amendment request GPA 14-01, adopting a the Danville 2014-2022 Housing Element as an update of the Housing Element of the Danville 2030 General Plan.

RESOLVED that the Danville Town Council makes the following findings in support of this action:

NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE

1. On the basis of the whole record before the Town Council, including the Initial Study Checklist and comments received, there is no substantial evidence that the project will have any adverse significant effect on the environment and the Negative Declaration reflects the Town's independent judgment and analysis.

GENERAL PLAN AMENDMENT REQUEST GPA 14-01

1. The General Plan Amendment request GPA 14-01 is consistent with the Goals and Policies of the 2030 General Plan, including the following:

Policy 5.03: Through the development and implementation of various housing programs, enable the development of affordable housing at a wide range of densities in a variety of locations.

Policy 5.04: Work with local financial institutions and builders to promote home ownership opportunities for first time buyers.

Policy 5.05: Expand local financial resources for affordable housing, including, where feasible, use of tax increments, grants, and mortgage revenue bonds.

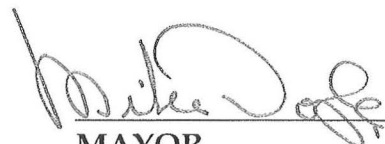
Policy 5.06: Protect the long-term affordability of existing housing units built through the Town's affordable housing programs.

Policy 5.08: Encourage mixed use residential development above ground floor commercial uses as a means of providing affordable housing opportunities within existing commercial areas.

2. The General Plan Amendment will not adversely affect the preservation of present aesthetics and other community qualities.
3. The General Plan Amendment will not adversely affect the Town's ability to maintain high-quality public facilities and services.
4. The General Plan Amendment will not adversely affect the quality of life within existing developed areas of the community.
5. The General Plan Amendment will not adversely affect the harmony between Danville's development and its physical setting.

APPROVED by the Danville Town Council at a regular meeting on April 7, 2015, by the following vote:

AYES: Doyle, Stepper, Arnerich, Morgan, Storer
NOES: None
ABSTAINED: None
ABSENT: None



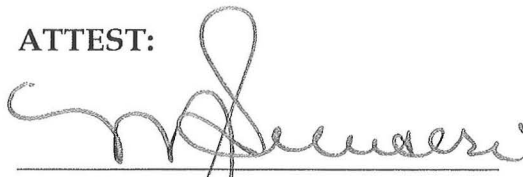
MAYOR

APPROVED AS TO FORM:



CITY ATTORNEY

ATTEST:



CITY CLERK

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
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www.hcd.ca.gov



February 24, 2015

Mr. Kevin Gailey, Chief of Planning
Community Development Department
Town of Danville
510 La Gonda Way
Danville, CA 94526

Dear Mr. Gailey:

RE: Town of Danville's 5th Cycle (2015-2023) Draft Housing Element

Thank you for submitting Danville's draft housing element update that was received for review on December 26, 2014, along with additional revisions received on January 23, February 2, 12, and 23, 2015. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by communications with you. In addition, the Department considered comments from Danville Office Partners, LLC pursuant to GC Section 65585(c).

The draft housing element with revisions meets the statutory requirements of State housing element law. The draft housing element with revisions will comply with State housing element law (GC, Article 10.6) when they are adopted and submitted to the Department, in accordance with GC Section 65585(g).

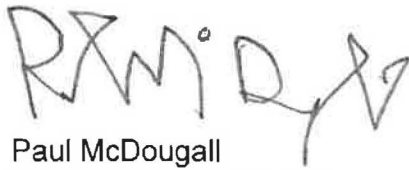
The Department conducted a streamlined review of the draft housing element based on the Town meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance. The Town also utilized ABAG's pre-approved housing element data.

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the Town of Danville must adopt its housing element within 120 calendar days from the statutory due date of January 31, 2015 ABAG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit the Department's website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the Town must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates your dedication and efforts in preparation of the housing element and looks forward to receiving Danville's adopted housing element. If you have any questions or need additional technical assistance, please contact Jess Negrete, of our staff, at (916) 263-7437.

Sincerely,

A handwritten signature in black ink, appearing to read "P. McDougall". The signature is stylized and somewhat cursive, with a large "P" and "M" at the beginning.

Paul McDougall
Housing Policy Manager



Date: December 17, 2014

To: Chair Graham and Planning Commission Members

From: Tai Williams, Community Development Director
Kevin Gailey, Chief of Planning
David Crompton, Principal Planner

Subject: GPA 14-01 - Danville 2014-2022 Housing Element

Consistent with State law, the Town has completed a draft of its updated Housing Element for the 2014-2022 planning cycle. The Draft Danville 2014-2022 Housing Element and its cover memorandum are attached as Exhibit B.

The Draft Housing Element demonstrates Danville's ability to meet its "fair share" of the region's housing needs. Specifically, the Town already has sufficient acreage of appropriately zoned sites to accommodate all units among the state-mandated affordability levels. Therefore, no new sites are required to be identified for re-designation or rezoning in conjunction with the Housing Element update.

Public Notice and Public Input Received

The Draft Housing Element, along with all associated environmental documentation, was made available for review during a 30-day public review period running from November 10, 2014 through December 10, 2014. Copies of the document were available for viewing on the Town's website. Additionally, mailed notice of the availability of the documents was provided to housing providers and advocacy groups, locally based and/or active residential development companies, surrounding jurisdictions, local churches, and other agencies on the Town's standard agency referral list (see Exhibit D).

At the close of the public review period, the Town had received four written responses to either the Draft Negative Declaration or the Draft Housing Element, with all four coming from either a service provider or governmental agency (see Exhibit E). The responses received were; (a) November 21, 2014 emails from Central Contra Costa Sanitary District; (b) December 5, 2014 letter from East Bay Municipal Utility District; (c) December 10, 2014 letter from Contra Costa County Flood Control & Water Conservation District; and (d) December 10, 2014 email from LAFCO.

Parallel to these response letters is the Building Industry Association (BIA) of the Bay Area's November 26, 2013 letter, basically a Housing Element Update Questionnaire sent by the BIA to all Bay Area cities and counties. The BIA letter and the Town's December 1, 2014 response letter are attached as Exhibit F.

The comments received from the service providers and the governmental agencies prompted the preparation of Exhibit G - Recommended Revisions to the Draft Negative Declaration and the Draft Danville 2014-2022 Housing Element. None of the recommended revisions constitute significant changes to either draft document.

ENVIRONMENTAL REVIEW

Consistent with the requirements of the California Environmental Quality Act (CEQA), a Draft Negative Declaration of Environmental Significance has been prepared for the Housing Element update indicating that no significant environmental impacts are anticipated to be associated with the implementation of the goals, policies or programs set forth in the Draft Danville 2014-2022 Housing Element. The Draft Negative Declaration and associated Environmental Checklist are attached as Exhibit C.

