



2023-2031

HOUSING ELEMENT

Town of Danville

Appendix G

Housing Element Implementation Plan



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6th Cycle Housing Element Implementation Plan

Goals, Policies, and Programs

GOAL 1: DEVELOP INFRASTRUCTURE THROUGH FUNDING MECHANISMS THAT SUPPORT THE DEMANDS OF CURRENT AND FUTURE RESIDENTS, HOUSING, COMMERCIAL, AND RETAIL DEVELOPMENT.

Policy 1.1: Capital Improvements

Ensure that capital improvement needs of existing neighborhoods and mixed use commercial/residential are identified and addressed.

1.1.A - Capital Improvement Program

- **Objective:**
Given added impacts of new residential development on existing infrastructure, the Town must regularly identify where additional capital improvements are needed. On an annual basis, the Town Council will review the Town's Capital Improvement Program (CIP) to determine what special priorities are needed for capital improvement projects required to support existing and new residential and commercial development consistent with the General Plan, and in particular the Mobility Element. Review of the CIP shall also include verification that areas needing improvement are scheduled for funding to address these needs at a specific time in the future. This work will be completed with an AFFH lens to ensure that areas that are disproportionately impacted by a variety of housing needs are included in recommended improvements.
- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Annually. Staff prepares the Draft CIP between March and June, and the Town Council adopts it each June.

Policy 1.2: Funding

Evaluate and establish funding mechanisms to provide new infrastructure to support residential and commercial development.

1.2.A - Nexus Studies

- **Objective:**
Nexus studies are required to set the fees the Town charges for new development to offset impacts to infrastructure the Town maintains, such as roadways, parks and storm drains. Many of the Town's existing nexus studies are outdated and warrant updating to establish fees commensurate with present-day costs for labor and materials. Under a new state law, AB 602, jurisdictions are now required to update their development fees every 8 years. The Town will complete a comprehensive update of development impact fee nexus studies to ensure fees align with current costs for infrastructure maintenance.

- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Study to begin 10/24. Study to be adopted by the Council in June 2025 as part of the annual budget.

1.2.B - Special Tax Districts

- **Objective:**
Tax districts can be an effective tool to generate local revenue dedicated to infrastructural improvements and maintenance. Because there are several kinds of special tax districts with a range of applicability, a study is needed to understand what tax districts would work best in the context of Danville and what would be needed to implement this kind of financing program. The Town will conduct a study to assess the efficacy of special tax districts to fund public services and infrastructure to support new development. The study will identify and analyze options appropriate for Danville and, if applicable, develop an implementation plan.
- **Financing:**
Town
- **Completion Timeframe:**
Study to begin in February 2030, and final study approval and implementation by December, 2030

Policy 1.3: Capital Needs

Ensure that capital improvement needs are regularly identified and addressed through coordination across Town Departments.

GOAL 2: PROMOTE A VIBRANT COMMERCIAL AND CULTURAL DOWNTOWN AREA THAT MEETS THE NEEDS OF RESIDENTS AND VISITORS AND ENCOURAGES A MIX OF RETAIL, COMMERCIAL, AND RESIDENTIAL BUILDING THROUGH ZONING.

Policy 2.1: Downtown Development

Provide clear direction to property owners, the public, and developers on expectations and requirements surrounding land use and design in the downtown.

2.1.A - Downtown Specific Plan

- **Objective:**
SB 35 requires cities review new multifamily residential developments against objective design standards to streamline project review and reduce overall development costs. The Town has adopted resolutions listing objective development standards and consolidating all applicable existing objective development standards from different ordinances within the Municipal Code. The Town is also working to complete a new Downtown Master Plan which will build off of the Town's 1986 Downtown Master Plan. Any new standards will also be codified within the Town's Downtown Business District Ordinance. In addition, the Town will develop written procedures for complying with SB 35 Streamlined Ministerial Approval Process to ensure compliance with State law.

- **Responsibility:**
Development Services and Economic Development Departments
- **Financing:**
Town
- **Completion Timeframe:**
Review underway, to be completed by January, 2025

2.1.B - New Mixed Use Developments

- **Objective:**
The Town has seen several mixed use commercial/residential development in the downtown area in the last five years. While there are a number of underutilized properties in the downtown area, in order to preserve the pedestrian character of the downtown area, the Town desires to maintain a ground floor commercial presence along the street, with residential units above and behind. The Town will conduct a study of the economic feasibility of mixed use commercial and residential development to determine the economic feasibility and determine the most appropriate development standards and other policies to encourage this type of development where appropriate. Goal: facilitate the development of five new mixed use projects with residential components achieving at least 30 du/ac in the Downtown over the eight years.
- **Responsibility:**
Development Services and Economic Development Departments
- **Financing:**
Town
- **Completion Timeframe:**
Study to start 1/26 and be completed and implemented through revision to the Town Code (if necessary) by September, 2026

Policy 2.2: New Mixed Use Developments

Support, as appropriate, projects that include a mix of both residential and commercial development in the Downtown by providing incentives such as scheduling joint study sessions of the Town Council, Planning Commission, and Design Review Board to gather early input, considering reductions in parking requirements if studies demonstrate different peak periods between land uses and facilitating interagency coordination during the development review process.

Policy 2.3: Housing Rehabilitation in Non-Residential Areas

Encourage housing rehabilitation in commercial zoning districts.



Policy 3.1: Energy Conservation, Sustainability and Climate Change

3.1.A - CEQA Process

- **Objective:**
Project-level review of environmental impacts of new housing developments is required under the California Environmental Quality Act (“CEQA”). The Town shall follow CEQA procedures to expedite permit processing for all development, including encouraging preliminary project review by staff and considering the use of mitigated negative declarations, focused EIR’s and other procedures to adequately assess environmental impacts, suitable mitigations, and reduce project delays where appropriate.
- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Ongoing

3.1.B - Electrification for New Residential Construction

- **Objective:**
Efforts towards promoting energy conservation in housing is a requirement under State Housing Element Law. The Town will review and consider efforts within other Contra Costa County communities that have or plan to institute energy efficiency standards beyond those of the California building and residential codes by requiring electrification of new residential developments in lieu of natural gas or oil. The Town will review these efforts and consider implementation of similar requirements for development in Danville.
- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Study to Begin 1/25 and be completed and implemented through revision to the Town Code as found necessary by September 2024

3.1.C - Green Building Incentives

- **Objective:**
Offer incentives to property owners whose buildings exceed minimum CalGreen requirement, such as obtain a U.S Green Building Council Leadership in Energy and Environmental Design (LEED) Certification, Build-It-Green Point Rated Certification (GPR), or a self-certification equivalent. Incentives may include granting Environmental Awards of Excellence and posting details of the building on the Town’s website, inclusion of the project on a tour highlighting outstanding environmental stewardship or technology, and providing plaques certifying that the building exceeds the Town’s minimum green building standards.

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- **Responsibility:**
Development Services Department
 - **Financing:**
Town
 - **Completion Timeframe:**
Anually, ongoing

3.1.D - Water Conservation

- **Objective:**
Continue water conservation efforts, such as ongoing implementation of the Model Water Efficient Landscape Ordinance, continue to explore addition options for supply and use of reclaimed water, and to work with EBMUD related to customer outreach and education for reduction of water usage.
- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Ongoing

Policy 3.2: Energy Conservation

Provide information to the public on programs for energy conservation improvements and other actions.

Policy 3.3: Annual Earth Day

Sponsor an annual Earth Day event, providing info to citizens on environmental sustainability.

Policy 3.4: Home Energy Retrofit Program

Work with the County to publicize Home Energy and Improvement Programs.



Policy 4.1: Equal Housing Opportunity: Continue to facilitate non-discrimination in housing in Danville.

