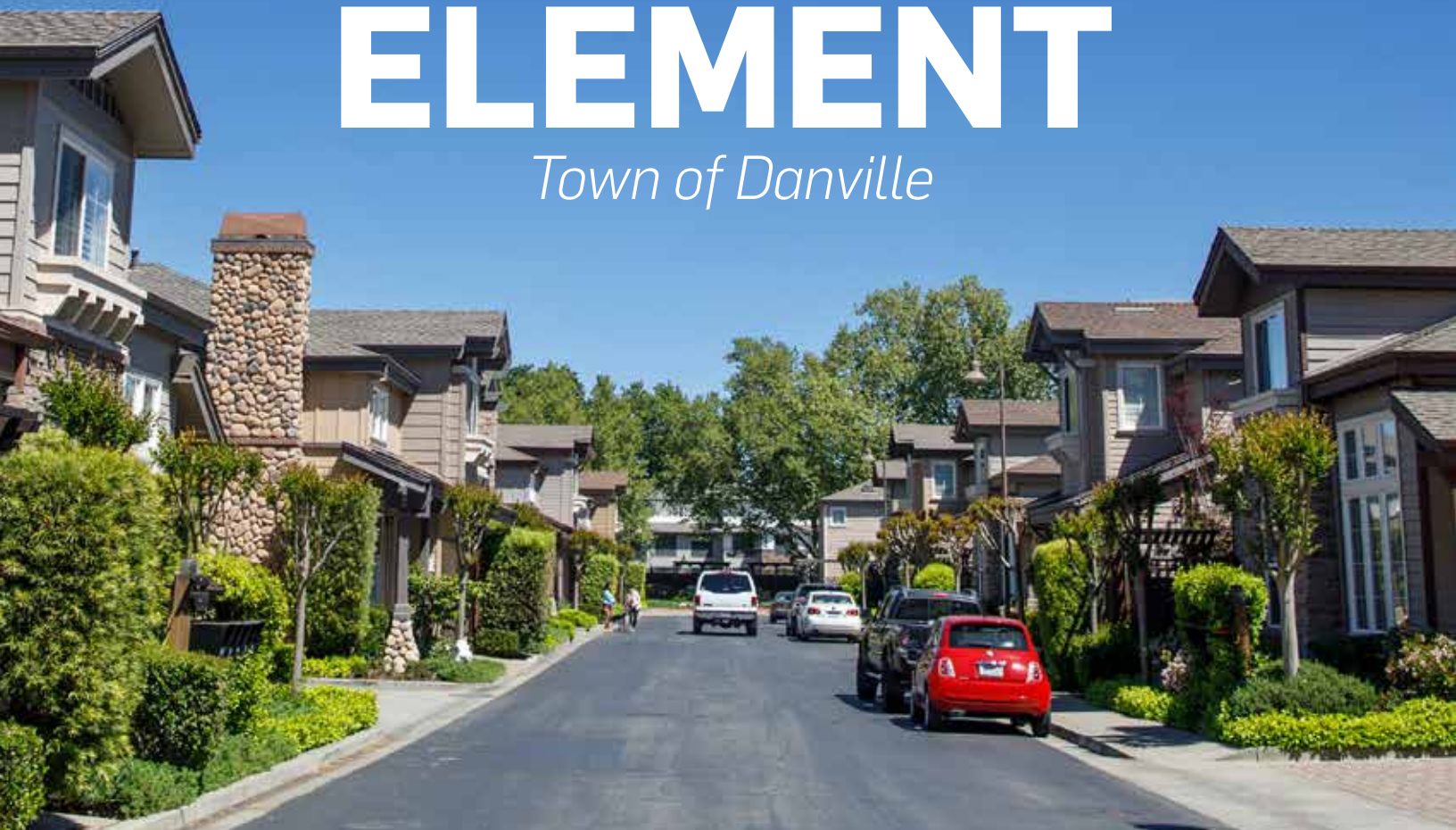




2023–2031

HOUSING ELEMENT

Town of Danville





2023–2031

HOUSING ELEMENT

Town of Danville

Town of Danville
500 La Gonda Way
Danville, California 94526



2023–2031

HOUSING ELEMENT

Town of Danville

Base Document



Table of Contents



1.	Executive Summary.....	1
	Introduction and Background	1
	Housing Needs and Sites Inventory	1
	Other Required Housing Element Components	3
	Housing Plan.....	3
	Quantified Objectives	3
	Review of Prior Housing Element.....	4
2.	Introduction And Background	5
	Legislative Context	5
	Consistency with the General Plan.....	8
3.	Housing Needs and Site Summary	9
	Demographics	10
	Units at Risk of Conversion to Market Rate	11
	RHNA Allocation Summary and Methodology.....	13
	Sites Inventory	16
4.	Other Required Housing Element Components	18
	Consistency with Other Elements of the General Plan	18
	Constraints Analysis Summary	18
	Housing Resources Summary	19
5.	Public Participation	20
	Overview.....	20
6.	Affirmatively Furthering Fair Housing (AFFH) Summary.....	27
	What Is Affirmatively Furthering Fair Housing?	27
7.	Housing Plan	30
	Goals, Policies, and Programs Summary.....	30
8.	Quantified Objectives.....	33
9.	Prior Accomplishments Summary	35

Table of Contents



List of Tables

Table 1. Danville Sites Inventory Breakdown 2

Table 2. Income Limits For Contra Costa County, 2021..... 9

Table 3. Danville Rhna Targets Summary..... 13

Table 4. Sites Inventory Affordability Breakdown 16

Table 5. Quantified Objectives For Cycle 6 (2023–2031) 34

Table 6. Quantified Objectives Alignment With Danville’s Rhna 34

Table 7. Quantified Objectives, 2014–2022..... 36

Table 8. Accomplishments, 2014–2022..... 36

List of Figures

Figure 1: Sites Inventory Map.....17

Figure 2. Housing Site Suggestion Map Tool Webpage 24

Figure 3. Housing Density Balancing Act Tool Webpage 25

Appendices

Appendix A Background Data and Housing Needs Report

Appendix B Constraints Analysis

Appendix C Resources & Inventory

Appendix D-1 Part One: Affirmatively Furthering Fair Housing

 • Attachment 1: Action Plan

 • Attachment 2: Segregation Report

Appendix D-2..... Part Two: Inventory of Sites Supplement

Appendix E Review of Prior Housing Element

Appendix F Public Participation

Appendix G Housing Element Implementation Plan





1. Executive Summary

The Town of Danville's 2023-2031 Housing Element is a plan to help address the region's housing crisis, a blueprint for supporting all forms of housing, and a demonstration of the Town's commitment to achieving greater housing equity and access for all residents. The Housing Element identifies existing housing conditions and community needs, describes where new housing can be developed, establishes goals and creates a plan for supporting the production of housing to meet the needs of the Town's current and future residents.

This Executive Summary provides a high-level summary of each section, and its findings and conclusions. The Sites Inventory is in Section 3, the Affirmatively Furthering Fair Housing Assessment is in Section 6 and the Housing Plan, with a complete breakdown of the goals, policies and programs, included in Section 6. Detailed technical information and documentation to support the Housing Element's findings and conclusions are included in the appendices.

Introduction & Background

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

During the 1950s and 1960s, Danville evolved into a desirable residential community. The completion of I-680 in 1968 greatly improved access to the area and led to increased amounts of residential development activity throughout the San Ramon Valley. During the 1970s, major changes began to occur in the San Ramon Valley. Large new developments were proposed, and construction began, including the residential community of Blackhawk to the northeast of Danville and the Bishop Ranch Business Park in San Ramon.

Danville was one of three Tri-Valley Region communities (covering the communities of Danville, San Ramon, Dublin, Pleasanton, and Livermore and occupying the valley areas identified as San Ramon, Livermore and Amador Valleys) to incorporate in the early 1980s. During the 1980s and 1990s, the San Ramon Valley, the northernmost of the three valley areas constituting the Tri-Valley Region, became a focus of major development activity. Once a predominantly residential and rural area, the San Ramon Valley has experienced major residential, commercial and office growth, which has altered its historic rural character.

The Housing Element is an integral part of the General Plan, which guides the policies of Danville, and is the only element that requires review and approval by the state. California has also established a significant number of new housing related laws to address the state's housing crisis and this section provides an overview of the applicable legislation that the Housing Element is required to address and comply with. The State Department of Housing and Community Development (HCD) is tasked with reviewing housing elements for compliance and adequacy and is responsible for certifying the Town's Housing Element.

All new housing units need to have access to adequate infrastructure and municipal services, and in particular, sewage disposal and water capacity must be demonstrated.

Housing Needs and Sites Inventory

For this upcoming eight-year housing cycle, HCD has identified the nine-county Bay Area region's housing need to be 441,176 units; with this number broken down into four income categories that cover housing types for all income levels, from extremely low-income households to market rate housing. This Regional Housing Needs Determination (RHND) is based on population projections produced by the California Department of Finance (DOF) as well as adjustments that incorporate the region's existing housing need. The Town of Danville's Regional Housing Needs Allocation (RHNA) for this cycle is 2,241 new housing units, spread across the four income categories.