RECOMMENDATION

Recommend that the Town Council adopt a Negative Declaration of Environmental Significance, and recommend that the Town Council approve General Plan Amendment request GPA 14-01 related to the Danville 2014-2022 Housing Element as reviewed by HCD.

EXHIBITS

- ~~Exhibit A: Resolution No. 2014-19~~
- ~~Exhibit B: Draft Danville 2014-2022 Housing Element~~
- ~~Exhibit C: Draft Negative Declaration / Environmental Checklist~~
- ~~Exhibit D: Groups, agencies and individuals receiving mailed notice of 30-day review for Draft Danville 2014-2022 Housing Element & Negative Declaration~~
- Exhibit E: Comments received during 30-day review period
- Exhibit F: Response letter to the Building Industry Association of the Bay Area's November 26, 2013 Housing Element Update Questionnaire
- ~~Exhibit G: Recommended revisions to the Draft Negative Declaration and the Draft Danville 2014-2022 Housing Element~~

Kevin Gailey

From: Russ Leavitt <RLeavitt@centralsan.org>
Sent: Friday, November 21, 2014 4:50 PM
To: Kevin Gailey
Subject: Danville 2014-2022 Housing Element Draft Negative Declaration

Kevin,

Below are my suggested edits for the page 32 Wastewater section of the Draft Negative Declaration. Underlines are text inserts, ~~strikethroughs~~ are deletions. Thanks!

Russ

Wastewater

Danville is served by the Central Contra Costa Sanitary District (CCCSD), a special district that collects and cleans an average of 33.8 million gallons per day (mgd) (average dry weather flow) ~~45 million gallons of wastewater per day (MGD)~~ for approximately ~~462,000~~ 471,000 residents and 3,000 businesses in a ~~146~~ 144 square mile area of central Contra Costa County. ~~At~~ According to CCCSD, at 2030 General Plan build-out, the Town's wastewater treatment needs can be adequately accommodated within CCCSD's 53.8 mgd effluent discharge limit. ~~consistent with the~~ The 2010 CCCSD Collection System Master Plan Update identifies only one major, Danville-area sewer improvement project: the San Ramon Interceptor Schedule C- Phase 2 project, a 36-inch diameter parallel pipe in the Iron Horse Trail, from north of Norris Canyon Road in San Ramon to St. James Ct. in Danville. This project is included in CCCSD Capital Improvement Plan for future construction.

Russell B. Leavitt
Engineering Assistant III
Central Contra Costa Sanitary District (CCCSD)
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Kevin Gailey

From: Russ Leavitt <RLeavitt@centralsan.org>
Sent: Friday, November 21, 2014 5:12 PM
To: Kevin Gailey
Subject: Danville 2014-2022 Housing Element Wastewater Section

Kevin,

While I was at it, I review the pages 73-74 Wastewater Section of the Draft Housing Element. Here are my updates.

Russ

The population of the service area is approximately ~~455,000~~ 471,000. ~~From April 2007 through December 2010, the maximum daily influent flow rate was 141 million gallons per day (MGD) and~~ In 2013, the wastewater treatment plant's average daily dry weather flow rate was 38.7 ~~35.8~~ MGD. Both rates are This rate is well within the ~~then~~-permitted 53.8 MGD average dry weather flow limit and ~~250 MGD peak wet weather design flow, as provided~~ allowed for by Order No. R2-2012-0016 issued by the SF Bay Region of the California Regional Quality Control Board and by National Pollutant Discharge Elimination System (NPDES) Permit No. CA0037648. CCCSD has indicated it will be able to serve the planned growth provided through the Danville 2030 General Plan and the 2014-2022 Housing Element.

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Contra Costa County
Flood Control
& Water Conservation District

Julia R. Bueren,
ex officio Chief Engineer
Steve Kowalewski,
Deputy Chief Engineer

December 10, 2014

Kevin Gailey
Town of Danville
Planning Division
510 La Gonda Way
Danville, CA 94526

RE: Danville 2014-2022 Housing Element
Our File: 060-18 Town of Danville

Dear Mr. Gailey:

We reviewed the Notice of Intent to Adopt and Public Review Period for a Negative Declaration of the Danville 2014-2022 Housing Element, which we received on November 12, 2014, and submit the following comments:

General Comments

1. The purpose of the Housing Element update is to document the projected housing needs within the community and to set forth policies and programs that promote the development of diverse housing types and ensure affordability of housing within the Town of Danville (Town). The proposed project for environmental review is the adoption of the Danville 2014-2022 Housing Element, which includes a review and assessment of the Town's current and future housing needs, and a compilation of goals and policies with respect to the development of housing within the Town and sphere of influence. The following are our comments on any future developments:
 - a. The Housing Element update and land-use designation changes may affect Drainage Areas 11, 18, 35, 36, 37, 91, 92, 93, 94, 101 and 102, which are all unformed drainage areas, and Drainage Areas 10, 37A and 101A, which are all formed drainage areas. There are no fees due at this time for unformed drainage areas.
 - b. Future developers should be required to collect and convey all stormwater entering or originating within the subject property to the nearest natural watercourse or adequate man-made drainage facility without diversion of the watershed.
 - c. Future developers should be required to submit hydrology and hydraulic calculations to the Town that prove the adequacy of the in-tract and downstream drainage systems. We defer review of the local drainage to the City. However, the Contra Costa County Flood Control & Water Conservation District (FC District) is available to provide technical review under our Fee-for-Service program.
 - d. Future developers should be conditioned to construct the necessary drainage improvements if the downstream facility is shown to be inadequate due to the increased stormwater runoff from the new developments.

- e. Future developments may be subject to the requirements of the Department of Fish and Wildlife, the U.S. Army Corps of Engineers, the Regional Water Quality Control Board, and the Bay Conservation Development Commission. We recommend that the developers consult with the above agencies prior to any plans affecting a watercourse.
- f. Future developers should be required to comply with the current National Pollutant Discharge Elimination System (NPDES) requirements under the Town Stormwater Management and Discharge Control Ordinances and the C.3 Guidebook. We support the State's goal of providing Best Management Practices to achieve the permanent reduction or elimination of stormwater pollutants and downstream erosion from new development. The FC District is available to provide technical assistance for meeting these requirements under our Fee-for-Service program.

Hydrology

2. Most of the project area is within the San Ramon Creek Watershed. We recommend that all developments in the San Ramon Creek Watershed be required to mitigate their adverse drainage impact upon the natural creeks. The following could be added to the mitigation measures in the Draft Negative Declaration for all future developments:

Mitigation for San Ramon Creek

Mitigate the impact of additional stormwater runoff from developments on San Ramon Creek by either of the following methods:

- Remove 1 cubic yard of channel excavation material from the inadequate portion of San Ramon Creek for each 50 square feet of new impervious surface area created by the development. All excavated material shall be disposed of off-site by the developer at his own cost. The site selection, land rights, and construction staking will be performed by the FC District.