4.1.A -“Housing Impact Statement” for Discretionary Land Use and Planning Decisions

- **Objective:**
In compliance with SB 166 to ensure No Net Loss of sites available to meet the RHNA, to support the required findings when development of any parcel with fewer units by income category than identified in the housing element for that parcel and to demonstrate progress towards the RHNA, a “Housing Impact Statement” will be included in all staff reports for discretionary land use and planning decisions. This statement will expressly state how proposed actions meet the Town’s housing goals and affirmatively furthers fair housing to encourage integrated and balanced living patterns. The statement will also describe any potential impacts that proposed actions may have on the Town’s housing supply and the provision or loss of affordable housing.
- **Responsibility:**
Planning Division
- **Financing:**
Town
- **Completion Timeframe:**
Ongoing

4.1.B -Fair Housing Resources

- **Objective:**
Create a webpage specific to fair housing including resources for residents who feel they have experienced discrimination, information about filing fair housing complaints with County’s fair housing service provider (Echo Housing), the State Department of Fair Employment and Housing (DFEH) or the Office of Fair Housing and Equal Opportunity (FHEO) of HUD, and information about protected classes under the Fair Housing Act. Ensure that lower income groups and special needs groups and their advocates are advised of this information.
- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
To be completed by December, 2024

Policy 4.2: Nondiscrimination Clauses

Nondiscrimination Clauses: Provide nondiscrimination clauses in rental agreements and deed restrictions for housing constructed with Town assistance.

GOAL 5: AFFIRMATIVELY FURTHER FAIR HOUSING BY TAKING MEANINGFUL ACTIONS THAT OVERCOME PATTERNS OF SEGREGATION AND FOSTER INCLUSIVE COMMUNITIES.

See Fair Housing Action Plan

GOAL 6: PROMOTE THE EXPANSION OF THE HOUSING THROUGHOUT THE TOWN TO ACCOMMODATE A VARIETY OF HOUSING TYPES THAT ARE ATTRACTIVE & AFFORDABLE TO POTENTIAL RENTERS & HOME BUYERS AT A WIDE RANGE OF INCOME LEVELS.

Policy 6.1: Production of New Lower-Income Units

Facilitate and support the production of new affordable housing units to meet the needs of a range of income levels.

6.1.A - Conditions of Approval for Multifamily Housing

- **Objective:**
Develop Conditions of Approval for new multi-family residential development to include conditions that include, but are not limited to, the following: **1.)** An ongoing condition to require all developers creating affordable housing with deed restrictions to include language in agreements with the Town permitting persons and households eligible for HUD Section 8 rental assistance or Housing Voucher Holders to apply for below-market-rate units consistent with Federal Fair Housing regulations; **2.)** Deferral of development fees to certificate of occupancy for projects including 15% or more affordable units to reduce overall development costs; **3.)** The owner/applicant will provide documentation the tenant was offered first right of refusal pursuant to SB 330 provisions prior to issuance of a building permit.
- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Study will begin in June, 2026, and be completed and implemented through code amendments (if necessary) by December 2026.

6.1.B - Funding Sources to Support Affordable Housing Development

- **Objective:**
Due to the high land and construction costs in Danville, development of deeply affordable housing (extremely low-income, low-income) is generally financially infeasible without significant subsidization. Since the dissolution of the Redevelopment Agency, the Town no longer has access to millions of dollars from the state to contribute towards development. The Town has an existing Housing Trust Fund with limited funds and needs to find ongoing sources of revenue to provide meaningful financial support towards the production of affordable housing to meet its RHNA goals and affirmatively further fair housing through increased access to housing and high resource areas. Use and allocation of existing and future funds will be determined as part of this program, which may include supporting the rehabilitation of existing multifamily residential properties among other activities.

The Town will create a plan to utilize existing funds in the Town's Housing Trust Fund and review potential additional sources for ongoing revenues, such as commercial development linkage fees or real estate transfer tax, to subsidize and support access to affordable housing opportunities. The plan will take into consideration the needs of lower-income groups, including those with special needs.

Lastly the Town will pursue additional funding at the state and federal level and assist developers of affordable housing in accessing those funds.

- **Responsibility:**
Town Manager and Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Study to begin in June, 2025, and be completed and implemented through code amendments (if necessary, December, 2025) Annually review of funding available and outreach to developers.

6.1.C - Update Inclusionary Housing Ordinance

- **Objective:**
The Town's Inclusionary Housing Ordinance requires projects with 8 or more units to provide a minimum of 10% or 15% (for developments greater than 20 units per acre) moderate income affordable units. The Town will conduct a study with the intent on amending the Inclusionary Housing Ordinance to require that affordable units be required to be low-income units. In addition, the Town will review the possibility of accepting affordable housing in-lieu fees for applicable applications. As part of this effort, the Town will conduct a feasibility analysis to determine in-lieu fee options and other compliance mechanisms, such as off-site development and land dedication.
- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Study to begin in June 2024, and to be completed and implemented by January 2025

6.1.D - Parking Standards for Different Housing Types

- **Objective:**
Land costs and basic construction costs for residential developments have rapidly increased, which has in turn increased the cost of housing. Costs associated with the provision of parking may result in fewer total units or prevent the financial feasibility of development. Additionally, how people travel continues to change as more focus is being placed on alternative modes of transportation such as bikes and rideshares and remote work. The Town's parking standards are the same town wide, regardless of location.

To ensure that parking requirements are not a constraint on development, the Town will reduce parking requirements for multifamily housing based on density and location. In addition, multifamily housing located near I 680 and/or bus lines will be reduced. Finally, senior housing and housing for persons with disabilities will be given lower parking requirements. Goal: reduce parking requirements for five multifamily housing developments over the eight years.

- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
New parking standards to be implemented by November, 2025

6.1.E - Waive Processing Fees for Multifamily Lot Consolidations

- **Objective:**
The Town incentivizes the consolidation of lots for the development of housing, primarily through reviewing lot mergers through a ministerial process. This process reduces the time and effort required to combine lots for the development review process. Given that many of the largest parcels in the downtown area have already been redeveloped, most new development will require the consolidation of multiple lots, which the Town aims to streamline to promote the production of housing. To further incentivize the consolidation of lots, the Town will review the Master Fee Schedule and consider reducing or waiving processing fees for multi-family housing developments.

The Town will also facilitate lot consolidation by maintaining contact with property owners and to direct interested developers to parcels with the potential for lot consolidation.

In addition, the Town will initiate a development feasibility study relate to the North Hartz area of Danville, where many of the smaller lot housing sites are located. The study will review land costs, development costs, loan costs, and rental income related to consolidation and development in the area. The study will document the possible investment return for redevelopment in the area. The Town will meet with property owners in the area and share this data in an effort to facilitate consolidation and redevelopment. Goal: facilitate the development of approximately 500 lower-income multifamily units by waiving lot consolidation fees and providing other incentives over the eight years.

- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
To be implemented by the end of 2025

6.1.F - Zoning Fees and Transparency

- **Objective:**
The Town will ensure ongoing compliance with transparency laws by listing all fees, as well as all zoning and development standards, and other requirements for each parcel on the Town's website pursuant to Government Code section 65940.1(a)(1).
- **Responsibility:**
Development Services Department
- **Financing:**
Town

- **Completion Timeframe:**
To be completed by October 2024

6.1.G - Rezone Sites to Create Denser Development in Lower-Density Areas

- **Objective:**
The Town will amend the zoning for sites owned by the Community Presbyterian Church to allow for the redevelopment of currently low density single family to multifamily high/medium density, at the request of the Church. Specifically, the Town will amend the General Plan land use map for the site from Residential – Single Family – Low Density (1-3 units/acre) to Multifamily High/Medium Density (20-25 units /acre) and Rezone the site from P-1; Planned Unit Development with R-12; Single Family Residential zoning district development standards to M-25; Multifamily Residential District. Goal: facilitate the development of 115 units of housing serving lower income households.
- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Rezoning to be completed by May 1, 2024

6.1.H.1 - Establish a public outreach strategy for religious facility and institution site owners related to new development rights under SB 4.

- **Objective:**
Pursue additional residential development opportunities on religious facility and institutional use properties by conducting an outreach and education campaign on the implementation of SB 4. Outreach to religious facilities, institutional uses, and interested affordable housing developers.

Redesignate and rezone religious facilities and institutions that are currently zoned for residential use to allow 35 units per acre. This is five units per acre greater than allowed under SB 4.
- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Outreach and education campaign on SB 4 by the end of 2025. Rezoning to be complete by December 2025.