A summary of facts about Danville’s demographic data is provided to establish a basis for the Town’s housing needs and issues. A full version of the Town’s demographic report can be found in Appendix A. A key fact identified in this data is that the number of homes in Danville increased 3.6% from 2010 to 2020, which is *below* the growth rate for Contra Costa County and *below* the growth rate of the region’s housing stock during this time period. And, during this period, home prices increased by 115.6% and rental prices increased by 74.2%. Overall, this demographic data supports the finding that the Town does not have sufficient housing units to meet the needs of its residents and that housing affordability is a significant barrier for many middle and lower-income residents.

An analysis of existing affordable housing units that are at risk of conversion/reversion to market rate, rendering them no longer affordable to the people living in them, did not find developments that would have expiring restrictions during the ten-year period. The potential loss of existing affordable housing units is an important issue to the Town due to displacement of lower-income tenants and the limited alternative housing for such persons. Preservation of these units can be achieved in a variety of ways and policies and programs have been included in the Housing Plan to explore options to retain the units as affordable, replace the units elsewhere, or relocate tenants into alternative housing that is affordable to them.

To demonstrate how Danville can accommodate its RHNA of 2,241 new housing units, the Housing Element must identify adequate sites for housing (Sites Inventory), including rental housing, factory-built housing, and other housing types, and make adequate provision for the existing and projected needs of all economic segments of the community. The Sites Inventory is required to include an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and analyze the development capacity that can realistically be achieved for each site.

The purpose of the Sites Inventory is to evaluate whether there are sufficient sites with appropriate zoning capacity to meet the Town’s RHNA goal. The Sites Inventory includes an analysis of the development feasibility of specific sites (Appendix C). However, based on previous Housing Elements, it is anticipated that some of the sites on the list will be developed with new housing, some will not, and some housing will be built on sites not listed in the inventory. The methodology used to estimate the development potential of each property included on the Sites Inventory was developed based on the criteria established by State law, development/redevelopment feasibility, site constraints, zoned capacity versus real capacity and prior project history. To ensure a higher likelihood of new developments exceeding the estimates in the Sites Inventory, conservative assumptions were employed. Overall, the Sites Inventory identified sites spread around the Town with capacity to develop up to 2,153 units, which is 117% of the Town’s RHNA. The following table provides a summary breakdown of the Sites Inventory by income category.

TABLE 1. DANVILLE SITES INVENTORY BREAKDOWN

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA	652	376	338	875	2,241
Approved/Permitted/Under Construction	0	7	5	151	163
Projected ADUs	72	72	72	24	240
Remaining RHNA	580	297	261	700	1,838
Available Sites					
Vacant	25	0	259	284	
Nonvacant	1134	294	441	1869	
Total Sites Capacity	1159	294	700	2153	
Surplus/(Shortfall)	282	33	0	315	
% Buffer Over Remaining RHNA	32	13	0	17	

Other Required Housing Element Components

This section provides a summary and evaluation of housing production constraints, an overview of the funding opportunities and housing resources provided by the Town, and the applicable energy conservation and climate change policies and requirements for new housing developments.

The constraints section analyzes potential and actual governmental and nongovernmental constraints to the maintenance, improvement, or development of housing that hinder a jurisdiction from meeting its housing goals. Governmental constraints to housing include zoning regulations, development standards, infrastructure requirements, development impact fees, and the development review and permitting processes. Nongovernmental constraints include availability of financing, the price of land, the cost of construction, and the length of time to design and construct new housing.

Nongovernmental constraints are largely determined by market conditions or other factors, over which the Town has little control. However, there are still opportunities to influence market conditions and their associated costs indirectly, which can help reduce these constraints.

The Housing Resources of the Town are grouped by the various funding sources that the Town is able to leverage for affordable housing production, preservation, and protection, as well as administrative support the Town and the County can provide for housing efforts. The third is the inventory of sites that are adequate for development to meet projected housing needs.

Home energy efficiency has become an increasingly significant factor in housing construction, particularly in the past few years with the increasing demand to build energy efficient and sustainable buildings in California. The California Energy Code and the California Green Building Code in State Title 24 establish uniform energy efficiency and green building standards to which all construction must adhere. The Town's 2012 Sustainability Action Plan (SAP) sets standards to reduce greenhouse gas (GHG) emissions for housing and construction by exceeding minimum state requirements, providing education and outreach on benefits and financial incentives associated with energy upgrades, and continuing support for energy efficiency and electrification retrofits.

Housing Plan

The Town of Danville's primary objective is to maintain and provide a diversity of housing opportunities for current and future residents. There should be a variety of housing types and sizes, a mixture of rental and ownership housing, and housing that supports special needs populations, including farmworkers, single female heads of household, people with disabilities, and those who are unhoused. This variety of housing opportunities should accommodate a diverse population, leading to a variety of household sizes and types at all income levels.

In addition, the Town needs to maintain its housing supply to meet the housing demand caused by current and future job growth. The types of new housing created should accommodate all income levels consistent with the Town's RHNA. The goals, policies, and actions contained in this Housing Plan support these overarching objectives while also ensuring that the Town will meet its statutory obligations to affirmatively further fair housing and facilitate housing production at all income levels.

Quantified Objectives

In addition to the sites inventory and the Housing Plan, the Town needs to provide an estimate of actual housing units that can be preserved and produced given available resources, permits issued and projected pipeline developments expected to be completed within the next housing cycle. State law recognizes that the Town's total housing needs exceed available resources and the community's ability to satisfy this need within the content of the general plan. The total development cost for the RHNA allocation would be nearly \$1.6 billion dollars, of which about \$956 million would be required to develop the lower-income units. Thus, the quantified objectives do not need to completely account for Danville's RHNA but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved in the Town over an eight-year timeframe.

For the upcoming housing cycle, the Town’s quantified objectives for construction are 1,480 units, with 480 being affordable units. For a full breakdown of units by affordability level and by project or category, see Table 6 – Quantified Objectives for Cycle 6 (2023–2031).

Review of Prior Housing Element

The final section provides a summary of the key accomplishments, challenges, and opportunities learned from the Town’s previous Housing Element. The Town’s RHNA for the fifth housing cycle was 557 units. The Town was able to achieve many its goals through successful implementation of most of its policies and programs but fell short of its affordable housing goals. Key accomplishments include increased accessory dwelling unit (ADU) production, including the Town’s development of the “Garden Cottage” program, exploration of new funding sources, protecting existing affordable housing units, and using new technology and processes to speed up development. Significant progress was also made with the development of the Alexon Riverwalk 144 unit (40 units per acre) apartment development. Overall, through the first seven years of this cycle, the city has been able to achieve a total of 530 new housing units and exceed its market rate housing target; however, the Town was unable to meet its goals related to very low, low, and moderate income housing production. A variety of factors have contributed to this production shortfall, including high land and construction costs, outdated policies, and community division overgrowth and building heights. The lessons learned over this past cycle have been used to help inform the Housing Plan in this Housing Element.





2. Introduction & Background

The Bay Area continues to see growth in both population and jobs, which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While the number of people drawn to the region over the past 30 years has steadily increased, housing production has not kept pace, contributing to the housing shortage that communities around the Bay Area are experiencing today. In many cities, this has resulted in residents being priced out, increased traffic congestion caused by longer commutes, and fewer people, particularly those in the middle- and lower-income tiers, being able to purchase homes or meet surging rents.

The Housing Element is part of the Town's General Plan and sets forth the policies and programs to address the housing needs for Danville. It is the Town's eight-year housing strategy from the period of 2023-2031 for how it will meet the community's housing needs. State law (Government Code §§65580-65589.8) requires that every city and county in California adopt a Housing Element, subject to State approval, as part of its General Plan. Per SB 375 (Statutes of 2008), the planning period for the Housing Element is 8 years.

Since 1969, State law requires that jurisdictions throughout California complete a Housing Element. The Town itself is not responsible for building or producing this housing, but it must demonstrate that it has policies and programs in place to support housing construction for all income levels, as well as available land appropriately zoned to accommodate new housing. The Housing Element must include a variety of statistics on housing needs, constraints to development, and policies and programs to implement a variety of housing-related land use actions, and a detailed inventory of "opportunity sites" on which future housing may be built.

The Housing Element is the only element of a locality's General Plan that must be approved ("certified") by the State, through its Department of Housing and Community Development (HCD) to ensure it meets all statutory requirements. Having a certified Housing Element is a prerequisite for many State grants and funding programs. This is the sixth cycle of the Housing Element and covers the 8-year period from 2023 to 2031.

Legislative Context

Since the Town's last Housing Element was adopted and certified on April 7, 2015, many pieces of housing legislation have been signed into law, resulting in substantive changes to State housing law and Housing Element requirements.

Affordable Housing Streamlined Approval Process. Senate Bill 35 (2017), Assembly Bill 168 (2020) and Assembly Bill 831 (2020). SB 35 created a streamlined, ministerial review process for qualifying multifamily, urban infill projects in jurisdictions that have failed to approve housing projects sufficient to meet their State-mandated RHNA. Among other requirements, to qualify for streamlining under SB 35, a project must incorporate one of two threshold levels of affordable housing: (1) 10 percent of the project's units in jurisdictions that have not approved housing projects sufficient to meet their RHNA for above moderate-income housing or have failed to submit an annual progress report as required under state law; or (2) 50 percent of the project's units in jurisdictions that have not approved housing projects sufficient to meet their RHNA for below moderate-income housing. AB 168 added a requirement to provide a formal notice to each California Native American tribe that is affiliated with the area of the proposed project. The Housing Element must describe the Town's processing procedures related to SB 35. This is discussed further in Appendix B.