OR, upon written request by the developer:

- Provide for a cash payment in lieu of actual excavation and removal of material from the inadequate portion of San Ramon Creek. The cash payment will be calculated at a rate of \$0.10 per square foot of new impervious surface area created by the development. The added impervious surface area created by the development will be based on the FC District's standard impervious surface area ordinance. The FC District will use these funds to work on San Ramon Creek annually.
3. The Draft Negative Declaration should discuss that Green Valley Creek has known inadequate reaches. We recommend that all developments in the Green Valley Creek Watershed be required to mitigate their adverse drainage impact upon the natural creeks. As a mitigation measure, we recommend that the Town require that any future development on these sites be subject to the Green Valley Creek Mitigation fee of \$0.10 per square foot of newly created impervious surface area. This fee is based on the FC District's Report on Impervious Surface Ordinance. The Town should condition

developers to pay this fee and collect it for transfer to the County's Drainage Deficiency Fund.

4. The Draft Negative Declaration should include language that requires payment of drainage area fees for development within the formed drainage areas as a mitigation measure. Mitigation drainage fees are charged for any new impervious surfaces created within Drainage Area 10, 37A, and 101A in accordance with Flood Control Ordinance Numbers 92-52, 85-41, and 88-36, respectively. By ordinance, all building permits or subdivision maps filed in this area are subject to the provisions of the drainage area fee ordinance. Effective October 3, 1992, the current fee in Drainage Area 10 is \$0.34 per square foot of newly created impervious surface. Effective July 4, 1985, the current fee in Drainage Area 37A is \$925 per acre of newly created impervious surface. Effective July 9, 1988, the current fee in Drainage Area 101A is \$0.20 per square foot of newly created impervious surface.
5. Adverse impacts of the runoff from future housing developments to the existing drainage facilities and drainage problems in the downstream areas, including those areas outside of the Town, within the respective watersheds should be included in subsequent CEQA documents.
6. We recommend that the adequacy and stability of the drainage facilities within the project area be studied to determine if local drainage design criteria are met, as well as FEMA National Floodplain Insurance requirements. If those are not met, then the Draft Negative Declaration should discuss the potential impacts and propose mitigation measures to address those impacts. The discussion should also include an analysis of the capacity and erosion potential of the existing watercourses.

Conclusion

7. We recommend that the least amount of impact to natural watercourses results from future project developments.
8. The Town should develop a Drainage Master Plan for specific areas. This plan should be approved by the Town and the FC District prior to allowing further development in the area. The Drainage Master Plan should include detailed hydrologic modeling of the watershed that considers land-use, existing facilities, soil, and topographic data. The Drainage Master Plan should also result in a plan with descriptions of proposed flood control facilities (which typically include basins, channels, and storm drains), compliance with discharge and water quality requirements, cost estimates, and schedules.
9. The FC District encourages the Town to incorporate creek enhancements, such as improving the riparian corridor, incorporating public access, and creek-oriented site layout. We see this as an opportunity to enhance the habitat value of the creeks while providing an amenity to retail customers and the residential neighborhood.

10. The FC District should also be included in the review of all drainage facilities that have a region-wide benefit, that impact region-wide facilities, or that impact FC District-owned facilities. A Flood Control Permit will be required for FC District-owned facilities or where FC District has easements.

We appreciate the opportunity to review projects involving drainage matters and welcome continued coordination. If you have any questions, please contact me via e-mail at hshaf@pw.cccounty.us or by phone at (925) 313-2304.

Sincerely,



Homira Shafaq
Staff Engineer
Contra Costa County Flood Control
& Water Conservation District

HS:cw
G:\fdct\CurDev\CITIES\Danville\Danville 2014-2022 Housing Element\December 2014.docx

cc: M. Carlson, Flood Control
T. Jensen, Flood Control
T. Rie, Flood Control

Kevin Gailey

From: Lou Ann Texeira <LouAnn.Teixeira@lafco.cccounty.us>
Sent: Wednesday, December 10, 2014 3:55 PM
To: Lou Ann Texeira
Cc: Kate Sibley
Subject: SB 244 Requirements and DUCs

Greetings,

SB 244 (Wolk, 2011) requires cities and counties to address the infrastructure needs of unincorporated disadvantaged communities (DUCs) in city and county general plans. SB 244 also requires LAFCOs to address DUCs as part of LAFCO Municipal Service Reviews (MSRs), sphere of influence (SOI) updates, and annexations.

For LAFCOs, SB 244 prohibits approval of city annexations greater than 10 acres that are contiguous to a DUC unless the city applies to annex the DUC as well. This requirement is not applicable if an application to annex the DUC had been made during the prior five years, or if there is evidence that a majority of residents in that community opposes annexation. Also, after July 1, 2012, LAFCOs must consider the present and future need for public facilities and services by DUCs for any city or district updating their SOI, and which provides public sewer, municipal and industrial water, or structural fire protection facilities or services. LAFCOs must also make determinations relating to DUCs in its MSRs.

In June 2014, LAFCO completed its second round, countywide MSR/SOI updates covering water and wastewater services. Included in the LAFCO MSR and SOI updates is information relevant to DUCs. LAFCO recently embarked on its second round MSR covering reclamation services, and will include information related to DUCs. Next year, LAFCO will undertake second round MSRs covering fire/EMS and/or health services.

For cities and counties, SB 244 requires that before the due date for adoption of the next housing element after January 1, 2012, the general plan land use element must be updated to: 1) identify DUCs; 2) analyze for each identified community the water, wastewater, stormwater drainage, and structural fire protection needs; and 3) identify funding alternatives for the extension of services to identified communities.

We understand that Contra Costa County Conservation and Development Department is working to identify DUCs in response to SB 244 requirements. ***It would be helpful to know what efforts your city has made (or is planning to make) in accordance with SB 244 and the identification of DUCs and related services and funding options. We welcome any information you can provide.***

Thank you and Happy Holidays!

Lou Ann

Lou Ann Texeira, Executive Director
21000 Contra Costa Blvd
Hayward, CA 94545
(925) 784-1000
ltxeira@lafco.cccounty.us

December 5, 2014

Kevin J. Gailey, Chief of Planning
Town of Danville, Planning Division
510 La Gonda Way
Danville, CA 94526

Re: Notice of Intent to Adopt a Negative Declaration – Danville 2014-2022 Housing Element

Dear Mr. Gailey:

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the Negative Declaration for the Danville 2014-2022 Housing Element. EBMUD has the following comments.