6.1.H.2 - Establish a new single-family residential overlay to permit up to eight units on corner lots.

- **Objective:**
Establish a new single family residential overlay district allowing duets on single-family residential corner lots in Danville. Allow each new lot to incorporate an attached ADU or detached ADU, and two JADUs. SB 9 allows any single-family lot to subdivide and build a single-family residence and one ADU on each resulting lot (four total units on an existing single-family lot). Danville's policy would allow one primary residence, one ADU and two JADUs on each lot (eight total units on an existing single-family

corner lot), doubling what is allowed under state law.

Conduct an outreach and education campaign regarding opportunities for increased units on corner lots and provide technical assistance to interested property owners.

- **Responsibility:**

Development Services Department

- **Financing:**

Town

- **Completion Timeframe:**

Overlay District to be established by March 30, 2024. Conduct outreach and education campaign by the end of 2025

Overall goal: facilitate the development 150 units of missing middle housing, above RHNA assignment within low density highest resource single family neighborhoods throughout town using implementation a suite of policies, including Policies 6.1.h.1, 6.1.h.2 6.1.h.3, 6.1.h.4, 6.3.e, 7.2.e, and Goal 11.

6.1.H.3 - Establish a public outreach strategy for residents throughout Town to make them aware of development opportunities under SB 9 and the Town's ADU Ordinance.

- **Objective:**

Pursue additional infill residential opportunities in all residentially zoned lands in Danville by conducting outreach and education campaign regarding SB 9 development and ADU laws.

- **Responsibility:**

Development Services Department

- **Financing:**

Town

- **Completion Timeframe:**

Complete program by December 2025. On going after that.

6.1.H.4 - Monitor progress toward infill development goals.

- **Objective:**

The Town will actively monitor and tabulate progress toward meeting the goal to facilitate the development of 150 units of missing middle housing in lower density areas throughout town. If the Town is not on track to substantially meet this goal, by the end of 2027, the Town will evaluate and implement additional strategies to help meet this goal.

- **Responsibility:**

Development Services Department

- **Financing:**

Town

- **Completion Timeframe:**

Evaluation and modification, if necessary, in place June 1, 2028.

6.1.H.5 - Direct the Redevelopment of 510 La Gonda Way for Affordable Housing and the disposition of the San Ramon Valley School District property at 699 Old Orchard Drive

- **Objective:**

The Town has included the site located at 510 La Gonda Way as a RHNA site. This 2.27 acre site contains a 13,000 square foot office building which was used as the Town of Danville's Town administrative office from approximately 1986 until November 2022. The Town has moved its administrative office function next door, to 500 La Gonda Way, and the building is now vacant and in a state of deterioration.

In order to implement the Town's Housing Plan, in January 2023 the Town amended the 510 La Gonda Way site's General Plan Land Use Designation from Commercial – Limited Office to Residential – Multifamily – High Special, requiring a residential development density of 30-35 units per acre. At the same time, the Town rezoned the property from P-1; Planned Unit Development to M-35; Multifamily High Density Special.

On July 11, 2023, the Danville Town Council held a study session to discuss the future use of this property. The unanimous direction from the Town Council is to offer the property at no cost to a non-profit builder and to include in the deal the full amount of the Town's Housing Fund (currently \$1,900.00) to ensure the deepest possible level of affordability.

The Town is currently working to complete the move of all facilities, including the existing solar array, which will be completed in 2024. At that point, the Town will utilize the Surplus Lands Act to reach out to housing sponsors on the on the HCD list and any other potential developers of low and moderate income housing for the site. The Town has had previous conversations with both Bridge Housing, Linc Housing and Related California Nor Cal Affordable Housing about potential viability of the property as an affordable housing site and both indicated it is viable and they will be interested in the site

The 3.77-acre site at 699 Old Orchard Drive contains the San Ramon Valley Unified School District (SRVUSD) administrative offices. The site is surrounded by existing residential neighborhoods with a mix of densities. The Town has had several conversations with SRVUSD staff regarding the inclusion of this property as a RHNA site. In a letter dated June 14, 2023, SRVUSD staff stated that “we believe that the zoning density of the site combined with the revised development standards result in a viable redevelopment opportunity for this property.” “Ideally, the district would like to combine the district offices with those of the service center, located in San Ramon, onto one site. Given the new development rights we believe the value of our site has increased substantially and may afford us the opportunity to finally sell our property.” As a State agency, the SRVUSD will be subject to the Surplus Lands Act and will be required to offer the land to affordable home builders.

For both the 510 La Gonda Way and 699 Old Orchard Drive sites, if by the end of 2028 there has not been a planning application submitted for one or both of the sites, the Town will take action to remove the site(s) from the RHNA inventory and designate additional properties to meet the RHNA requirement, as found necessary.

GOAL: 68 units of lower-income housing on La Gonda Way, and 113 lower-income units on SRVUSD site.

- **Responsibility:**

Development Services Department

- **Financing:**

Town

- **Completion Timeframe:**

Completion of the final move from 510 to the new Town Hall in 2025; preparation of a development RFP by the end of 2026; select developer by the end of 2027; Begin construction by the end of 2028.

6.1.I - Amend zoning standards for residential multifamily districts to establish a maximum average unit size

- **Objective:**
The Town will amend the M-20, M-25, M-30, M-35, Multifamily Districts and DBD 13; Downtown Business District Multifamily Special to require a maximum average unit size of 1,500 square feet for all multifamily development with eight or more units. This will result in a higher percentage of small units within a development, making them more affordable by design.
- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Complete Zoning Text Amendments by the end of March, 2024.

6.1.J - Amend zoning standards for residential multifamily districts to allow a higher floor area ratio

- **Objective:**
The Town will amend the M-20, M-25, M-30, M-35, Multifamily Districts and DBD 13; Downtown Business District Multifamily Special to change the maximum allowable floor area ratio for new multifamily buildings from 80% to 120%. Development standards such as height, stories, and setbacks established for the M-35 District will be added to the M-20, M-25, and M-30 zoning districts. This modification will make new developments, especially three story development, more feasible.
- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Complete Zoning Text Amendments by the end of March, 2024.

6.1.K - Amend zoning standards for all higher density residential multifamily districts to allow four-story and 45 foot maximum heights

- **Objective:**
For the following properties: 510 La Gonda Way, 425 El Pintado Road, 315 & 319 Diablo Road, and 363 Diablo Road, the Town will amend the M-35, Multifamily High Special and DBD 13; Downtown Business District Multifamily Special to increase the allowable number of stories from three to four, and to increase the allowable maximum height of buildings from 37 feet to 45 feet.
- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Complete Zoning Text Amendments by the end of March, 2024.

6.1.L - Shopping Center Redevelopment

- **Objective:**

Nationwide, the shift to online shopping has resulted in changes to the retail landscape. Many shopping centers are being reimagined as vibrant residential/commercial mixed-use neighborhoods. However, redeveloping shopping centers presents some challenges, such as the large site scale, configuration of existing structures and parking areas, existing lease terms, CC&R provisions, shared parking agreements, and community desire to maintain and rejuvenate retail services. The City will establish policies and development regulations to enable residential development at shopping centers through a range of approaches including:

- Full redevelopment;
- Addition of residential uses in existing surface parking areas;
- Cluster residential development on underutilized portions of the site; and/or
- Addition to or reconfiguration of the existing structures to include residential uses.
- Specifically, policies and zoning development standards will be written to facilitate:
 1. Subdividing, if necessary, of the parking areas to create developable parcels;
 2. Clustering of densities on portions of the parking areas;
 3. Shared access to existing structures to allow existing uses to remain while the parking areas are being redeveloped or reconfigured;
- Facilitating a mixed income community through a range of housing choices (unit sizes, types, and prices) on site; and
- A strong sense of place and cohesive urban design both within the site and in relation to the surrounding neighborhoods.

- **Responsibility:**

Development Services Department

- **Financing:**

Town

- **Completion Timeframe:**

By the end of 2025, establish a committee to oversee and facilitate the development of shopping centers.

By the end of 2026, develop land use policies to facilitate shopping center redevelopment with a strong sense of urban design cohesion.