Additional Housing Element Sites Analysis Requirements were established under Assembly Bill 879 (2017) and Assembly Bill 1397 (2017). These bills require additional analysis and justification of the sites included in the sites inventory of the Town's Housing Element. The Housing Element may only count non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements if the sites are subject to a program that allows affordable housing by right. Additionally, the bills require additional analysis of non-vacant sites and additional analysis of infrastructure capacity, and place size restrictions on all sites.

Affirmatively Furthering Fair Housing. Assembly Bill 686 (2017). AB 686 law ensures that public entities, including local governments, administer their programs relating to housing and urban development in a manner

affirmatively to further the purposes of the federal Fair Housing Act and do not take any action that is materially inconsistent with its obligation to affirmatively further fair housing. It also requires that housing elements of each city and county promote and affirmatively further fair housing opportunities throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act, Government Code Section 65008, and any other state and federal fair housing and planning law. AB 686 requires jurisdictions to conduct an assessment of fair housing in the housing element, prepare the housing element site inventory through the lens of affirmatively furthering fair housing, and include program(s) to affirmatively further fair housing.

No-Net-Loss Zoning. Senate Bill 166 (2017). SB 166 amended the No-Net-Loss rule to require that the land inventory and site identification programs in the Housing Element include sufficient sites to accommodate the unmet RHNA. When a site identified in the Housing Element as available to accommodate the lower-income portion of the RHNA is actually developed for a higher income group, the Town must either (1) identify, and rezone, if necessary, an adequate substitute site or (2) demonstrate that the land inventory already contains an adequate substitute site.

Site Inventory Analysis. Assembly Bill 1397, (Chapter 375, Statutes of 2017). The law made several revisions to the site inventory analysis requirements of Housing Element Law. In particular, it requires stronger justification when nonvacant sites are used to meet housing needs, particularly for lower income housing, requires by right housing when sites are included in more than one housing element, and adds conditions around size of sites, among others.

Safety Element to Address Adaptation and Resiliency. Senate Bill 1035 (2018). SB 1035 requires the General Plan Safety Element to be reviewed and revised to include any new information on fire hazards, flood hazards, and climate adaptation and resiliency strategies with each revision of the housing element.

By Right Transitional and Permanent Supportive Housing. Assembly Bill 2162 (2018) and Assembly Bill 101 (2019). AB 2162 requires the Town to change its zoning to provide a “by right” process and expedited review for supportive housing. The bill prohibits the Town from applying a conditional use permit or other discretionary review to the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater. The change in the law applies to sites in zones where multifamily and mixed uses are permitted, including in nonresidential zones permitting multifamily use. Additionally, AB 101 requires that a Low Barrier Navigation Center development be a use by right in mixed-use zones and nonresidential zones permitting multifamily uses if it meets specified requirements.

Accessory Dwelling Units (ADUs). Assembly Bill 2299 (2016), Senate Bill 1069 (2016), Assembly Bill 494 (2017), Senate Bill 229 (2017), Assembly Bill 68 (2019), Assembly Bill 881 (2019), Assembly 587 (2019), Senate Bill 13 (2019), Assembly Bill 670 (2019), Assembly Bill 671 (2019), Assembly Bill 3182 (2020). In recent years, multiple bills have added requirements for local governments related to ADU ordinances. The 2016 and 2017 updates to State law included changes pertaining to the allowed size of ADUs, permitting ADUs by right in at least some areas of a jurisdiction, and limits on parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to 60 days, remove lot size requirements and replacement parking space requirements and require local jurisdictions to permit junior ADUs. AB 68 allows an ADU and a junior ADU to be built on a single-family lot, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs, created a tiered fee structure that charges ADUs based on their size and location, prohibits fees on units of less than 750 square feet, and permits ADUs at existing multi-family developments. AB 671 requires the Housing Element to include plans to incentivize and encourage affordable ADU rentals. AB 3182 prohibits homeowner’s associations from imposing rental restrictions on ADUs.

Density Bonus and Development Incentives. Assembly Bill 1763 (2019) and Assembly Bill 2345 (2020). AB 1763 amended California’s density bonus law to authorize significant development incentives to encourage 100 percent affordable housing projects, allowing developments with 100 percent affordable housing units to receive an 80 percent density bonus from the otherwise maximum allowable density on the site. If the project is within half a mile of a major transit stop, the Town may not apply any density limit to the project, and it can also receive a height increase of up to three additional stories (or 33 feet). In addition to the density bonus, qualifying projects

will receive up to four regulatory concessions. Additionally, the Town may not impose minimum parking requirements on projects with 100 percent affordable housing units that are dedicated to special needs or supportive housing. AB 2345 created additional density bonus incentives for affordable housing units provided in a housing development project. It also requires that the annual report include information regarding density bonuses that were granted.

Housing Crisis Act of 2019. Senate Bill 330 (2019). SB 330 enacts changes to local development policies, permitting, and processes that will be in effect through January 1, 2025. SB 330 places new criteria on the application requirements and processing times for housing developments; prevents localities from decreasing the housing capacity of any site, such as through downzoning or increasing open space requirements, if such a decrease would preclude the jurisdiction from meeting its RHNA housing targets; prohibits localities from imposing a moratorium or similar restriction or limitation on housing development; prevents localities from establishing non-objective standards; and requires that any proposed demolition of housing units be accompanied by a project that would replace or exceed the total number of units demolished. Additionally, any demolished units that were occupied by lower-income households must be replaced with new units affordable to households with those same income levels. The Town's processing procedures related to SB 330 are described further in Appendix B.

Surplus Land Act Amendments. Assembly Bill 1486 and AB 1255 (2019). AB 1486 refines the Surplus Land Act to provide clarity and further enforcement to increase the supply of affordable housing. The bill requires the Town to include specific information relating to surplus lands in the Housing Element and Housing Element Annual Progress Reports, and to provide a list of sites owned by the city or county that have been sold, leased, or otherwise disposed of in the prior year. AB 1255 requires the Town to create a central inventory of surplus and excess public land each year. The Town is required to transmit the inventory to HCD and to provide it to the public upon request. As of April 2022. The Town of Danville does not currently have any surplus sites. However, the Town's municipal office is relocating to a new office building in 2022. As a result, the Town's existing office location at 510 La Gonda Way will become a surplus site.

AB 1486, (Chapter 644, Statutes of 2019). The law expanded the definition of surplus land and added additional requirements on the disposal of surplus land. In addition, local agencies must send notices of availability to interested entities on a list maintained by HCD. This list and notices of availability are maintained on HCD's website. Local agencies must also send a description of the notice and subsequent negotiations for the sale of the land, which HCD must review, and within 30 days submit written finding of violations of law. Violations of the Surplus Land Act can be referred to the Attorney General. Finally, it adds a requirement in Housing Element Law for the jurisdiction to identify which of the sites included in the inventory are surplus property.

Housing Impact Fee Data. Assembly Bill 1483 (2019). AB 1483 requires the Town to publicly share information about zoning ordinances, development standards, fees, exactions, and affordability requirements. The Town is also required to update such information within 30 days of changes. This Housing Element describes governmental constraints on the production of housing, including a look at zoning requirements, development standards, fees, exactions, and affordability requirements. Changes in requirements made during the Housing Element planning period will also be reported as part of the Town's annual Housing Element Progress Report.

SB 6 (Chapter 667, Statutes of 2019). Jurisdictions are required to prepare the housing site inventory on forms developed by HCD and send an electronic version with their adopted housing element to HCD. HCD will then send those inventories to the Department of General Services by December 31 of each year.

Housing Opportunity and More Efficiency (HOME) Act. Senate Bill 9 (2022). Effective January 1, 2022, SB 9 requires the Town to allow up to two residential dwelling units and residential lot splits in single-family zones. SB 9 allows for reduced standards, such as setbacks, minimum parcel dimensions, and parking. The Town must apply objective zoning standards that do not preclude construction of up to two 800 square-foot units. To prevent displacement, the State does not allow SB 9 projects to demolish any affordable or rent controlled housing, or housing that has been occupied by a tenant within the last three years. Projects that meet the qualifying criteria and requirements must be ministerially approved and are not subject to CEQA review. The Town has completed code amendments in compliance with SB 9, as well as informational handouts and details on the Town's website.

Senate Bill 10 (2022). SB 10 authorizes cities to adopt an ordinance to zone for up to ten units of residential density on any parcel located within transit rich or urban infill areas. If adopted, the ordinance allows ministerial approval of up to ten units (not counting ADUs or JADUs) at a height specified by the Town. The intent of this bill is to streamline production of housing in urban infill neighborhoods with access to transit. SB 10 includes a sunset date of January 1, 2029; the Town has included Policies 6.1.g, 6.1.i and 6.1.n as a means to address “Missing Middle” housing policies consistent with SB 10 by 2024. Implementation of these policies will allow for moderate density multifamily housing to be constructed within an existing single family neighborhood and to partially serve as workforce housing for Community Presbyterian Church. It will also establish a maximum average unit size for new multifamily development, resulting in small and more affordable units. Finally, it will amend the Town 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.