WATER SERVICE

The Town of Danville is served by nine different pressure zones with service elevations ranging from 250 to 1,100 feet. Main extensions that may be required to serve any specific development to provide adequate domestic water supply, fire flows, and system redundancy will be at the project sponsors expense. Pipeline and fire hydrant relocations and replacements due to modifications of existing streets, and off-site pipeline improvements, also at the project sponsors expense, may be required depending on EBMUD metering requirements and fire flow requirements set by the local fire department. When the development plans are finalized, project sponsors should contact EBMUD's New Business Office and request a water service estimate to determine costs and conditions of providing water service to the development. Engineering and installation of new and relocated pipelines and services requires substantial lead-time, which should be provided for in the project sponsors' development schedule.

Project sponsors should be aware that EBMUD will not inspect, install or maintain pipeline in contaminated soil or groundwater (if groundwater is present at any time during the year at the depth piping is to be installed) that must be handled as a hazardous waste or that may pose a health and safety risk to construction or maintenance personnel wearing Level D personal protective equipment. Nor will EBMUD install piping in areas where groundwater contaminant concentrations exceed specified limits for discharge to sanitary sewer systems or sewage treatment plants. Project sponsors for EBMUD services requiring excavation in contaminated areas must submit copies of existing information regarding soil and groundwater quality within or adjacent to the project boundary.

Kevin Gailey, Chief of Planning

December 5, 2014

Page 2

In addition, project sponsors must provide a legally sufficient, complete and specific written remedial plan establishing the methodology, planning and design of all necessary systems for the removal, treatment, and disposal of all identified contaminated soil and/or groundwater. EBMUD will not design the installation of pipelines until such time as soil and groundwater quality data and remediation plans are received and reviewed and will not install pipelines until remediation has been carried out and documentation of the effectiveness of the remediation has been received and reviewed. If no soil or groundwater quality data exists or the information supplied by a project sponsor is insufficient EBMUD may require the applicant to perform sampling and analysis to characterize the soil being excavated and groundwater that may be encountered during excavation or perform such sampling and analysis itself at the project sponsor's expense.

WATER CONSERVATION

Individual developments within the Housing Element present opportunities to incorporate water conservation measures. EBMUD requests that the Town of Danville include in its conditions of approval a requirement that the project sponsors comply with the Danville Landscape Ordinance No. 91-14. Project sponsors should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsors expense.

If you have any questions concerning this response, please contact David J. Rehnstrom, Senior Civil Engineer, Water Service Planning at (510) 287-1365.

Sincerely,



William R. Kirkpatrick
Manager of Water Distribution Planning Division

WRK:TRM:djr
sb14_257.docx

Kevin Gailey, Chief of Planning

December 5, 2014

Page 3

bcc: X. Irias
D. Rehnstrom
T. McGowan
Chron
C-1777



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

December 9, 2014

Kevin J. Gailey
City of Danville
510 La Gonda Way
Danville, CA 94526

Subject: Danville 2014-2022 Housing Element
SCH#: 2014112017

Dear Kevin J. Gailey:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on December 8, 2014, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

**Document Details Report
State Clearinghouse Data Base**

SCH# 2014112017
Project Title Danville 2014-2022 Housing Element
Lead Agency Danville, City of

Type **Neg** Negative Declaration
Description The Project consists of the Town of Danville's 2014-2022 Housing Element, which constitutes an update of the 2007-2014 Housing Element. The purpose of the Housing Element is to document the projected housing needs within the community and to set forth policies and programs that promote the development of diverse housing types and ensure affordability of housing town-wide. The proposed project is consistent with the 2030 General Plan and proposes no changes to land use or zoning designation.

Lead Agency Contact

Name Kevin J. Gailey
Agency City of Danville
Phone 925 314 3305 **Fax**
email
Address 510 La Gonda Way
City Danville **State** CA **Zip** 94526

Project Location

County Contra Costa
City Danville
Region
Lat / Long
Cross Streets All lands within the Town of Danville

Parcel No.	Township	Range	Section	Base
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Proximity to:

Highways I-680
Airports
Railways
Waterways
Schools
Land Use Various

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Conservation; Department of Fish and Wildlife, Region 3; Cal Fire; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 4; Air Resources Board; Regional Water Quality Control Board, Region 2; Native American Heritage Commission; Public Utilities Commission; Delta Stewardship Council

Date Received 11/07/2014 **Start of Review** 11/07/2014 **End of Review** 12/08/2014



"Small Town Atmosphere
Outstanding Quality of Life"

December 1, 2014

Building Industry Association of the Bay Area
Attn: Paul Campos
101 Ygnacio Valley Road, Suite 210
Walnut Creek, CA 94596

Dear Mr. Campos:

Thank you for your interest in the update of the Town of Danville's Housing Element. We are in receipt of the Bay Area Business Coalition's letter dated November 26, 2013. Listed below are the questions from the November 26, 2013 letter followed by a response to each question (responses shown in italics).

1. Did your jurisdiction commit to addressing specific constraints as a condition of HCD certification of the existing housing element? If so, what was the constraint and what has been done to address it?

Response: Housing constraints are addressed in Chapter III – Housing Constraints and by various goals, programs and implementation measures in Chapter VI – Housing Plans.

2. Does your jurisdiction have a mandatory inclusionary zoning policy? If so, has an analysis been done that measures the economic impact? Does it contain meaningful and regularly available incentives, and is its implementation flexible so that there are alternatives to a "like for like must build requirement" such as payment of reasonable in lieu fees, land dedication, or acquisition and rehabilitation of existing units with provision affordability covenants? Are such alternatives available at the developer's option or with staff approval—but without need for Council or Board approval on a project-by-project basis?

Response: The Town's inclusionary housing regulations are discussed at length within the Draft 2014-2022 Housing Element. Please refer to Pages 49 - 52, Table 36 and Figure B of the document.

3. Has your jurisdiction adopted a density bonus ordinance consistent with governing state law (Gov't Code Section 65915)? Does the density bonus ordinance count mandatory inclusionary zoning units toward the density bonus threshold as required by the recent court of appeal decision in *Latinos Unidos del Valle de Napa y Solano v. County of Napa*, 217 Cal. App. 4th 1160 (2013)?

Response: Danville adopted a new density bonus ordinance through approval of ZTA 2014-05 in September 2014, bringing its regulations in line with SB 1818. The new regulations are consistent with the Napa decision.