By the end of 2027 as part of the Zoning Code updates, adopt development standards to facilitate shopping center redevelopment.

Annually contact property owners and developers with experience in shopping center redevelopment to pursue redevelopment opportunities.

6.1.M - Amend the Municipal Code to allow proposed multifamily developments with 10 or fewer units to be approved administratively.

- **Objective:**

The Town's Municipal Code requires that all proposed new multifamily developments be subject to review and approval by the Planning Commission during a noticed public hearing. The Town will amend the municipal Code to allow for proposed multifamily developments with 10 or less units to be approved administratively, not requiring a Planning Commission public hearing. This action will reduce constraints related to processing time.

- **Responsibility:**

Development Services Department

- **Financing:**

Town

- **Completion Timeframe:**

Amend the Municipal Code by December 2024.

6.1.N - Amend the Municipal Code for the Town's D-1 (duet), M-8, and M-13 (and P-1 -M-8 and M-13) multifamily zoning districts to eliminate minimum lot size, and width and depth requirements. It will also reduce front, side, and rear yard setback requirements.

- **Objective:**

Setback requirements will be reduced to a minimum of five foot side and rear, and 15 foot front yard setbacks, in addition to eliminating minimum lot size, width and depth requirements. This amendment will reduce governmental constraints related to development within these mid-density zoning districts.

- **Responsibility:**

Development Services Department

- **Completion Timeframe:**

Amend the Municipal Code by December 2024.

Policy 6.2: Retention and Replacement of Existing Housing Units

6.2.A - Data Collection and Compliance with SB 330 Housing Replacement Requirements

- **Objective:**

SB 330 requires developers demolishing housing to replace any restricted affordable or rent-controlled units and comply with specified requirements, including the provision of relocation assistance and a right of first refusal in the new housing to displaced occupants. This program will track compliance with SB 330 regulations for every project proposing unit demolition. The Town will implement a policy and procedures through the permit tracking software to track loss of existing housing, and the components of the housing as described below.

As permits are requested for the demolition of housing, the Town will obtain information related to the following and require one-for-one replacement when required: 1.) The number of existing residential units proposed to be demolished or converted; and 2.) The number of these residential units by bedroom count occupied within the last five years by persons and families of low or moderate income, which would be required for replacement.

Additionally, the Town will comply with the replacement provisions of AB 1397 that seek to protect lower-income households in non-deed restricted housing.

- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Policy and procedures to be implemented by October 31, 2025.

6.2.B - Retention of Affordable Rental Units

- **Objective:**
Danville has approved a number of rental and for-sale multifamily developments, including affordable units. While affordable condominium and townhouse units are required to sell at below-market prices, the costs to purchase a condominium or townhouse remains a high barrier to entry for many lower-income households. Affordable rental housing options within Danville can affirmatively further fair housing by providing lower-cost options that help address disparities in access to opportunity. See also the AFFH Fair Housing Plan.

The Town will identify programs to encourage development and maintenance of affordable rental units by providing incentives for developing and preserving existing affordable units through the extension of affordability provisions once they expire or other avenues.
- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Study to begin in June, 2027 and be complete by January, 2028.

6.2.C - Condo Conversions

- **Objective:**
The Town will research best practices and consider amendments to the condominium conversion regulations within the context of the current regulatory environment to retain existing affordable housing units through condominium conversions.
- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Study to begin in January, 2029 and be complete and implemented as appropriate by July, 2029.

Policy 6.3: Accessory Dwelling Units (ADUs): Continue to support the construction of accessory dwelling units, pursuant to the Town's Accessory Dwelling Unit Ordinance.

6.3.A - Permit-Ready ADUs

- **Objective:**
In accordance with AB 671, local governments must include in their General Plan housing elements

plans to incentivize and promote the creation of affordable accessory dwelling units (ADUs). In 2020, the Town hired architects and developed Permit-ready plans, removing the need for households to hire architects and engineers to create a custom designs and reduce the time needed for project approvals, thus reducing the overall costs to create new housing units. The Town will continue to make this program available. In addition, the Town will create an enhanced marketing strategy to better promote the program with the purpose of continually increasing participation in the program.

- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Study to begin in November 2024 and be complete and implemented as appropriate by April 2025.

6.3.B - Accessory Dwelling Unit Regulations

- **Objective:**
The Town is committed to ongoing compliance with State Law regulating accessory dwelling units (ADUs). As needed, the Town will review and update the existing Accessory Dwelling Unit Ordinance for conformance with regulatory updates and revise to bring into compliance with State law in 2023 and every two years thereafter.

In addition, the Town will monitor permitted ADU's and affordability every other year and take appropriate action, including adjusting assumptions or rezoning within one year if the sites inventory is negatively impacted to ensure ongoing compliance with no net loss provisions.
- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Completed in May 2023 and ongoing by-annually or as necessary to keep up with changing state laws.

6.3.C - ADU Fee Reductions

- **Objective:**
To promote the development of accessory dwelling units (ADUs) and reduce the overall costs associated with this housing product, the Town will conduct an analysis to discern the impacts of reducing development impact fees for all ADUs, bringing forward recommendations for adoption to the Town Council. ADUs can be a wealth-building asset for low-income households and information on building or converting ADUs will be targeted towards low-income populations within the Town. To further encourage production of ADUs, the Town will reduce Town-controlled fees to the minimum necessary to recover consultant plan check costs. In addition, the Town will commit resources to revise the Town's build-ready Garden Cottage ADU program to bring the plans into compliance with 2023 State Building Code requirements. The Town goal is to approve 30 ADUs per year.
- **Responsibility:**
Development Services Department

- **Financing:**
Town
- **Completion Timeframe:**
Ordinance updates and plan revisions to be complete by February 15, 2025

6.3.D - ADU Occupancy Survey

- **Objective:**
The Town currently lacks detailed information on the occupancy and tenure of ADUs. The Town will develop a survey for applicants seeking approvals for ADUs to provide basic information about the project, including, but not limited to, the number of anticipated occupants, whether the unit will be rented or provided to family, and if it is to be rented, what the anticipated rent will be. This data will be used to more accurately track the Town's progress towards its RHNA goals and understand development trends within the Town.
- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Develop the survey as part of the application packet July, 2024 and be complete and implemented as appropriate by February 15, 2025.

6.3.E - JADU+

- **Objective:**
Amend the ADU ordinance to allow any single-family residential unit, religious facility, and institutional use to include up to two JADUs within the existing building footprint. Including religious facility and institutional use properties in this program is an extension of SB 4, encouraging the provision of affordable housing throughout the Town via a cost-effective approach.
- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
By the end of 2025

Policy 6.4: Available Funding Sources

Available Funding Sources: Utilize County, State, and federal programs and funding sources that provide housing opportunities for lower-income households.

Policy 6.5: Ongoing Monitoring of Conversion Risks: Monitor affordable projects at risk of conversion to market rate.

Maintain regular communication with the owners of any subsidized projects in Danville to keep up-to-date on plans to maintain affordability. Assist in outreach and education to tenants as needed.

Policy 6.6: Ongoing Monitoring of Federal Preservation Activities

Monitor Federal actions and appropriations regarding extension of Section 8 contracts, and actively support additional appropriations. Work with the owners to determine expected actions and assist with any negotiations that would result in the preservation of these units.

Policy 6.7: Respond to Notices of Intent to Prepay

Support efforts to retain existing FHA and HUD subsidized low-income units through use of local, regional and national resources, CDBG funds, Redevelopment Housing Set-Aside funds, and other solutions.

Policy 6.8: Support Ongoing Rental Subsidies in Danville

Continue to support the County Housing Authority housing rental subsidies to lease units in Danville for very-low and low-income households. The Town will continue to promote the program by providing information to the community on the value of this program and the need for participant landlords through the Housing Choice Voucher program.

Policy 6.9: Available Funding

Support efforts to obtain available State and federal assistance to develop affordable housing, including housing for seniors, large households, households with children and those with special needs, by providing Town Council resolutions of support to developers of affordable housing projects.

Policy 6.10: Tax Increment Financing Activities

Support State and regional efforts to reinstate redevelopment-like tools to require the provision of and fund the development of affordable housing.