Consistency with the General Plan

To ensure internal consistency among all General Plan elements, the Housing Element Update must be coordinated with other Elements. Other elements of the General Plan that specifically require updates statutorily triggered by the Housing Element include:

- Flood Hazard and Management (Gov. Code § 65302 subds. (d)(3) and (g)(2)(B))
- Fire Hazard (Gov. Code § 65302 and 65302.5) (Safety Element updates)
- Environmental Justice (Gov. Code §65302 subd. (h))
- Climate Adaptation (sustainability throughout the General Plan Update)
- Land Use and Planning (related to the creation of higher density multiple family land use designations)





3. Housing Needs & Site Summary

The Plan Bay Area 2050 Final Blueprint⁴ forecasts that the nine-county Bay Area will add 1.4 million new households between 2015 and 2050. For the eight-year timeframe covered by this Housing Element, the Department of Housing and Community Development (HCD) has identified the region's housing need as 441,176 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from extremely low-income households to market rate housing.

Every year, the U.S. Department of Housing and Urban Development (HUD), in conjunction with the State of California, establish income categories based on the median income in each county. Based on new requirements for the completion of the Housing Element, jurisdictions must now report on the following categories of income:

- Extremely Low Income: 0-30% of Area Median Income, or AMI
- Very Low Income: 30-50% AMI
- Low Income: 50-80% AMI
- Moderate Income: 80-120% AMI
- Above Moderate Income: 120%+ AMI

The following table illustrates the income categories for Contra Costa County in 2021. The median income for a family of four is \$125,600.

TABLE 2. INCOME LIMITS FOR CONTRA COSTA COUNTY, 2021

Number of Persons in Household:		1	2	3	4	5	6	7	8
Contra Costa County Area Median Income: \$149,600	Extremely Low	\$28,800	\$32,900	\$37,000	\$41,100	\$44,400	\$47,700	\$51,000	\$54,300
	Very Low Income	\$47,950	\$54,800	\$61,650	\$68,500	\$74,000	\$79,500	\$84,950	\$90,450
	Low Income	\$76,750	\$87,700	\$98,650	\$109,600	\$118,400	\$127,150	\$135,950	\$144,700
	Median Income	\$87,900	\$100,500	\$113,050	\$125,600	\$135,650	\$145,700	\$155,750	\$165,800
	Moderate Income	\$105,500	\$120,550	\$135,650	\$150,700	\$162,750	\$174,800	\$186,850	\$198,900

Source: State of California Department of Housing and Community Development, December 31, 2021.
<https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml>

The Regional Housing Needs Determination (RHND) is based on population projections produced by the California Department of Finance (DOF) as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from the DOF, in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the share of cost burdened households and seek to bring the region more in line with comparable ones.⁵ These new laws governing the methodology for how HCD calculates the RHND resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous RHNA cycles.

All jurisdictions in the Bay Area received a larger RHNA this cycle compared to the last cycle, primarily due to changes in state law that led to a considerably higher RHND compared to previous cycles.

Demographics

The following are key facts regarding the Town's demographic data and housing needs and issues from the demographic report, which can be found in Appendix A.

- **Population** – Generally, the population of the Bay Area continues to grow because of natural growth and because the strong economy draws new residents to the region. The population of Danville increased by 5.2% from 2000 to 2020, which is below the growth rate of the Bay Area.
- **Age** – In 2019, Danville's youth population under the age of 18 was 11,217 and senior population 65 and older was 8,222. These age groups represent 25.1% and 18.4%, respectively, of Danville's population.
- **Race/Ethnicity** – In 2020, 75.3% of Danville's population was White while 1.0% was African American, 13.3% was Asian, and 6.5% was Latinx. People of color in Danville comprise a proportion below the overall proportion in the Bay Area as a whole.¹
- **Employment** – Danville residents most commonly work in the *Financial & Professional Services* industry. From January 2010 to January 2021, the unemployment rate in Danville decreased by 4.0 percentage points. Since 2010, the number of jobs located in the jurisdiction increased by 370 (3.1%). Additionally, the jobs-household ratio in Danville has decreased from 0.82 in 2002 to 0.81 jobs per household in 2018.
- **Number of Homes** – The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in Danville increased 2.0% from 2010 to 2020, which is *below* the growth rate for Contra Costa County and *below* the growth rate of the region's housing stock during this time period.
- **Home Prices** – A diversity of homes at all income levels creates opportunities for all Danville residents to live and thrive in the community.
- **Ownership** The largest proportion of homes had a value in the range of \$1M-\$1.5M in 2019. Home prices increased by 73.6% from 2010 to 2020.
- **Rental Prices** – The typical contract rent for an apartment in Danville was \$2,320 in 2019. Rental prices increased by 25.6% from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make \$92,880 per year.²
- **Housing Type** – It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020, 75.7% of homes in Danville were single family detached, 18.0% were single family attached, 1.0% were small multifamily (2-4 units), and 5.1% were medium or large multifamily (5+ units). Between 2010 and 2020, the number of single-family units increased more than multi-family units. Generally, in Danville, the share of the housing stock that is detached single family homes is above that of other jurisdictions in the region.
- **Cost Burden** – The U.S. Department of Housing and Urban Development considers housing to be affordable for a household if the household spends less than 30% of its income on housing costs. A household is considered "cost-burdened" if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered "severely cost-burdened." In Danville, 18.1% of households spend 30%-50% of their income on housing, while 13.1% of households are severely cost burden and use the majority of their income for housing.
- **Displacement/Gentrification** – According to research from The University of California, Berkeley, 0.0% of households in Danville live in neighborhoods that are susceptible to or experiencing displacement, and 0.0% live in areas at risk of or undergoing gentrification. 100.0% of households in Danville live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs. There are various ways to address displacement including ensuring new housing at all income levels is built.

-
-
- Neighborhood – 100.0% of residents in Danville live in neighborhoods identified as “Highest Resource” or “High Resource” areas by State-commissioned research, while 0.0% of residents live in areas identified by this research as “Low Resource” or “High Segregation and Poverty” areas. These neighborhood designations are based on a range of indicators covering areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.³
 - Special Housing Needs – Some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. In Danville, 7.9% of residents have a disability of any kind and may require accessible housing. Additionally, 9.2% of Danville households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. 8.9% of households are female-headed families, which are often at greater risk of housing insecurity.

Units at Risk of Conversion to Market Rate

State law requires that each jurisdiction provide analysis and programs for preserving existing affordable multi-family rental housing units that were developed with public subsidies. Units at risk of conversion are those units in which the restrictions, agreements or contracts to maintain the affordability of the units expire or are otherwise terminated. At expiration, units may revert to market rate, rendering them no longer affordable to the people living in them. Loss of affordability can occur at the termination of bond funding, the expiration of density bonuses, and other similar local programs.

The potential loss of existing affordable housing units is an important issue to the Town due to displacement of lower-income tenants and the limited alternative housing for such persons. It is typically less expensive to preserve the affordability of these units than to subsidize construction of new affordable units due to the inflation of land and construction costs which has occurred since the original development of the affordable housing projects.

Various funding sources, including HUD funding sources, such as Community Development Block Grant (CDBG) funds and HOME Investment Partnerships Program (HOME) funds, Low-Income Housing Tax Credits (LIHTC), and other funds are used to create and preserve affordable housing in Danville. The information below presents the inventory of affordable developments in Danville. Assistance to help low-income households afford housing is also available through the Housing Authority of the County of Contra Costa's Section 8 Housing Choice Voucher program.

Preservation of at-risk projects can be achieved in a variety of ways, with adequate funding availability. Alternatively, units that are converted to market rate may be replaced with new assisted multi-family units with specified affordability timeframes.

Rental Assistance

State, local, or other funding sources can be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the Housing Choice Voucher/Section 8 program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenant's household income (including a utility allowance) up to the fair market value of the apartment. Unit sizes for the at-risk properties range from studios to two-bedroom units and are generally reserved for very low-income households. The total subsidy needed to maintain a unit is approximately \$20,000 per year.

Transfer of Ownership

If the current organizations managing the units at risk are no longer able to maintain the project, transferring ownership of the affordable units to a nonprofit housing organization is a viable way to preserve affordable housing for the long term. The estimated market value for affordable units that are potentially at high risk of converting to market rate is about \$350,000 per unit.

Construction of Replacement Units

The construction of new low-income housing can be a means to replace at-risk units, though extremely costly. The cost of developing new housing depends on a variety of factors including density, size of units, construction quality and type, location, land and development costs. Using the Turner Center's research on the cost to develop affordable housing around the Bay Area, the cost to replace the units could be as much as \$700,000 per unit.

Qualified Entities

An owner of a multi-family rental housing development with rental restrictions (i.e., is under agreement with federal, State, and local entities to receive subsidies for low-income tenants), may plan to sell their “at risk” property. The California Department of Housing and Community Development (HCD) has listed qualified entities that may be interested in participating in California’s First Right of Refusal Program. If an owner decides to terminate a subsidy contract or prepay the mortgage or sell or otherwise dispose of the assisted housing development, or if the owner has an assisted housing development in which there will be the expiration of rental restrictions, the owner must first give notice of the opportunity to offer to purchase to a list of qualified entities provided to the owner.

