

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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