Policy 6.11: Manufactured Housing

As required under State law, allow placement of manufactured housing units on permanent foundations where single family residential uses are permitted.

Policy 6.12: Diversity of Housing Types

Promote development of a range of housing types, like fourplexes, to address the “missing middle” of housing affordability.



Policy 7.1: Special Population Housing Needs: Collaborate with leaders of special population services to understand housing needs and priorities to inform Town's decision making.

7.1.A - Special Population Housing Needs – Collaborative Efforts

- **Objective:**
Identify, contact and collaborate special population service providers to identify specific housing needs and provide ongoing guidance for effective and targeted Town policies. Annually outreach to agencies and organizations in the County that cater to the housing and supportive service needs of special needs populations. Support the funding applications by nonprofits to provide housing and supportive services for special needs households to implement the goals and policies of this Housing Element. Support may include letter of support from the Town and technical assistance with funding applications.
- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Ongoing, with the goal of creating 100 special needs housing units during the Housing Element planning period.

7.1.B - Special Population Housing Needs – Provide Priority Access to Housing Programs

- **Objective:**
The Town will review, and amend where necessary, existing procedures regulating inclusionary housing, density bonuses, and those controlling allowed and conditionally allowed uses in single family and multiple family areas with the goal of creating a housing priority access system that identifies households best served with priority access to the Town's housing programs. During this review, focused consideration shall be given to the special housing needs of such populations as seniors, persons with disabilities, large households, and female headed households for priority access.
- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Study to begin in March 2026 and be completed and implemented as necessary by February 2027.

7.1.C - Developer Encouragement to Provide Amenities for a Diversity of Households

- **Objective:**
The Town will review, and amend where necessary, existing procedures regulating inclusionary housing, density bonuses, and those controlling allowed and conditionally allowed uses in single family and multiple family areas with the goal of encouraging developers through the development review process to

provide amenities for a diversity of households. During this review, focused consideration shall be given to the special housing needs of such populations as seniors, persons with disabilities, large households, and female headed households for priority access.

- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Study to begin in March 2026 and be completed and implemented as necessary by February 2027.

7.1.D - Encourage Development of One-Story Accessible Units

- **Objective:**
Take appropriate steps to heighten the existing provision and encouragement for the development of accessible housing units such as single-story dwelling units, renovation of existing housing stock, and the addition of Accessory Dwelling Units (ADUs) to existing residential properties to support seniors and persons with disabilities.
- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Study to begin in March 2026 and be completed and implemented as necessary by February 2027.

7.1.E - Assistance for Persons with Developmental Disabilities

- **Objective:**
Meet with the Regional Center of the East Bay, an advocate for children and adults with developmental disabilities, to secure a better understanding of housing needs for populations with developmental disabilities.

Coordinate with the Regional Center of the East Bay to inform families of the resources available to them and to explore incentives so that a larger number of future housing units include features that meet the needs of persons with developmental disabilities and other special needs.

Support the development of small group homes that serve developmentally disabled adults and will work with the nonprofit community to encourage the inclusion of units for persons with developmental disabilities in future affordable housing developments.

Coordinate housing activities and outreach with the Regional Center for the East Bay and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, including persons with developmental disabilities, to increase housing mobility
- **Responsibility:**
Development Services Department
- **Financing:**
Town

- **Completion Timeframe:**

Ongoing; coordinate with regional offices and developers at least annually to pursue housing opportunities.

7.1.F -

- **Objective:**

Collaborate with the Danville Senior Commission to develop an outreach program to build awareness of age-friendly housing options and services, which may include Accessory Dwelling Units, home-sharing, downsizing, Universal Design standards, and more.

- **Responsibility:**

Development Services Department and Parks and Leisure Services Department

- **Financing:**

Town

- **Completion Timeframe:**

Study to begin in March 2029 and be complete and implemented as necessary by 9, 2029.

7.1.G - Developmentally Disabled

- **Objective:**

Meet with local advocates for children and adults with developmental disabilities, such as the Regional Center of the East Bay and others to more specifically understand housing needs for populations with developmental disabilities and how to inform housing providers to provide a portion of new affordable housing units for persons with disabilities. Discuss a plan to pursue funding sources designated for persons with special needs and disabilities to aid the development of housing units for this population.

- **Responsibility:**

Development Services Department

- **Financing:**

Town

- **Completion Timeframe:**

Study to begin in March 2025 and be completed and implemented as necessary by September 2025 and pursue funding annually thereafter.

7.1.H - Resources for Large Households

- **Objective:**

Finding rental housing with more than two bedrooms is a typical problem for large families, particularly renters with lower income levels. While more than 85% of the housing units in Danville have three or more bedrooms (2021 ACS 5-Year – and compared to a countywide level of around 65%), only 8.8% - or 1,218 units – were occupied by renters. While the Housing Choice Voucher is a program that can assist very lower income large renter-households in accessing adequately sized housing, the Town will analyze the feasibility and manner of requiring a certain percentage of units in future for rent projects to have three bedrooms. As part of this analysis determine what percentage of the total units should be three-bedroom units, and what size of development should trigger this requirement.

- **Responsibility:**

Development Services Department

- **Financing:**

Town

- **Completion Timeframe:**

Study to begin in March 2027 and be completed and implemented as necessary by 9, September 2027.

7.1.I - Transitional and Supportive Housing

- **Objective:**

Continue to support the creation and operation of transitional and supportive housing programs operated by Contra Costa County and/or non-profit housing groups. Support the funding applications by nonprofits to provide housing and supportive services for special needs households to implement the goals and policies of this Housing Element. Support may include letter of support from the Town and technical assistance with funding applications.

- **Responsibility:**

Development Services Department

- **Financing:**

Town

- **Completion Timeframe:**

Ongoing, with the goal of creating 100 special needs housing units during the Housing Element planning period.

7.1.J - Transitional and Supportive Housing Regulations

- **Objective:**

The Town will review, and amend where necessary, the current regulations for transitional housing and for supportive housing relative the intent and requirements of Government Code Section 65583.2.

Specifically, the Town will amend the zoning regulations to ensure that transitional and supportive housing and other group homes is allowed in all zones allowing residential, including mixed use. All zones allowing residential uses will include objective standards to facilitate approval certainty similar to other residential uses of the same type in the same zones. As the capacity limit for such housing is identified as a constraint, the Town will additionally amend the zoning regulations to remove the capacity limit.

- **Responsibility:**

Development Services Department

- **Financing:**

Town

- **Completion Timeframe:**

To be adopted by adopted by July30, 2024.

7.1.K - Partnerships Special Population - Homeless

- **Objective:**

As a member of the Contra Costa Consortium (i.e., the Contra Costa Urban County along with four of the largest cities in the county), strengthen the capacity of the affordable housing development community to locate, construct, and manage housing facilities for the homeless and to partner with local and regional agencies to provide an adequate supply of short-term and permanent housing in addition to supportive

services that are appropriate for and meet the specific needs of all persons who are homeless or at risk of homelessness.

- **Completion Timeframe:**

Ongoing

7.1.L - Outreach Special Population - Homeless

- **Objective:**

Provide a high level of outreach targeted to chronically homeless people to inform them of their rights and opportunities to move into safe, permanent housing with appropriate support services.

7.1.M - Emergency Shelter Regulations

- **Objective:**

The Town will review, and amend where necessary, the current regulations providing for the placement of emergency shelters relative to information generated by Program 7.1.i and relative the intent and requirements of Government Code Section 65583.2

Currently, shelters are allowed within Downtown Business District 3 with up to 12 residents allowed by right. The Town will expand the regulations to also allow emergency shelters within Downtown Business Districts 9 and 13, residential districts, and allow an occupancy of up to 20 residents allowed by right. In compliance with AB 2339, the Town will also amend the definition of emergency shelters to include navigation centers, bridge housing, and respite or recuperative care. Amendment will ensure adequate capacity to accommodate the unsheltered population at locations that are near services and transportation. Specifically, the Town will make needed amendments to current provisions of the municipal code to allow by right development without discretionary action, formalizing the amount of acreage available for shelters, proximity to transportation and services. Development standards will concurrently be reviewed for compliance and if not, the Town will revise the standards to be in compliance. Lastly, the Town will modify zoning standards to ensure parking requirements comply with AB139/Government Code section 65583, subdivision (a)(4)(A).