HCD has identified a number of entities operating in Contra Costa County that may be interested in participating in California’s First Right of Refusal Program. They are listed in the attached document. Of these entities, some have worked specifically in Danville, and others have completed projects in surrounding areas. If a development becomes at risk of conversion to market-rate housing, the Town will maintain contact with local organizations and housing providers who may have an interest in acquiring at-risk units and will assist other organizations in applying for funding to acquire at-risk units.

Funding Sources

A critical component for implementation of any of these preservation options is the availability of adequate funding, which can be difficult to secure. In general, Low-Income Housing Tax Credit funding is not readily available for rehabilitation and preservation, as the grant application process is highly competitive and prioritizes new construction. The Town’s previous ongoing funding source, Low/Mod Housing Funds available through the Redevelopment Agency, no longer exists due to the dissolution of Redevelopment more than a decade ago. Available funding sources that can support affordable housing preservation include sources from the federal and state governments, as well as local and regional funding.

Federal Funding

- HOME Investment Partnerships (HOME) Program
- Project-Based Vouchers (Section 8)
- Section 811 Project Rental Assistance
- Veterans Affairs Supportive Housing (VASH) Vouchers

State Funding

- Affordable Housing and Sustainable Communities (AHSC) Program
- Golden State Acquisition Fund (GSAF)
- Project Homekey
- Housing for a Healthy California (HHC)

- Multifamily Housing Program (MHP)
- National Housing Trust Fund
- Predevelopment Loan Program (PDLP)

Preservation and Replacement Needs

Based on Town records and information from the California Housing Partnership Corporation, there are no units with expiring affordability covenants in Danville during the next ten years (2023-2033). Sycamore Place, a 74-unit senior development (73 affordable units), was developed by BRIDGE Housing and was primarily funded through the Low-Income Housing Tax Credit program. Although the tax credit affordability restrictions end in 2057, the risk level is considered low because the project is owned by a nonprofit developer whose mission it is to create and conserve housing affordable to lower income households.

RHNA Allocation Summary & Methodology

Legislative Context for the Housing Element's Inventory of Sites

Per State law, the State of California, in conjunction with Association of Bay Area Governments (ABAG), has projected future population figures for the nine Bay Areas counties which translates into the need for additional housing units. Each jurisdiction is then assigned a portion of the regional need based on factors such as growth of population and adjusted by factors including proximity to jobs, and high resource areas that have excellent access to amenities such as good school and employment centers. This assignment is known as the Regional Housing Needs Allocation (RHNA). Each jurisdiction must ensure that there is enough land at appropriate zoning densities to accommodate its RHNA in its Housing Element in four income categories (very low, low-, moderate- and above moderate-income). The RHNA for Town of Danville for the Housing Element 2023-2031 is 2,241 units, which are broken down by income category in Table 3.

TABLE 3. DANVILLE RHNA TARGETS SUMMARY

Income Category	Very Low 50% AMI	Low 80% AMI	Moderate 120% AM	Above Market Rate	Total
2023-31 Allocation	652	376	338	875	2,241

Source: Housing Element Cycle 6 RHNA Allocation

A key component of the Housing Element is a projection of a jurisdiction's housing supply. State law requires that the element identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and make adequate provision for the existing and projected needs of all economic segments of the community. This sites list is required to include an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, including analysis of the development capacity that can realistically be achieved for each site.

The purpose of the Sites Inventory is to evaluate whether there are sufficient sites with appropriate zoning to meet the RHNA goal. It is based on the Town's current land use designations and zoning requirements and an analysis of the likelihood of redevelopment within the eight years of the Housing Element cycle. The analysis does not include the economic feasibility of specific sites, nor does it take into consideration the owner's intended use of the land now or in the future. It does not dictate where residential development will actually occur, and the decision whether or not to develop any particular site always remains with the owner of the property, not the Town. Based on previous Housing Elements, the Town anticipates that some of the sites on the list will be developed with new housing, some will not, and some housing will be built on sites not listed in the inventory.

The Sites Inventory is further outlined below, with a breakdown of the units in Table 5. The complete Sites Inventory is included as Appendix C.

Sites Inventory Methodology

Vacant and underutilized parcels in Danville were inventoried to determine what land is available for development at various levels of density and suitable to meet various income levels including very low, low, moderate and above moderate. A detailed summary of the Town's methodology for establishing the inventory of sites, and a full list of inventory sites, is contained within Appendix C.

Sites Inventory Approach. Staff conducted a site-by-site review of all potential development sites, Town-wide. As will be demonstrated in Appendix C, the Town's RHNA, plus a reasonable buffer, is currently accommodated under the Town's General Plan and zoning districts. Rezoning and General Plan amendment were completed concurrently with the adoption of the Housing Element in January 2023.

Zoned versus Realistic Capacity. When establishing realistic unit capacity calculations, the jurisdiction must consider current development trends of existing or approved residential developments at a similar affordability level in that jurisdiction, as well as the cumulative impact of standards such as maximum lot coverage, height, open space, parking, and floor area ratios. The capacity methodology must be adjusted to account for any limitation as a result of availability and accessibility of sufficient water, sewer, and dry utilities. . For this reason, the Town utilizes minimum density to estimate development capacity.

Distribution of Units by Affordability. Consistent with State guidance, individual sites less than 0.5 acres were assumed to be feasible for development of moderate- and above-moderate income units.

For sites in the pipeline, the actual proposed distribution of units by affordability was included. For example, the Borel development includes a total of 167 units, of which 25 will be moderate-income as a result of implementation of the Town's Inclusionary Housing Ordinance. These are the figures used in the spreadsheet.

For all other sites, since they are all designated with a minimum density of 30 units per acre (Danville's default density) the distribution of units by affordability was applied as necessary to meet the Town's RHNA for each income category.

In addition, because of new rules in the Housing Accountability Act's "No Net Loss" provisions (SB 166 of 2017), the land inventory and site identification programs in the Housing Element must always include sufficient sites to accommodate the unmet RHNA, in terms of the number of housing units, as well as the level of affordability. When a site identified in the Element as available for the development of housing to accommodate the lower-income portion of the RHNA is developed at a higher income level, the locality must either (1) identify and rezone, if necessary, an adequate substitute site, or (2) demonstrate that the land inventory already contains an adequate substitute site. By distributing units to sites according to the distribution of the RHNA allocation – including above moderate income – it will be easier to ensure ongoing compliance with the No Net Loss provisions.

Pipeline Projects

In addition to the sites potentially available for development or redevelopment, projects that have been approved, permitted, or received a certificate of occupancy since the beginning of the RHNA projected period may be credited toward meeting the RHNA allocation based on the affordability and unit count of the development. For these projects, affordability is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability in the planning period of the units within the project. These sites are included in the Sites Inventory (Appendix C), as each will receive its Certificate of Occupancy (C of O) after June 30, 2022. All projects included as pipeline projects are already under construction as of November 2023.

Accessory Dwelling Units

The State now allows jurisdictions to count projected development of accessory dwelling units (ADUs) based on prior years' production averages. Substantial changes in State law pertaining to ADUs in the last several years have made it much easier for homeowners to create ADUs throughout Danville. In addition, the Town created an ADU (Garden Cottages) program, which offers free ADU building plans, with varying sizes and architectural styles, for free to the public. According to Town records, including the 2019, 2020, 2021, and 2022 Housing Element Annual

Progress Reports (APRs), 17 ADUs or JADUs received building permits in 2020, 46 ADUs or JADUs were permitted in 2021 and 35 ADUs or JADUs were permitted in 2022, demonstrating an increase in their development since the new State ADU laws went into effect and the Town amended its ADU Ordinance to comply with State law. For the last three calendar years, Danville has averaged 32.67 ADUs. Conservatively, and consistent with State Law, this inventory includes a projection of 30 ADUs and/or JADUs annually over the eight-year Housing Element period, resulting in 240 new ADUs and/or JADUs.

A study conducted by the Association of Bay Area Governments (ABAG) from September 2021 found that ADUs are rented at a variety of rates and often meet lower income affordability requirements based on the incomes of the occupants and/or their rental rates. Based on these findings, local jurisdictions are justified in using certain percentages to meet their affordable housing allocations. Although the State has not yet officially approved the conclusions of the study, it has agreed that jurisdictions can allocate ADUs towards a range of income levels.

The studies recommended affordability breakdown that a Bay Area jurisdiction can use for ADUs, which is noted as being conservative, is 30% very low, 30% low, 30% moderate and 10% above moderate.

Publicly Owned Sites

Housing Elements must include discussion to support the viability of development for RHNA sites that are publicly owned. The Town has included the sites located at 510 La Gonda Way and 699 Old Orchard Drive as RHNA sites.

The 2.27 acre 510 La Gonda Way 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, prior to the statutory deadline 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.

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.

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 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.

As described within Appendix G, Policy 6.1.h., 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.

Sites Inventory

Based on the methodology and approach outlined above, the Sites Inventory includes a range of sites located Town-wide that could be developed with up to 2,153 new housing units. Table 5 provides a high-level summary of the Sites Inventory broken down by income. Figure 1 shows a map of where each site is located within the Town and the housing opportunity areas.