510 LA GONDA WAY, DANVILLE, CALIFORNIA 94526

Administration
(925) 314-3388

Building
(925) 314-3330

Engineering & Planning
(925) 314-3310

Transportation
(925) 314-3310

Maintenance
(925) 314-3450

Police
(925) 314-3410

Parks and Recreation
(925) 314-3400

4. What is the cumulative fee and exaction burden on new housing in your jurisdiction? This analysis should include not only development fees that are “formally” reflected in published fee schedules, but also include exactions imposed via housing allocation program/ “beauty contests,” community benefits/amenities agreements, CFD annexation requirements, and the like. The analysis should also include fees imposed by other agencies, for example school fees, sewer and water fees, and fees imposed pursuant to an applicable regional Habitat Conservation Plan. The analysis should determine the % of the sales of price of new housing in the jurisdiction is represented by the cumulative fee/exaction burden, as well as the % of costs for rental housing units represented by the cumulative fee/exaction burden.

Response: A summary of processing fees and impact fees is provided in Tables 25, 26 and 27 of the Draft 2014-2022 Housing Element. Analysis of the fees is provided in Section B.6 of Chapter III – Housing Constraints. Table 12 of the Draft Housing Element shows Danville’s 2014 median housing value has been estimated to be \$995,000. Table 25 of the Draft Housing Element estimates Town-controlled development fees and mitigation fees to be ≈\$33,000 per new single family residence – reflecting ≈3.3% of the median housing values. The total burden, inclusive of Town-controlled fees and non-Town traffic impact fees, school fees, sewer and water fees, etc., is indicated on Table 25 to be ≈\$90,000 per new single family residence. Table 26 of the Draft Housing Element estimates Town-controlled development fees and mitigation fees to be just under \$15,000 per new rental housing unit – with the total burden estimated to be \$46,000 per unit. The median value of rental housing units is unknown so the burden in the form of percentage of total cost can’t be calculated.

5. Does your jurisdiction have any recently adopted, proposed, or under consideration new or increased fee or exaction, such as an affordable housing impact fee?

Response: The Town’s Master Fee Schedule is reviewed annually in conjunction with the preparation of the Town’s annual budget. There are currently no “proposed” or “under consideration” processing fees or impact fees. With the adoption of the fee schedule for 2014, the Town adopted a Comprehensive Planning Fee that reflected prior direction from the Town Council to allow consideration of the merits of establishing a general plan maintenance fee. This new fee went into effect on August 4, 2014 and is assessed at the rate of 0.1% of construction value for building permits. The revenue from the Comprehensive Planning Fee will be held in a designated Planning Special Revenue Fund Account. Revenue placed into that account will be used to partially offset General Fund expenditures that would otherwise need to be assigned to cover comprehensive planning efforts such as updating the General Plan, Housing Element and/or amendments or updates to zoning regulations.

6. Has your jurisdiction required new housing projects, including multifamily/attached projects, to pay a fee or special tax for ongoing general governmental services?

Response: No.

7. Does your jurisdiction have a designated Priority Development Area (PDA)? Is it a “planned” or “potential” PDA? Have the number of residential units and densities shown in the PDA application been incorporated into the General Plan? Has the CEQA process been completed for the PDA so that no additional CEQA review is necessary for a proposed project consistent with the PDA? Have development restrictions and processes been streamlined in the area covered by the PDA?

Response: *The Town of Danville secured recognition of a Planned PDA in advance of the preparation of the Danville 2030 General Plan. The adopted 2030 Plan does not call for the submittal of an application to ABAG to convert to a Potential PDA.*

8. What were the sites relied on for the adequate sites compliance of the existing housing element? What has been the entitlement/development activity for these sites during the prior planning period? Were any of the sites subject to “by right” development procedures?

Response: *Tables 29, 30 and 31 and Figure A provide a summary of land in Danville available for residential development – being sites where land use designation and zoning would allow residential development. Discussion of the available sites is contained in Section A of Chapter IV. The status of these sites is summarized in the far right column of Table 29. Sites included on the corresponding table from the 2007-2014 Housing Element that have been fully developed as of the end of 2013 are accordingly noted.*

9. Does your jurisdiction have any type of cap or limitation on the number or type of housing units that may be permitted or constructed jurisdiction wide or in specific areas of the jurisdiction—including a cap or limitation tied to a specified level of new job creation in the jurisdiction?

Response: *No – there is no type of cap or limitation in place or under consideration.*

10. Has your jurisdiction provided for “by right” housing development in any areas?

Response: *A “by right” housing development would be project that could process planning entitlements for the development allowed by the site’s land use designation and zoning without applying for a legislative action (i.e., a general plan amendment and/or a rezoning to an alternate residential zoning district or to a P-1; Planning Unit Development zoning designation). All the sites listed on Table 29 have the option to pursue development with the development entitlements limited to a subdivision request and/or a development plan request – with the review bodies limited to the Planning Commission and the Design Review Board.*

11. Are there zoning or other development restrictions (such as voter approval requirements, density limits or building height restrictions) that have impeded infill and/or transit oriented development?

Response: *No.*

12. Has your jurisdiction consistently demonstrated compliance with both the letter and spirit of the Permit Streamlining Act?

Response: *Yes. An important "value-added" aspect of the Town's development review process is the availability of staff for pre-submittal meetings.*

13. What are your jurisdiction's historic preservation policies and review procedures and have they had a significant impact on the permit and entitlement processes for new development projects?

Response: *The Town has a Historic Preservation Ordinance that applies almost exclusively to structures >50 years of age in the Downtown. The regulations allow incentives to be granted in conjunction with designation of a property as a Historic Resource. The incentives can, and have, included allowance of vertical and horizontal integration of residential components into projects where residential uses were either not allowed by right or would have otherwise required submittal and approval of a conditional land use permit.*

14. Has your jurisdiction adopted an ordinance pursuant to the Quimby Act that gives developers credit for private open space?

Response: *Yes.*

15. In implementing the Quimby Act, does your jurisdiction provide for consistency between the calculation of the existing neighborhood and community park inventory, and the criteria and procedures for determining whether to accept land offered for parkland dedication or to give credit for private open space? For example, has your jurisdiction refused to accept an area in whole or in partial satisfaction of the parkland dedication ordinance on the basis that it is unsuitable for park and recreational uses even though the area is substantially similar to areas included in the overall parkland inventory used to calculate the parkland dedication requirement and fee?

Response: *Yes.*

16. In the project review process, has your jurisdiction required developers to use the Bay Area Air Quality Management District's CEQA Thresholds of Significance for Toxic Air Contaminants (TAC Receptor Thresholds)? Has your jurisdiction explored alternative procedures for addressing project siting and air quality concerns, such as in the general plan or zoning code?

Response: *The Town has used/will use applicable BAAQQMD CEQA thresholds of significance in its environmental reviews.*

17. Has your jurisdiction adopted a Climate Adaptation Plan that is more stringent with respect to the per capita GHG reductions for the land use sector/transportation sector than the equivalent per capita targets established for the region by CARB pursuant to SB 375?