- **Responsibility:**

Development Services Department

- **Financing:**

Town

- **Completion Timeframe:**

Draft zoning amendments in the fall of 2023 and implement by April 15, 2024.

7.1.N - Group Homes for Persons with Disabilities with Seven or more residents

- **Objective:**

Revise the current code provisions to remove that require a special or conditional use permit for group homes, transitional housing, supportive housing and similar uses with seven or more people consistent with State law.

The Town will revise zoning requirements to allow such group homes to be located in any district that allows residential or mixed-use development.

- **Responsibility:**

Planning Division

- **Financing:**

Town

- **Completion Timeframe:**

Draft zoning amendments in the fall of 2023 and adopt by July 31, 2024.

7.1.O - Update Permanent Supportive Housing Opportunities

- **Objective:**

Update zoning to be consistent with AB 2162 to allow by right 100% affordable housing that has 25% or 12 units of permanent supportive housing, where multifamily or mixed-use housing is permitted.

- **Responsibility:**

Planning Division

- **Financing:**

Town

- **Completion Timeframe:**

Draft zoning amendments in the fall of 2024 and implement by July 31, 2025.

7.1.P - Universal Design Special Population - Persons with Disabilities

- **Objective:**

Require universal design in all new housing to ensure equal access to new housing for persons with disabilities and advocate for changes to State Density Bonus law to prohibit waivers from local universal design requirements.

- **Responsibility:**

Development Services Department

- **Financing:**

Town

- **Completion Timeframe:**

Ongoing

7.1.Q - Streamline the Town's Reasonable Accommodations Ordinance

- **Objective:**

In order to further streamline the reasonable accommodation process, the Town will amend the Town's Reasonable Accommodation Ordinance to provide for a ministerial rather than administrative review process. With this change, reasonable accommodation requests will be reviewed at a staff level only, with no public notification.

- **Responsibility:**

Planning Division

- **Financing:**

Town

- **Completion Timeframe:**

To be implemented by December 31, 2024.

Policy 7.2: Information and Resources: Ensure information on housing options and choice is accessible, current, and useful to special populations.

7.2.A - Resources for Housing for Special Populations

- **Objective:**

The Town will review and update its current website with the goal of improving navigation of the site and making more information available on the Town's website. The update will create and publicize a list of federal, state, regional, and local community assistance programs that may be available to residents, dependent on certain qualification criteria. The Town will periodically update this list to ensure information is up-to-date and promote access to housing and community assistance programs, particularly to the Town's elderly and other special needs populations (disabled/developmentally disabled, large households, female-headed households, homeless, and students).

Such programs may include:

- Financial Assistance for low-income homeowners to construct ADUs
- Information on private programs for shared living.
- Available funding programs for low-income first time homebuyers.

- **Responsibility:**

Development Services Department

- **Financing:**

Town

- **Completion Timeframe:**

Study to begin in September 2027 and be completed and implemented as necessary by February 2028.

7.2.B - Promote the use of Housing Choice Vouchers

- **Objective:**

Continue to provide referrals to households and homeowners interested in participating in the Housing Choice Vouchers (HCV) program, promote the use of HCV by distributing information pertaining to the State's source of income protections (SB 329 and SB 222) on the Town website, annually working with fair housing service providers to educate the community on fair housing resources and rights and responsibilities, and include a fair housing factsheet in ADU and SB 9 applications.

- **Responsibility:**

Planning Department

- **Financing:**

Town

- **Completion Timeframe:**

Pull information together in 2024 and update on an ongoing basis

7.2.C - Regional Partnership for Affordable Housing

- **Objective:**

Recognizing the regional nature of issues relating to affordable housing and homelessness, Danville will continue to participate in regional efforts and coordinate with neighboring cities and non-profit agencies and will continue to actively participate in the Tri-Valley Affordable Housing Committee to coordinate

the provision of social services and housing assistance to meet the needs of lower and moderate income households in the region.

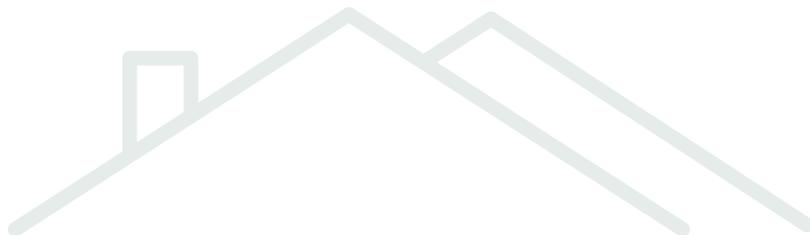
- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Ongoing

7.2.D - Senior Housing

- **Objective:**
Collaborate with the Danville Senior Commission to develop an outreach program to build awareness of age-friendly housing options and services, which may include Accessory Dwelling Units, home-sharing, downsizing, and more.
- **Responsibility:**
Development Services Department and Parks and Leisure Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Draft zoning amendments in the fall of 2024 and implement by July 31, 2025.

7.2.E - Shared Housing

- **Objective:**
Research and propose a home-sharing program, including research and coordination with non-profit and other organizations to assist with matching tenants with existing homeowners. Coordinate or partner with regional organizations to conduct outreach to individuals beyond existing city residents, such as people who work in the city but do not live in the Town.
- **Responsibility:**
Development Services Department and Senior Commission
- **Financing:**
Town
- **Completion Timeframe:**
By the end of 2025, research and establish a home-sharing program. By July 2026, conduct outreach activities to promote home-sharing opportunities.



Policy 8.1: Infill Housing: Encourage private housing development on existing infill sites to utilize existing infrastructure.

8.1.A - Downtown Densities

- **Objective:**
Conduct an analysis of Land Use densities in the Town. The highest current land use designation is 25-30 units per acre. The Town will add additional land use designation in the ranges of 30-35 units per acre.
- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
2023 To be completed as part of the Housing Element approval by 1/31/23. Completed

8.1.B - Lot Consolidation and Redevelopment of Non-Vacant Sites

- **Objective:**
Many lots in the downtown most likely to be redeveloped are smaller or non-vacant properties, both of which serve as barriers to development. Affordable housing requires a minimum lot area and density to reach financial feasibility. Consolidation of small lots can increase opportunities for new affordable housing throughout the downtown.

The Town will establish an outreach program and conduct engagement with owners of small lots to assess the level of interest in lot consolidation and understand what Town support would encourage lot consolidation, such as elimination of application fees. Based on this feedback, the Town will explore developing other incentives and ways to support conversion of these sites to residential or mixed uses.
- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
New regulations to be implemented by August, 2025.

8.1.C - Establish By-Right Designation for Prior Housing Sites

- **Objective:**
The Town has only one site, the seven-acre site located at 3020 Fostoria Way, which qualifies for by-right housing development. There is a pending development application for that site. The Town is aware of and will comply with all of the requirements of Gov. Code 65583.2, sud. C
- **Responsibility:**
Planning Division

- **Financing:**

Town

- **Completion Timeframe:**

Ongoing

8.1.D - Calculate Unit Density based on Gross Acreage Rather than Net

- **Objective:**

The Town will amend the Municipal Code and General Plan Text to allow all new RHNA housing site density to be based on gross acreage instead of net acreage. This will eliminate a governmental constrained at property owners will be able to transfer density from un-buildable portions of a site, such as a creek area or steep slopes, onto the developable portion of the site, increasing unit numbers.

- **Responsibility:**

Planning Division

- **Financing:**

Town

- **Completion Timeframe:**

2023 To be completed as part of the Housing Element approval by 1/31/23. Completed

Policy 8.2: Building Height: Establish development standards for residential building heights that are sensitive to neighborhood context.

8.2.A - Building Height

- **Objective:**

Height and density requirements can be barriers to development and the Town needs more information from real estate economics consultants to better understand the impacts of these two variables on development feasibility to best design zoning standards to remove barriers to project feasibility and increase housing production.