TABLE 4. SITES INVENTORY AFFORDABILITY BREAKDOWN

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA	652	376	338	875	2,241
Approved/Permitted/Under Construction	0	7	5	151	163
Projected ADUs	72	72	72	24	240
Remaining RHNA	580	297	261	700	1,838
Available Sites					
Vacant	25	0	259	284	
Nonvacant	1134	294	441	1869	
Total Sites Capacity	1159	294	700	2153	
Surplus/(Shortfall)	282	33	0	315	
% Buffer Over Remaining RHNA	32	13	0	17	

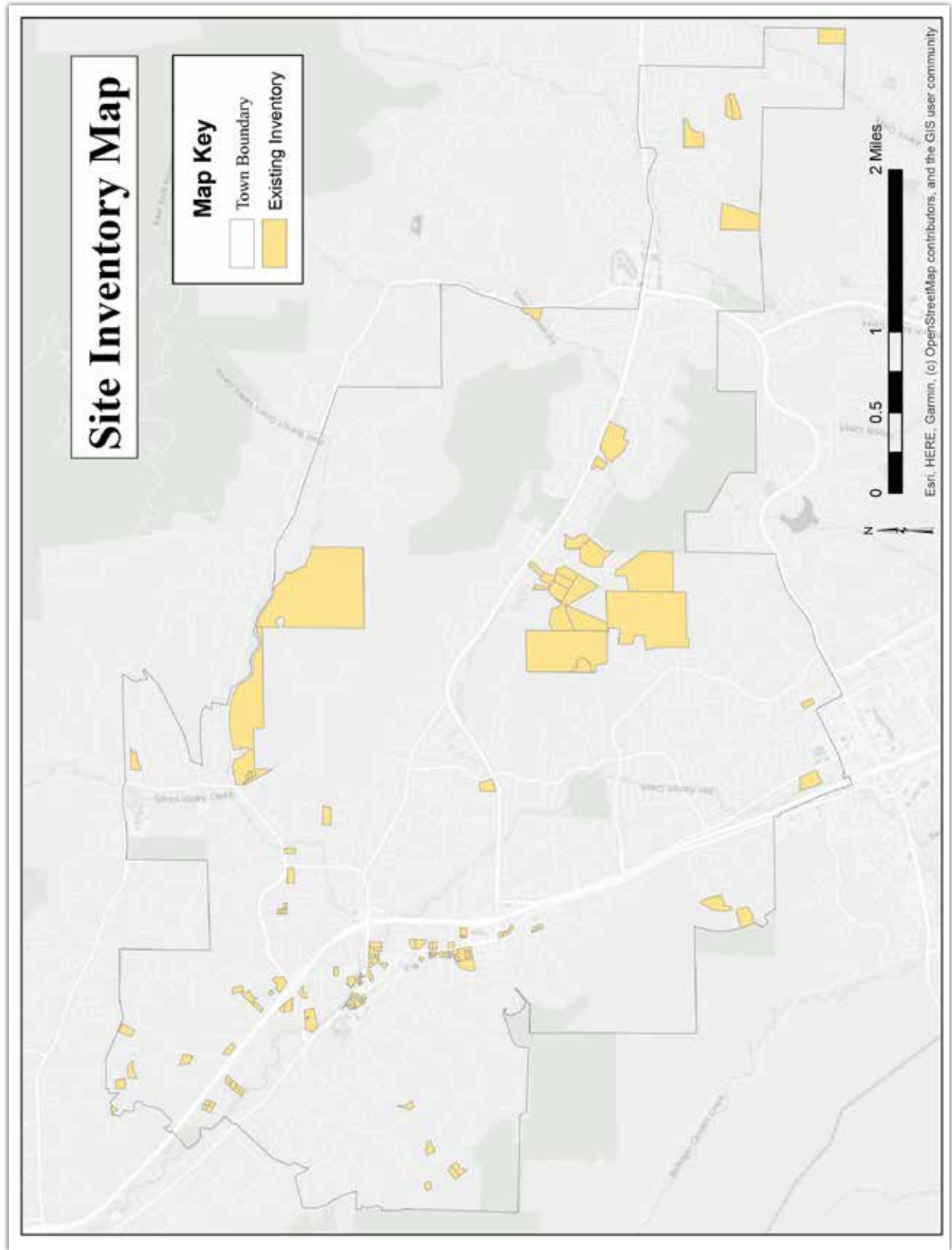
Source: Housing Resources Sites Inventory

The Sites Inventory was developed to meet all applicable statutory requirements and provide a realistic and achievable roadmap for the Town to meet and potentially exceed its RHNA. The Sites Inventory is summarized as follows:

- The housing sites are spread throughout the Town, with all located in high resource areas, to meet AFFH requirements.
- The housing projections utilize existing land use and zoning densities, and no general plan land use amendments or rezonings are necessary as rezoning and General Plan amendment were completed concurrently with Housing Element adoption in January 2023.
- It includes conservative production and density assumptions for the identified housing sites.
- The Town has a number of pipeline projects that are anticipated to be completed by the end of this housing cycle. All three projects (163 units) are currently under construction.
- The housing projections do not have any reliance on new units developed under SB9 and reasonable reliance on new ADU production.

The analytical process that went into creating the Sites Inventory and the justification for commercial site redevelopment are fully detailed within Appendix C.

FIGURE 1: SITES INVENTORY MAP



Universe: Sites Inventory Notes: The individual sites identified as suitable for housing redevelopment are marked XXXs. Site affordability breakdown by grouping is seen in Table 7.



4. Other Required Housing Element Components

Consistency with Other Elements of the General Plan

The Housing Element is the only chapter in a general plan with statutorily prescribed timelines for completion, so to ensure internal consistency among all General Plan elements, work on both any General Plan Update and the Housing Element Update will be coordinated. Other elements of the General Plan that specifically require updates statutorily triggered by the Housing Element include:

- Flood Hazard and Management (Gov. Code §65302 subds. (d)(3) and (g)(2)(B))
- Fire Hazard (Gov. Code §65302 and §65302.5) (Safety Element updates)
- Environmental Justice (Gov. Code §65302 subd. (h))
- Climate Adaptation (sustainability throughout the General Plan Update)

To ensure ongoing consistency among all elements of the General Plan, the Town tracks all General Plan amendments as they occur, and prepares revisions as needed. This will ensure ongoing consistency throughout the planning period.

Compliance with AB 725: To be in compliance, the element should demonstrate that at least 25 percent of moderate-income units will be in areas zoned for at least four units, but not more than 100 units per acre. And that at least 25 percent of above moderate-income units will be located in areas zoned for at least four units of housing per parcel.

As shown in the inventory, many of the housing sites are zoned to require a density range of 30-35 units per acre. As a result, approximately 1,800 of the 2,577 required RHNA units (including a 15% buffer), or 70% of the housing sites, would be within the required density range. All of these would include at least 25% of the units available for both moderate and above moderate income households.

Constraints Analysis Summary

The purpose of the constraints analysis section, per Government Code Section 65583(a)(5-6), is to identify and analyze potential and actual nongovernmental and governmental constraints to the maintenance, improvement, or development of housing that hinder a jurisdiction from meeting its share of the regional housing needs. A summary of governmental and non-governmental constraints is provided below, and a more detailed analysis is contained in Appendix B.

Governmental Constraints

State law (California Government Code Section (a)[5]) requires Housing Elements to contain an analysis of governmental policies and regulations that can result in both positive and negative effects on the availability and affordability of housing. Potential constraints to housing include zoning regulations, development standards, infrastructure requirements, development impact fees, and the development approval processes.

While government policies and regulations are intended to serve public objectives and further the public good, the Town of Danville recognizes that its actions can potentially constrain the availability and affordability of housing to meet the community's future needs. The Town has implemented several measures to reduce development costs and streamline the approval process and has identified additional opportunities for streamlining the Town's review process. The Town has identified outdated zoning code regulations in several areas that may pose as a barrier to housing development and have included Housing Element implementation

programs to review zoning code requirements and amend as necessary to remove these barriers. Further detail is provided in Appendix B.

Non-Governmental Constraints

State law (California Government Code Section 65583[a][6]) requires Housing Elements to contain an analysis of nongovernmental constraints to the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, and the length of time between receiving entitlement approval for a housing development and submittal of an application for building permits for that development. Potential nongovernmental constraints are largely determined by market conditions or other factors, over which local jurisdictions have little control. However, local governments can influence market conditions and their associated costs indirectly. Governmental interventions that affect nongovernmental constraints are explored in more detail in Appendix B.

Housing Resources Summary

The Housing Resources of the Town of Danville can be summarized into two parts. The first is the various funding sources the Town can pool together for affordable housing production, preservation, and protection, as well as outside funds from a variety of agencies, such as the County and the federal government. The second is an inventory of sites that are adequate for projected housing needs. A full description of each funding source and the opportunity sites inventory are included in Appendix C - Housing Resources.