Mr. Paul Campos
December 1, 2014
Page 5

Response: The Town adopted a Sustainable Action Plan (SAP) in conjunction with the adoption of the Danville 2030 General Plan in March of 2013. The stated purpose of SAP is to encourage more environmentally sustainable practices in Danville, to help reach emission reduction targets that were adopted through Assembly Bill 32 in 2006. Unless otherwise required by State law, compliance is intended to be achieved through a combination of voluntary measures, and public education and outreach.

Accompanying this letter is a copy of the Notice of Intent to adopt a Negative Declaration of Environmental Significance for the Draft Danville 2014-2022 Housing Element. The Notice of Intent previously mailed to the BIA of the Bay Area was returned as undeliverable. We are resending it along with this letter. Note that a Draft Danville 2014-2022 Housing Element is available for review on the Town's Web Site at: www.danville.ca.gov/housingelement.

Any questions you may have regarding this letter or the Draft Negative Declaration of Environmental Significance or the Draft Housing Element may be directed to my attention at your convenience at (925) 314-3305.

Sincerely,



Kevin J. Gailey
Chief of Planning

c: Paul McDougall, California Department of Housing and Community Development



November 26, 2013

Housing/Planning Director
Jurisdiction
Via email



Re: Housing Element Update



The undersigned members of the Bay Area Business Coalition advocate for a vibrant regional economy and outstanding quality of life for existing and future residents of the San Francisco Bay Area. A necessary—though by no means sufficient—condition to achieve these goals is for the region to provide an adequate supply of housing within the region. State housing element law generally—and the governmental constraints component in particular—can be important tools to advance these goals. With Bay Area cities and counties currently updating their housing elements, our organizations respectfully request that your jurisdiction consider and address the following comments as part of the public review process.



We recognize that the housing element process can be resource intensive and sometimes difficult. We hope that by identifying certain priority issues and questions, this letter will assist in focusing resources on policies and practices that are of significant and recurring interest to the regulated community. We also would support incorporating these standardized issues into the framework for local jurisdictions to be able to take advantage of the housing element certification streamlining developed by the California Department of Housing and Community Development (HCD).



I. Overview of the statutory provisions.



The California Department of Housing and Community Development (HCD) has prepared formal guidance interpreting the constraints analysis portion of housing element law (http://www.hcd.ca.gov/hpd/housing_element2/CON_home.php).



HCD's overview of the requirements and their purpose provides: *The element must identify and analyze potential and actual governmental constraints to the maintenance, improvement, or development of housing for all income levels, including housing for persons with disabilities. The analysis should identify the specific standards and processes and evaluate their impact, including cumulatively, on the supply and affordability of housing. The analysis should determine whether local regulatory standards pose an actual constraint and must also demonstrate local efforts*



to remove constraints that hinder a jurisdiction from meeting its housing needs.... The analysis of potential governmental constraints should describe past or current efforts to remove governmental constraints. Where the analyses identifies that constraints exist, the element should include program responses to mitigate the effects of the constraint. Each analysis should use specific objective data, quantified where possible. A determination should be made for each potential constraint as to whether it poses as an actual constraint. The analysis should identify the specific standards and processes and evaluate their impact, including cumulatively, on the supply and affordability of housing.

II. Requested specific areas of focus

We have identified certain policies that generally represent significant potential constraints in the Bay Area and we request that as you conduct the constraints portion of your housing element review, these issues in particular be addressed:

- **Did your jurisdiction commit to addressing specific constraints as a condition of HCD certification of the existing housing element?** If so, what was the constraint and what has been done to address it?
- **Does your jurisdiction have a mandatory inclusionary zoning policy?** If so, has an analysis been done that measures the economic impact? Does it contain meaningful and regularly available incentives, and is its implementation flexible so that there are alternatives to a “like for like must build requirement” such as payment of reasonable in lieu fees, land dedication, or acquisition and rehabilitation of existing units with provision affordability covenants? Are such alternatives available at the developer’s option or with staff approval—but without need for Council or Board approval on a project-by-project basis?
- **Has your jurisdiction adopted a density bonus ordinance consistent with governing state law (Gov’t Code Section 65915)?** Does the density bonus ordinance count mandatory inclusionary zoning units toward the density bonus threshold as required by the recent court of appeal decision in *Latinos Unidos del Valle de Napa y Solano v. County of Napa*, 217 Cal. App. 4th 1160 (2013)?
- **What is the cumulative fee and exaction burden on new housing in your jurisdiction?** This analysis should include not only development fees that are “formally” reflected in published fee schedules, but also include exactions imposed via housing allocation program/ “beauty contests,” community benefits/amenities agreements, CFD annexation requirements, and the like. The analysis should also include fees imposed by other agencies, for example school fees, sewer and water fees, and fees imposed pursuant to an applicable regional Habitat Conservation Plan. The analysis should determine the % of the sales price of new housing in the jurisdiction is represented by the cumulative fee/exaction burden, as well as the % of costs for rental housing units represented by the cumulative fee/exaction burden.
- **Does your jurisdiction have any recently adopted, proposed, or under consideration new or increased fee or exaction, such as an affordable housing impact fee?**
- **Has your jurisdiction required new housing projects, including multifamily/attached projects, to pay a fee or special tax for ongoing general governmental services?**

- **Does your jurisdiction have a designated Priority Development Area (PDA)? Is it a “planned” or “potential” PDA?** Have the number of residential units and densities shown in the PDA application been incorporated into the General Plan? Has the CEQA process been completed for the PDA so that no additional CEQA review is necessary for a proposed project consistent with the PDA? Have development restrictions and processes been streamlined in the area covered by the PDA?
- **What were the sites relied on for the adequate sites compliance of the existing housing element?** What has been the entitlement/development activity for these sites during the prior planning period? Were any of the sites subject to “by right” development procedures?
- **Does your jurisdiction have any type of cap or limitation on the number or type of housing units that may be permitted or constructed jurisdiction wide or in specific areas of the jurisdiction—including a cap or limitation tied to a specified level of new job creation in the jurisdiction?**
- **Has your jurisdiction provided for “by right” housing development in any areas?**
- **Are there zoning or other development restrictions (such as voter approval requirements, density limits or building height restrictions) that have impeded infill and/or transit oriented development?**
- **Has your jurisdiction consistently demonstrated compliance with both the letter and spirit of the Permit Streamlining Act?**
- **What are your jurisdiction’s historic preservation policies and review procedures and have they had a significant impact on the permit and entitlement processes for new development projects?**
- **Has your jurisdiction adopted an ordinance pursuant to the Quimby Act that gives developers credit for private open space?**
- **In implementing the Quimby Act, does your jurisdiction provide for consistency between the calculation of the existing neighborhood and community park inventory, and the criteria and procedures for determining whether to accept land offered for parkland dedication or to give credit for private open space?** For example, has your jurisdiction refused to accept an area in whole or in partial satisfaction of the parkland dedication ordinance on the basis that it is unsuitable for park and recreational uses even though the area is substantially similar to areas included in the overall parkland inventory used to calculate the parkland dedication requirement and fee?
- **In the project review process, has your jurisdiction required developers to use the Bay Area Air Quality Management District’s CEQA Thresholds of Significance for Toxic Air Contaminants (TAC Receptor Thresholds)?** Has your jurisdiction explored alternative procedures for addressing project siting and air quality concerns, such as in the general plan or zoning code?