The Town will conduct interviews and roundtables with local developers, real estate economics consultants, and other professionals to understand the impacts of height restrictions on development feasibility and consider revisions to development standards, including updating the Town's definition of building height, to remove such barriers relating to building height, and community members to understand neighborhood-specific considerations.

- **Responsibility:**

Development Services Department

- **Financing:**

Town

- **Completion Timeframe:**

Study will begin in July 2024 and be complete and implemented by February 2025.

Policy 8.3: Density Bonus: Provide a density bonus to projects that provide a required percentage of total units affordable to very-low and low-income households and for units meeting the special housing needs identified in this Element.

8.3.A - Density Bonus Regulations

- **Objective:**
Under California Government Code Section 65915 (“State Density Bonus Law”), jurisdictions must adopt a local Density Bonus Ordinance consistent with state law. Recent updates to State Density Bonus law, AB 1763 and AB 2345, provide incentives for 100 percent affordable housing and those that are close to transit. The Town will update the Town’s Density Bonus Ordinance for consistency with State Density Bonus Law.
- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Study will begin in May, 2025 and be completed and implemented by December 2025.

GOAL9: PROMOTE A WIDE VARIETY OF HOUSING TYPES THAT BALANCE VALUED ASPECTS OF THE EXISTING COMMUNITY CHARACTER, INCLUDING QUALITY DESIGN, SCALE, AND PRESERVATION OF NATURAL FEATURES.

Policy 9.1: Design and Aesthetics: Encourage quality design in new residential development.

9.1.A - Objective Design Standards

- **Objective:**
Further develop objective standards to ensure that new residential development is in keeping with the design and aesthetics of the neighborhood and community character.
- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Study will begin in January 2026 and be complete and implemented by September 2026.



Policy 10.1: Housing Rehabilitation: Pursue available funding for the preservation, rehabilitation and weatherization of viable older housing to preserve neighborhood character and retain a supply of housing units for all income categories.

10.1.A - Code Enforcement

- **Objective:**
Continue the code enforcement program to encourage the rehabilitation and/or elimination of physically obsolete and substandard housing.
- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Ongoing

Policy 10.2: Regional Housing Needs: Provide for additional housing by encouraging the construction of multifamily housing.

10.2.A - RHNA Monitoring Program

- **Objective:**
The Town will maintain the residential sites inventory that can accommodate the Town's regional housing needs allocation of 2,241 units. Update the inventory annually to monitor the consumption of residential and mixed use properties. If sites in the inventory are developed for non-housing purposes, or at income levels not specified in the inventory, if necessary, new sites will be added to the inventory to ensure the Town's ongoing compliance with the "no net loss" provisions of Housing Element Law. The Housing Element sites inventory will be posted on the Town's website as a tool for developers, and provide as a handout at the public counter.
- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Annually, as part of the HE Annual Progress Report

Policy 10.3: Town Leadership: Provide active leadership in implementing the policies and programs contained in the Housing Element.

10.3.A - Zoning to Accommodate RHNA

- **Objective:**
The Town shall make available through land use planning and zoning an adequate inventory of vacant and underutilized sites to accommodate the Town's Regional Housing Needs Allocation (RHNA). The Town will approve all necessary General Plan Land Use Amendments, Rezoning, and Zoning Text Amendments

concurrently with the Adoption of the Housing Element to provide adequate capacity for at least 2,241 units on suitable sites. The rezoning program would rezone all the effected parcels to a minimum density of 30 du/ac, Danville's default density for low and very low income units. The Town's General Plan density range of 30-35 units per acre is a minimum/maximum, so development would not be allowed to have a density less than two units per acre. For housing site in the downtown area, most sites will limit development to residential only. Some sites which front onto major commercial streets will be required to provide commercial development along the street. Commercial development will be limited to 8% of the total floor area.

- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Completed on January 17, 2023.

10.3.B - Farmworker Housing

- **Objective:**
The Town will amend its Municipal Code to treat farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses. The amendment will also treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).
- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Study to begin in July 2026 and be completed and implemented by January 2027.

10.3.C - Low Barrier Navigation Centers

- **Objective:**
The Town shall amend its Zoning Ordinances to ensure compliance with State law to allow low barrier navigation centers by right in mixed-use zones and nonresidential zones permitting multifamily uses.
- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Draft zoning amendments in the fall of 2023 and implement by January 31, 2024.

Policy 10.4: Annual Review of Housing Element Implementation: Provide for annual review by the Planning Commission and Town Council of progress in implementing the Housing Element.

10.4.A - Annual Report

- **Objective:**
Prepare an annual report to the Town Council that describes the amount and type of housing activity correlated with an updated summary of the Town’s housing needs.
- **Responsibility:**
Development Services Department
- **Financing:**
Town
- **Completion Timeframe:**
Annually

Policy 10.5: Public Participation

Encourage and support public participation in the formulation and review of the Town’s housing and development policies.

Policy 10.6: Housing Rehabilitation and Preservation

Support the Contra Costa County Housing Authority (CCCHA), which provides low interest loans for the rehabilitation of homes owned or occupied by low- to moderate-income households.

Policy 10.7: Employee Housing

The Town will continue to comply with provisions of State law regarding employee housing, including but not limited to allowing any employee housing providing accommodations for six or fewer employees to be treated as a single-family structure with a residential land use designation.

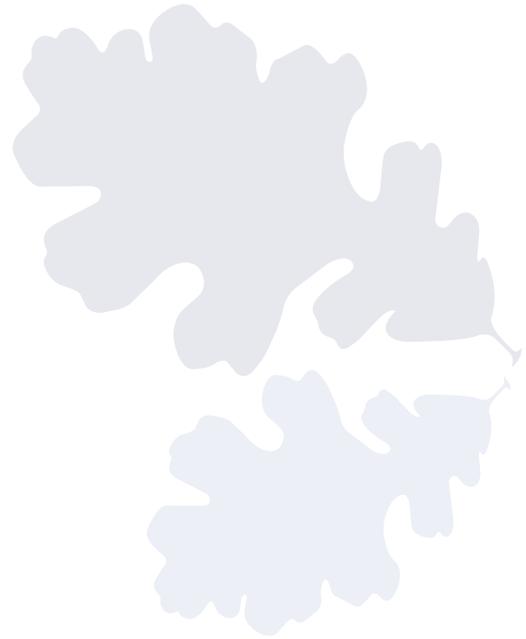


Goal 11: Affirmatively Further Fair Housing [Repeated from AFFH Fair Housing Action Plan]

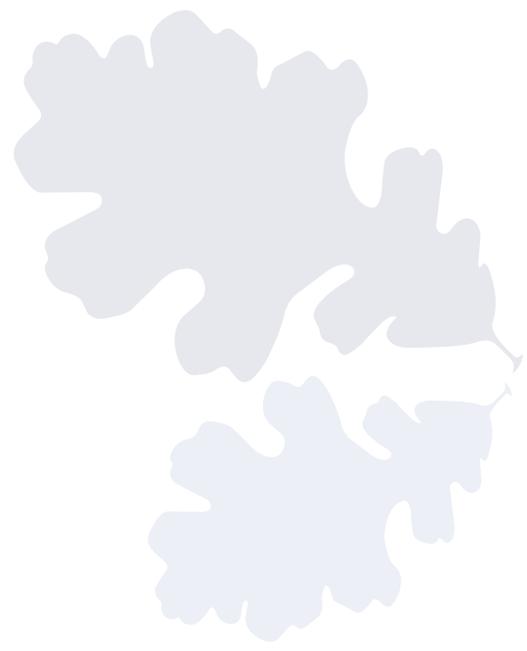
Action Area 1. Enhancing housing mobility strategies: removing barriers to housing in areas of opportunity and strategically enhancing access.								
Actions	Fair Housing Issues	Contributing Factors	Fair Housing Category	Type of Action	Responsible Party	Objectives	Quantified Objectives	Timeline
<p>Action 1.1: Support residential development that brings new publicly subsidized and naturally affordable market rate multifamily housing to Danville.</p>	<p>Under-representation of Hispanic and Black/African American residents in Danville relative to Contra Costa County.</p>	<p>Lack of affordable housing and opportunities for low and moderate income households; community resistance to development.</p>	<p>Disparities in access to opportunities</p>	<p>Land use resources</p>	<p>Town of Danville</p>	<p>Provide staff support, land use flexibilities, and financial resources to developers who propose to develop publicly subsidized and naturally affordable market rate housing.</p>	<p>Develop regular roundtable discussions with developers (every year in the winter) to highlight goals, policies and programs to meet development needs. Include information on the City's website about potential opportunities for development, including the list of housing opportunity sites, development and impact fees, and other information.</p> <p>GEOGRAPHIC TARGET: Citywide</p> <p>OBJECTIVE: Meet with five developers annually.</p>	<p>Develop website additions by the middle of 2024; conduct roundtable discussions beginning in January 2025.</p>
<p>Action 1.2: Design a regional forgivable loan program for homeowners to construct an ADU that is held affordable for low to moderate income households for 15 years.</p>	<p>Under-representation of Hispanic and Black/African American residents in Danville relative to Contra Costa County.</p>	<p>Lack of affordable housing; Prevalence of large lot single family development and zoning restrictions; Lack of land zoned to allow moderate or high density housing.</p>	<p>Disparities in access to opportunities</p>	<p>Land use resources</p>	<p>ABAG funded Contra Costa County Collaborative (C4), EBHO, other cities</p>	<p>Increase opportunities for lower-income households to find housing that is affordable.</p>	<p>Design a regional loan forgiveness program.</p>	<p>Begin design in Summer 2025 and complete and complete by winter 2026.</p>