5. Public Participation

Overview

The Town of Danville recognizes a thoroughly involved and engaged community is essential to drafting and implementing a strong Housing Element. A major strength of this draft Housing Element is the incorporation of key findings collected at more than 28 public community meetings and workshops, one pop-up event, as well as four surveys. A summary of public participation, community outreach activities, and key takeaways are included here. The collected public input received is included within Appendix F of this Housing Element.

Engaging all members of the community from a broad array of backgrounds was a central and vital goal to the public participation effort, driving the decisions made concerning community engagement activities and opportunities. To reach as many individuals as possible who live in or are a part of the Danville community, the Town developed and implemented a proactive outreach plan at the outset of the draft Housing Element development process. Its goals were to:

- Raise awareness among Danville residents of the importance of the Housing Element update on shaping the future of the community;
- Have robust and diverse community participation throughout the process that is representative of the full range of demographics, perspectives, and experiences in the Danville community, including those who are often underrepresented in community engagement because of systemic barriers including language, worktimes, lack of childcare, and limited mobility;
- Establish a level of public trust in the update process and support for the Housing Element that will lead to its successful implementation after adoption.

The Town proactively engaged community members including homeowners, renters, business owners, local business employees, non-English speakers, lower-income residents, local developers, and seniors, and sought specifically to engage people from all economic segments of the community. Community members were engaged and participated in the housing element update process through websites, social media posts, informational printed media, priorities surveys, live and virtual workshops, and interactive tools.

Public Participation and the Housing Element Update

Comments and input from the outreach activities and community meetings directly helped define and guide the Housing Element update goals, policies, programs, as well as direct the development of the site inventory.

There were 31 stakeholder meetings and 5 outreach activities that provided Town staff with specific guidance on the sites, housing types, and land use intensities that the community identified as appropriate to meet housing needs. For example, the Housing Site Suggestion Map outreach activity allowed community members to virtually place pins representing where they thought that more housing would be appropriate within the town. The sites identified by the community were evaluated by Town staff against HCD criteria and the most appropriate sites were then used in the subsequent Housing Density Balancing Act outreach activity. The Housing Density Balancing Act activity allowed community members to virtually assign housing densities to selected parcels to satisfy Danville's RHNA in a manner most appropriate for their community which was then reviewed by the Town staff. Town staff relied on the feedback gathered, sites identified, and density assignments made by the community members to develop the site inventory used in the housing element update.

Website, Social Media, and Printed Media

The Town of Danville provided a multifaceted effort to bring awareness and critical information about the housing element update and engagement opportunities to the community through a combination of digital and print media sources.

In March 2021, the Town of Danville launched the Danville Town Talks website, which functions as the hub of community engagement for the Housing Element and is the two-way communication tool between community members and Town staff. Through the website, community members participated in polls, engage in discussions regarding the process, ask questions, and review past virtual webinars.

Information about the Housing Element update was provided periodically in the Danville Quarterly Newsletter mailed out Town-wide. An introductory article included in the Summer 2021 edition of the Danville Quarterly Newsletter, and included an initial priorities survey for residents to complete. Updates regarding the Housing Element update and community engagement efforts were also featured in the Fall 2021, Winter 2022, Spring 2022 and Summer 2022 Danville Quarterly Newsletters. In addition to the newsletter, Danville has also taken advantage of marketing efforts through all social media platforms, utilizing press releases, and using E-news to reach community members.

Flyers detailing information and FAQs on the Housing Element update were displayed in kiosks located around the downtown area and available in Town facilities including the Town Offices, Danville Community Center and Veterans Memorial Building/Senior Center.

Community Meetings

To increase awareness of and participation in the Housing Element update process among all stakeholders, Town staff participated in community meetings and workshops with Town officials and community members to provide information about the Housing Element update, future opportunities for participation, and answer questions that community members and officials had concerning the process and Housing Element basics. Town staff gave presentations at ten public meetings:

- Town Council/Parks, Recreation and Arts Commission/Arts Advisory Board Joint Study Session (3/10/21)
- Town Council/Planning Commission/Design Review Board Joint Study Session (3/23/21)
- Town Council/Heritage Resource Commission Joint Study Session (4/12/21)
- Planning Commission Meeting (6/8/21)
- Town Council Study Session (9/15/21)
- Planning Commission Meeting (9/28/21)
- Planning Commission Meeting (10/26/21)
- Planning Commission Meeting (2/22/22)
- Town Council/Heritage Resource Commission Study Session (3/14/22)
- Town Council/Chamber of Commerce Liaison Meeting (10/7/21)

Town staff also launched a 3-part Housing Element Workshop series to provide information on the Housing Element process and the interactive engagement tools acquired for public participation. The workshops were structured in three different formats to provide information and updates on the housing element update process. These workshops were:

- **Housing Element 101:** The purpose of this workshop was to provide participants with an overview of the Regional Housing Needs Allocation, the Housing Element policy documents, and update process. Six separate workshops were offered, with a total of 216 participants.

-
-
- June 12, 2021
 - June 29, 2021
 - July 8, 2021
 - August 19, 2021
 - August 31, 2021
 - September 18, 2021 (with the Chamber of Commerce)
- **Housing Element 201:** The purpose of this workshop was to provide an update on the Housing Element Update and introduce part one of the two part engagement strategy. Specifically, these workshops introduced participants to the Housing Site Suggestion Map. Three separate workshops were offered, with a total of 40 participants.
 - March 9, 2022
 - March 17, 2022
 - March 28, 2022 (with the Chamber of Commerce)
 - **Housing Element 301:** The purpose of this workshop was to provide an update on the Housing Element update, the results of the Housing Site Suggestion Map tool and to introduce part two of the engagement strategy. Specifically, these workshops introduced participants to the Housing Simulation Tool. Three separate workshops were offered, with a total of 35 participants.
 - July 7, 2022
 - July 13, 2022
 - July 20, 2022

Town staff presented twice on Town Talks with the Mayor. This is a monthly streaming webinar hosted by the Danville Mayor and included discussions of Housing Element basics, participation opportunities for community members, and next steps in the process. These presentations took place on:

- May 25, 2021
- April 1, 2022

Town staff participated in seven community group meetings to provide information and updates on the Housing Element process as well as details about additional public participation opportunities:

- Danville/Sycamore Valley Rotary Club (4/4/21)
- Realtors Marketing Association (4/6/21)
- Danville Kiwanis Club (8/12/21)
- San Ramon Valley Exchange Club (9/8/21)
- American Legion Mt. Diablo Post (12/5/21)
- Realtors Marketing Association (3/17/22)
- Danville Senior Center Buzz Session (3/29/22)

Organizations Representing Low and Moderate Income and Special Needs Households

Town staff reached out to more than a dozen community based and special needs organizations by e-mail, phone, mailers, survey requests, and the Town's quarterly newsletter to participate in the Housing Element process. The inclusion of organizations representing low and moderate income and special needs, veterans, senior groups, and religious organizations provided an opportunity to not only share information about Housing Element basics, but to expand the discussion of housing needs within the community.

There were 13 organizations who joined Town staff in conversations about the Housing Element, and housing broadly:

- San Ramon Valley Rotary
- Danville Sycamore Rotary
- Kiwanis Club of the San Ramon Valley
- Exchange Club of the San Ramon Valley
- Down Syndrome Connection
- Beth Chaim Congregation
- Discovery Counseling Center
- The Rock Church
- First Church of Christ, Scientist
- Messiah Lutheran Church
- Rolling Hills Community Church
- St. Isidore Catholic Church
- St. Timothy's Episcopal Church



Community members were provided an opportunity to have their questions answered about the process, the ways that the Housing Element update would impact the community, and next steps in the process. The discussions provided insight into the need for and interest in additional housing development aimed at seniors and veterans.

Meeting with local community organizations expanded interest in the Housing Element update and resulted in the identification of an additional site suitable to accommodate housing that was added to the site inventory. The Community Presbyterian Church expressing written interest in developing multifamily housing on sites owned by the church. Their parcel was studied as a possible housing site and added to the site inventory as a result.

Other discussions highlighted community interest in senior housing and other supportive housing needs, such as veterans housing. Organizations were interested in hearing about the scale of lower income and special needs housing in Danville, and the differences between having such housing types available in Danville as opposed to other neighboring communities.