- Has your jurisdiction adopted a Climate Adaptation Plan that is more stringent with respect to the per capita GHG reductions for the land use sector/transportation sector than the equivalent per capita targets established for the region by CARB pursuant to SB 375?

Our organizations intend to monitor housing element updates throughout the region, and we respectfully request that your jurisdiction formally respond to these questions early in the update process. We also ask that you send a paper or electronic copy of the responses to:

BIA of the Bay Area
Attn: Paul Campos
101 Ygnacio Valley Road, Suite 210
Walnut Creek, CA 94596
pcampos@biabayarea.org
415-223-3775

Yours very truly,



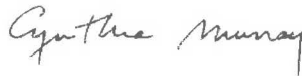
John Coleman
Bay Planning Coalition
Council



Paul Campos
BIA Bay Area



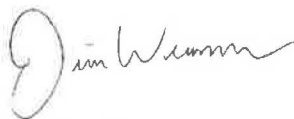
Tom Terrill
East Bay Leadership



Cynthia Murray
North Bay Leadership Council



Rosanne Foust
SAMCEDA



Jim Wunderman
Bay Area Council



Joshua Howard
California Apartment Association



TO: Mayor and Town Council

April 7, 2015

SUBJECT: Resolution No. 35-2015, approving a Negative Declaration of Environmental Significance and approving General Plan Amendment request GPA 14-01, the update to the Housing Element of the Danville 2030 General Plan

SUMMARY

Every city and county in California must adopt a Housing Element as a part of its General Plan, as outlined in Section 65580 to 65589.9 of the California Government Code. The underlying premise and statewide policy of Housing Element law is to ensure local governments adopt land use plans that provide opportunities for, and do not unduly constrain, housing development.

It is important to note that state law does not require cities to build housing nor to regulate the cost of housing. Rather, a city must only provide adequate housing sites with land use and zoning designations that allow appropriate densities to accommodate the designated affordability levels. The private market determines if it's feasible to build housing.

For the 2014-2022 planning cycle, the Town has determined it already has sufficient acreage of appropriately designated sites to accommodate all units among the state-mandated affordability levels. Therefore, no new sites are required to be identified for re-designation or rezoning as a part of the 2014-2022 Housing Element update.

BACKGROUND AND DESCRIPTION

State law requires that the Housing Element be updated every eight years. During each update, each municipality must demonstrate the ability to accommodate its "fair share" of the region's housing needs for state-defined affordability levels with lands designated at specific minimum densities.

For the 2014-2022 planning cycle, the California Department of Housing and Community Development (HCD) determined that the Bay Area region's housing need is 187,990 new housing units. The Council of Governments (COG) for the Bay Area allocates this housing need among the cities and counties within the region through the Regional Housing Need Allocation (RHNA) process. Danville's "fair share" for this

cycle is 557 units (see Table A). The 557 unit RHNA assignment to Danville for the 2014-2022 planning cycle is slightly lower than Danville’s RHNA for the last planning cycle (i.e., 583 units for the 2007-2014 planning cycle).

Table A - Danville’s “Fair Share” Housing Assignment for 2014-2022

Affordability Levels	SF Bay Area	CC County	Tri-Valley Cities	Danville		
	Assigned Units	Assigned Units	Assigned Units	Assigned Units	% of CC County	% of Tri-Valley
Very Low (31-50%)	46,680	5,264	3,063	196	3.7%	6.4%
Low (51-80%)	28,940	3,086	1,701	111	3.6%	6.5%
Moderate (81-120%)	33,420	3,496	1,734	124	3.5%	7.2%
Above Mod. (120%)	78,950	8,784	2,557	126	1.4%	4.9%
Total Units:	187,990	20,630	9,055	557	2.7%	6.2%

CC County = Contra Costa County

Tri-Valley Cities = Cities of Livermore, Pleasanton, Dublin, San Ramon and Danville

SUMMARY OF DRAFT DANVILLE 2014-2022 HOUSING ELEMENT

Because the Town is able to carry forward sites designated by the 2030 General Plan to meet the prior Housing Element’s RHNA assignment, this Housing Element update effort does not need to identify any additional new housing sites. Therefore, this update effort consists primarily of factually updating three main areas of the prior housing element:

- **New Demographic Data:** A significant component of each housing element is an analysis of current and future housing needs, which relies on data from the U.S. Census. Demographic data for the prior Housing Element was based on the 2000 Census. The corresponding data for the 2014-2022 Housing Element will rely on the 2010 Census, supplemented by information from the American Communities Survey (a statistical survey that samples a small percentage of the population every year) because the decennial census no longer offers the same level of detail that was previously provided.
- **Updated Land Inventory:** Another key component of each Housing Element is an analysis of sites available for housing for each affordability level. While the Town is able to count housing sites identified in the prior Housing Element that are currently “available for housing” development, the inventory must reflect the current condition of each site, which may have changed subsequent to the prior

adopted Housing Element. In addition, the inventory will now reflect the land use changes made as a result of the 2030 General Plan update.

- **Evaluation of Programs:** Lastly, the new Housing Element requires a qualitative review of the prior element to report on the progress of the housing goals and programs, and determine the extent to which identified objectives were achieved.

These factual updates are incorporated into the following sections of the Draft Danville 2014-2022 Housing Element, as summarized below:

- I. Introduction:** Explains the purpose, process and content of the document.
- II. Housing Needs Assessment:** Describes the demographic, economic and housing characteristics of Danville as well as existing and future needs.

In summary, Danville's population has reached 42,039 persons (2010 Census) and is projected to grow another 3.4% by 2020. The population is trending older and slightly more ethnically diverse. The 2010 Census counted 15,420 households in Danville, most of which are characterized as family households, with a slight drop in the average household size to 2.74 persons in 2010. The number of housing units has grown 3.8% over the past decade to 15,962 by 2013, and the housing stock continues to be primarily owner-occupied housing.

- III. Housing Constraints:** Analyzes the actual and potential governmental and non-governmental constraints to the maintenance, improvement and development of housing.

Market-related (non-governmental) constraints to housing production continue to be high land values, high construction costs and limited availability of sites for residential development. In addition, community concerns regarding medium and higher density housing is a factor.

Governmental constraints include the cost of development and utility connection fees, as well as site improvement requirements. Development standards and permit procedures have been determined to not be a significant constraint and have been shown to be comparable to standards and procedures utilized by other Bay Area jurisdictions.