Action Area 2. Encouraging new housing choices and affordability in high resource areas: promoting housing supply, choices and affordability in areas of high opportunity and outside of areas of concentrated poverty. Address this need through accessory dwelling units, SB 9 developments, and other programs.								
Actions	Fair Housing Issues	Contributing Factors	Fair Housing Category	Type of Action	Responsible Party	Objectives	Quantified Objectives	Timeline
<p>Action 2.1: Pilot a by-right approval for low density attached housing that exceeds the BMR affordability requirements (model after Austin's Affordability Unlocked program).</p>	<p>Lack of affordable housing townwide; low housing production</p>	<p>Lack of affordable housing and opportunities for low and moderate income households to live in the Town</p>	<p>Disproportionate housing need for low income households and protected classes</p>	<p>Land use resources</p>	<p>TBD</p>	<p>Increase development of accessible units beyond minimum requirements</p>	<p>Develop pilot program with other jurisdictions that would create more opportunities for lower income households to live in Danville</p>	<p>End of 2027</p>
<p>Action 2.2: Evaluate and adjust the Town's inclusionary and density bonus programs to allow a smaller unit contribution (<15%), larger density bonuses, and/or increased city support in exchange for affordable units that address the needs of under-represented residents with disproportionate housing needs (e.g., child-friendly developments with day care on site for single parents, 3-4 bedroom units for larger families, units for people with disabilities, including developmental, etc.).</p>	<p>Lack of affordable housing townwide; Low affordable housing production; Very little multifamily housing production</p>	<p>Lack of affordable housing and opportunities for low and moderate income households</p>	<p>Disproportionate housing need for low income households and protected classes</p>	<p>Land use resources</p>	<p>Town of Danville</p>	<p>Expand the variety of housing units produced under the inclusionary housing and density bonus programs after those programs have had time to produce results. Ensure that the units being created are needed by and affirmatively marketed to county residents and workers who are under-represented in the city</p>	<p>Perform a feasibility analysis to redesign the program to allow a menu of options (e.g., 8% of units for extremely low income or 15% for low income or 30% for moderate income). GEOGRAPHIC TARGET: Citywide OBJECTIVE: 100 inclusionary units in 8 years.</p>	<p>Begin design in Summer 2024 and complete by winter 2025.</p>

Action Area 3. Improving place-based strategies to encourage community conservation and revitalization including preservation of existing affordable housing: involves approaches that are focused on conserving and improving assets in areas of lower opportunity and concentrated poverty.								
Actions	Fair Housing Issues	Contributing Factors	Fair Housing Category	Type of Action	Responsible Party	Objectives	Quantified Objectives	Timeline
<p>Action 3.1: Prioritize town capital improvement investments to address the challenges of the areas west of I-680, which is disproportionately occupied by low to moderate households and non-White residents. Improve landscaping and tree cover and parks, reduce pollutants, and create more walkability and pedestrian safety.</p>	<p>Lower TCAC environmental outcomes in neighborhoods with the highest concentration of low to moderate income households and non-White households, as well as the most affordable housing in the Town.</p>	<p>Affordable housing is typically located in areas where land costs are lower and density is easier to achieve.</p>	<p>Segregation/integration patterns; disparities in access to opportunities</p>	<p>Land use resources</p>	<p>Town of Danville/ Contra Costa County</p>	<p>Create opportunities for livability improvements without increasing housing costs.</p>	<p>-Develop policy for the use of Town funding that addresses infrastructure needs of the community. Work with the County to address funding needs through CDBG, etc.</p>	<p>Begin best practices research in 2025; complete review and develop policy by 2026, with implementation in early 2027.</p>



Action Area 4. Protecting existing residents from displacement: strategies that protects residents in areas of lower or moderate opportunity and concentrated poverty and preserves housing choices and affordability.								
Actions	Fair Housing Issues	Contributing Factors	Fair Housing Category	Type of Action	Responsible Party	Objectives	Quantified Objectives	Timeline
<p>Action 4.1: Develop a plan to preserve the city's affordable units that will expire in the next decade to keep them affordable long term.</p>	<p>Very high rates of cost burden for <50% AMI households and Black and Hispanic households; high rates of overcrowding among minority populations.</p>	<p>Lack of affordable housing citywide; low housing production</p>	<p>Disproportionate housing needs</p>	<p>Human resources</p>	<p>Town of Danville</p>	<p>Work with property owners of existing assisted housing developments for lower-income households and partner with nonprofits to determine methods to extend affordability covenants to preserve affordable units, including assistance from the City.</p>	<p>Conduct best practices research on other jurisdictions' programs and prepare recommendations to City Council.</p> <p>GEOGRAPHIC TARGET: Citywide</p> <p>OBJECTIVE: 30 units in 8 years.</p>	<p>Conduct best practices work in 2025; bring recommendations to Council in the beginning of 2026; implement program by mid-2026.</p>



Action Area 5. Outreach and Enforcement								
Actions	Fair Housing Issues	Contributing Factors	Fair Housing Category	Type of Action	Responsible Party	Objectives	Quantified Objectives	Timeline
Action 5.1: Improve access to fair housing and affordable housing information on Danville's website.	Lack of fair housing complaints filed	Lack of access to information about fair housing and affordable housing opportunities in general. Limited knowledge of fair housing by residents.	Outreach Capacity and Enforcement	Land use resources	Town of Danville	Provide an easy way for residents and property owners to find information on fair housing laws, rights, and responses (filing a complaint, ensure property owners do not violate fair housing laws). Make it easier to access information about affordable housing opportunities.	Conduct a best practices review of other jurisdictions' websites. Update Danville's website to contain fair housing resources and information on how to file complaints, in addition to making it easier to find affordable housing opportunities. GEOGRAPHIC TARGET: Citywide OBJECTIVE: provide information to 1,000 residents over 8 years.	Complete best practice review by spring 2023; complete website update by year end 2023.
Action 5.2: Partner with fair housing service providers to perform fair housing training for landlords and tenants. Focus on race based discrimination and reasonable accommodations.	General lack of fair housing resources.	Lack of understanding of reasonable accommodations by landlords and property owners; Limited effort in providing fair housing information.	Outreach Capacity and Enforcement	Human resources	Fair Housing Service Providers; C4	Increase awareness of fair housing laws and tenants' rights to reduce unlawful discrimination and displacement.	Work with C4 and fair housing service providers to provide training every two years in the Spring, targeting 50 landlords each training. Update the Town's website to provide residents with information on fair housing resources	Begin working with C4 to develop scope in 2024; launch first training in Spring 2025

