

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.

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|--------------------------|---|
| 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: **Agencies/Officials Responsible for Implementation:**

Work with non- **Community Development** Dept. - Planning Division
profits to produce City Attorney
50-75 very low Economic Development Staff
income units

Time Frame: **Pertinent Financial Resources:**

Ongoing efforts 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.)

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| 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.

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| 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:

Not quantified

Agencies/Officials Responsible for Implementation:

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.