- IV. Housing Resources:** Describes the resources available for development, rehabilitation and preservation of housing in Danville. This includes an inventory of land available for future housing development, to determine

whether the Town has sufficient sites with the appropriate land use and zoning designations, which jointly determine development capacity, to accommodate its “fair share” assignment of 557 units in the 2014-2022 planning cycle.

The challenge for many municipalities is the availability of appropriate sites that would accommodate housing appropriate for very low and low income households. Table B demonstrates Danville’s ability to accommodate these affordability levels.

Table B. Sites that would accommodate housing appropriate for very low and low income households for the 2014-2022 Planning Period

Sites with Suitable Development Capacity ¹	Net Acres	Low ² (20-25 du/ac)	Very Low ² (25-30 du/ac)
B-2 (“GMMR, LLC”) ³	1.59	32 units	-
B-8 (“Diablo Office Partners”) ⁴	3.75	-	94 units
B-17 (“Danville Hotel Holdings”)	0.80	18 units	-
G-2 (“Borel / EBRPD”) ⁴	2.00	40 units	-
G-3 (“Borel / EBRPD”) ⁴	5.00	-	125 units
2 nd Dwelling Units	varies	30 units	-
Demonstrated Development Capacity:		120 units	219 units
2014-22 “Fair Share” RHNA Assignment:		111 units	196 units

Notes:

1. References Table 32, Danville 2014-2022 Housing Element
2. The development potential of the site, represented as units and calculated at minimum densities
3. Property is now a qualifying site due density range recalibration (part of 2030 General Plan)
4. Land use designation was amended a part of 2030 General Plan (and subsequently rezoned)

V. Housing Accomplishments: Contains a summary of the goals, policies and programs of the previous Housing Element and an evaluation of the progress made during the prior cycle. Specifically, between 2007 and 2014, there was a net production of 599 housing units in Danville, as illustrated in Tables 39 and 40 of the Draft Danville 2014-2022 Housing Element.

VI. Housing Plans: Outlines changes to the goals, policies and programs of the prior Housing Element, based on recent progress and updated Town initiatives. With the exception of a few minor adjustments, the goals of the Draft Danville 2014-2022 Housing Element are consistent with the prior element.

ENVIRONMENTAL REVIEW / PUBLIC HEARINGS / HCD REVIEW

In preparation of the Draft Danville 2014-2022 Housing Element, the general public was provided an opportunity to review and comment on the draft document and the associated environmental documents. Notice of the availability of the 2014-2022 Housing Element for review and the intent to adopt a Negative Declaration of Environmental Significance was posted on the Town's website; posted at community locations; posted by the Contra Costa County Clerk; and published in the San Ramon Valley Times.

Over 600 groups and individuals were notified of the public hearing for the 2014-2022 Housing Element before the Town Council. In addition, mailed notification of the public hearings for the 2014-2022 Housing Element update were sent to all agencies and organizations copied on the Housing and Community Development (HCD) agency comment letter for the Danville 2007-2014 Housing Element.

At the Planning Commission's public hearing of December 17, 2014, the Commission adopted Resolution No. 2014-19 which served to recommend that the Danville Town Council adopt the Negative Declaration of Environmental Significance prepared for the project (as revised to reflect the changes depicted in Appendix F - Part 3 of the Draft Housing Element) and approve the Draft Danville 2014-2022 Housing Element after the Housing Element secured the requisite review and approval by the California Department of Housing and Community Development (HCD).

HCD reviewed the Draft Danville 2014-2022 Housing Element between the period of December 26, 2014 and February 24, 2015. In their letter dated February 24, 2015 HCD indicated the Draft Housing Element, with revisions made over the course of the review period, met the statutory requirements of State Housing Element law (See Attachment C).

FISCAL IMPACT

Town expenditures associated with the preparation of the Draft Housing Element were limited to cost of staff time associated with the update effort, costs associated with public noticing/outreach efforts, and costs associated with the preparation and printing of related mapping and reports. These expenditures were anticipated and provided for by the Danville 2014-15 Financial Plan, through allocations for the Community Development Department.

RECOMMENDATION

Adopt Resolution No. 35-2015, approving a Negative Declaration of Environmental Significance and approving General Plan Amendment request GPA 14-01, the update to the Housing Element of the Danville 2030 General Plan.

Prepared by:



Tai Williams
Community Development Director



Kevin J. Gailey
Chief of Planning

~~Attachments: A: Resolution No. 35-2015~~
~~B: Danville 2014-2022 Housing Element responding to HCD comments~~
~~C: February 24, 2015 HCD comment letter~~
~~D: Comment letter received after 12-17-14 Planning Commission public hearing~~

Note: A paper copy of Attachment B was supplied only to the Town Council. The document may be viewed in its entirety either at the Town Offices at 510 La Gonda Way, Danville, CA during regular business hours or in electronic format at the Town's website <http://www.danville.ca.gov/Services/Planning-Services/General-Plan/Housing-Element-2014-2022/>



MEMORANDUM

DATE: March 19, 2015 (Updated March 31, 2015)

TO: General Public

FROM: Tai J. Williams, Community Development Director
Kevin J. Gailey, Chief of Planning

SUBJECT: Summary of the Draft Danville 2014-2022 Housing Element

SUMMARY

Every city and county in California must adopt a Housing Element as a part of its General Plan, as outlined in Section 65580 to 65589.9 of the California Government Code. The underlying premise and statewide policy of Housing Element law is to ensure local governments adopt land use plans that provide opportunities for, and do not unduly constrain, housing development.

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The Draft Danville 2014-2022 Housing Element is scheduled to be considered by the Town Council at a public hearing on April 7, 2015.

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APPENDIX O - ACKNOWLEDGEMENTS

The following individuals contributed to the preparation of the Danville 2014-2022 Housing Element.

TOWN COUNCIL

Mike Doyle, Mayor
Karen Stepper, Vice Mayor
Newell Arnerich
Renee Morgan
Robert Storer

PLANNING COMMISSION

Mark Graham, Chair
Paul Radich, Vice Chair
Archie Bowles
Robert Combs
Randy Haberl
Kerri Heusler
Lynn Overcashier
Andrew Verriere, Alternate

TOWN STAFF

Joseph Calabrigo, Town Manager
Robert Ewing, City Attorney
Tai Williams, Community Development Director
Steve Lake, Development Services Director
Mike Leontiades, Chief Building Official
Kevin Gailey, Chief of Planning
David Crompton, Principal Planner
Crystal DeCastro, Associate Planner
Zoe Merideth, Code Enforcement Officer
Thomas Valdriez, Program Planning Specialist
Joan Snashall, Administrative Secretary
Pat Kramer, Administrative Secretary