Outreach Activities

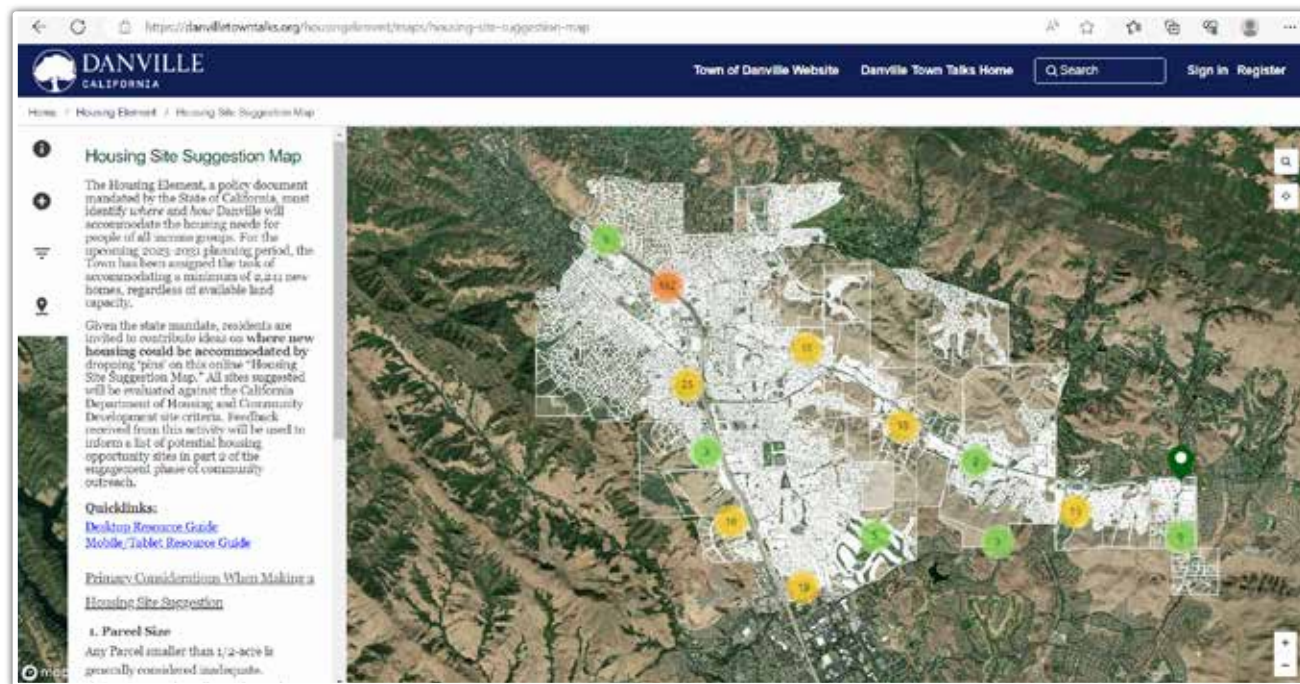
Town staff and consultants conducted an online priorities survey, two simulation surveys, one pop-up event and a community survey that included some Housing Element related questions. These efforts included:

- **Priorities Survey (7/8/21 - 9/28/21):** In the Fall of 2021, the Town introduced the Housing Element Update process to the community by featuring an article in the Fall Quarterly Newsletter, mailed to more than 40,000 residents. Included in the newsletter was a prepaid stamped postcard for residents to provide

feedback to help shape the 2023-2031 Housing Element and share what aspects of the community they would like to see preserved. The survey was also available on the Town's Danville Town Talks website, and its availability was advertised on the website as well as through social media (e.g., Twitter, Instagram, NextDoor). The Town received 116 responses from community members.

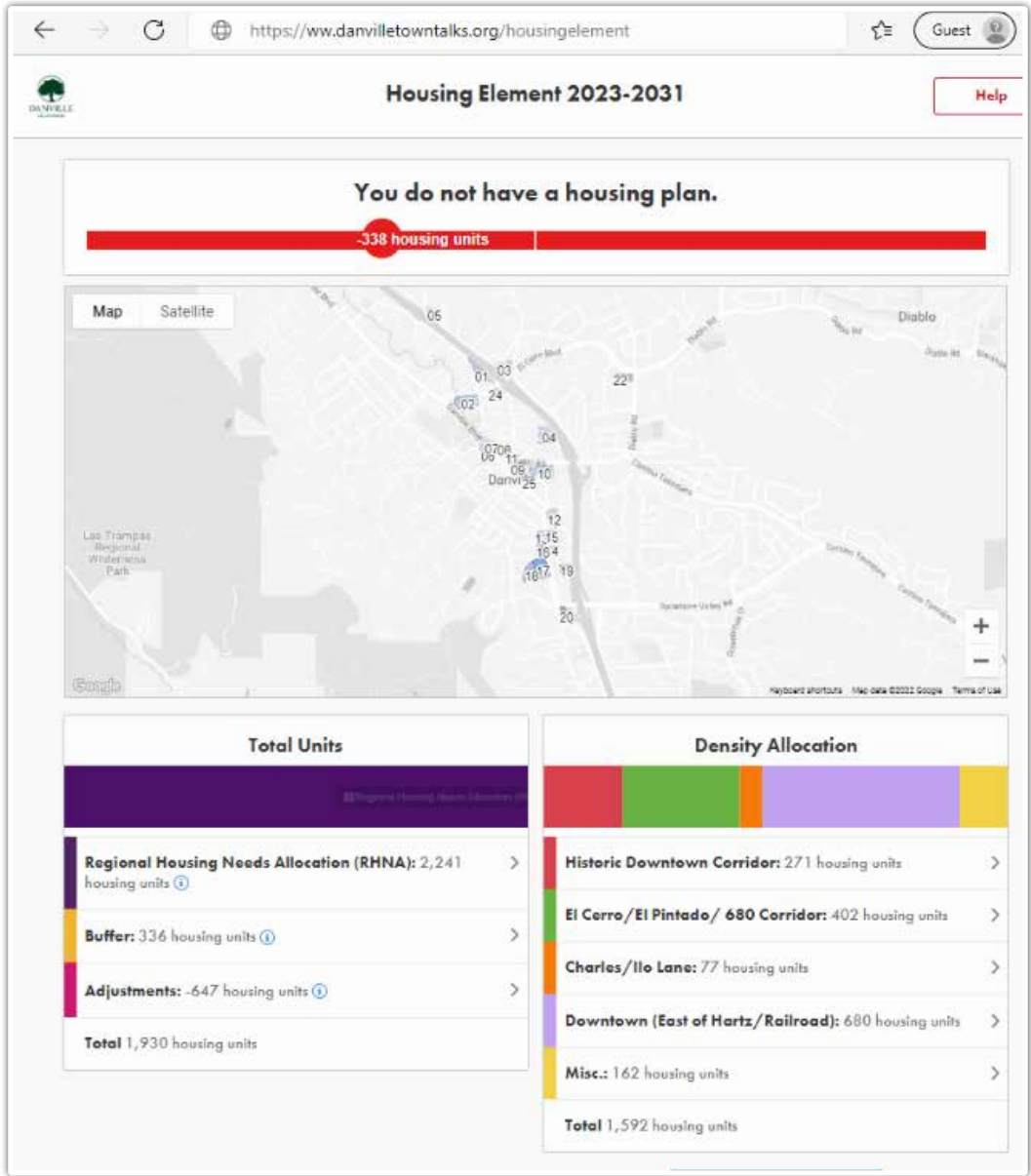
- **Housing Site Suggestion Map Tool (3/7/22-4/8/22):** Beginning in March 2022, residents were invited to help identify and suggest sites they believe should be considered for housing development using the interactive Housing Site Suggestion tool. This tool was featured on the Danville Town Talks website. At the conclusion of the activity, community members had dropped 281 'pins' or suggestions on 99 unique sites for consideration. Sites, or parcels, were evaluated by Town Staff according to HCD criteria.

FIGURE 2. HOUSING SITE SUGGESTION MAP TOOL WEBPAGE



- **Godbe Research Community Survey (3/9/22 - 3/16/22):** In March of 2022, the Town launched a Housing Element Poll/Survey, conducted on the Town's behalf by a professional research firm called Godbe Research Associates. The purpose of this survey was to help understand residents' current and future views pertaining to land use and housing. Responses were collected from 593 residents.
- **Danville Farmers Market/Veterans Memorial Building Pop-Up Event (3/26/22):** In March of 2022, a series of pop-up events were set up at the Danville Farmers Market and the Veterans Memorial Building and were an opportunity for residents to ask questions regarding the Housing Element update and Housing Site Suggestion Map.
- **Housing Density Balancing Act Tool (7/01/22 – 08/01/22):** In June of 2022, residents were invited back to participate in the Housing Plan Simulation Tool, an engagement tool for participants to submit their version of a Housing Element that achieved the minimum 2,241-unit target assigned to the Town of Danville. The potential housing sites shown on this tool were identified through the Housing Site Suggestion Map public input process and Town staff analysis. A total of 32 successful housing plans were submitted.

FIGURE 3. HOUSING DENSITY BALANCING ACT TOOL WEBPAGE



Key Accomplishments

The outreach and public participation efforts provided Town staff with opinions and guidance from community members, including lower income and special needs community members, on the direction of the Housing Element update as well as input on the location and intensity of sites in the site inventory. Feedback and insights from tenants, non-English speakers, lower-income residents, property owners and developers helped to highlight new policy opportunities and ways to strengthen and improve existing policies, with the overarching challenge of housing affordability and availability being a reoccurring topic. Themes that were incorporated into the Housing Plan included production of additional senior housing to better meet the housing needs of the local community. A complete documentation of efforts to reach the community can be found in Appendix F.

The informal discussion format of the virtual workshops allowed Town staff to answer questions community members and participants had concerning the reason for and penalties against non-compliance with Housing Element law. Virtual workshops offered an opportunity to discuss, in-depth, with the community why the Town needs to update the Housing Element, the general process of the Housing Element update, and the role of the Housing Element in housing allocation and production within the Town.

While the Town is not an active participant on NextDoor or other social media platforms, there are many Town staff members who are residents of Danville. Town staff identified that in conversations about the Housing Element and about housing generally in Danville on social media, residents often cited Town Talks or other outreach events in their comments that “corrected the record” on concerns about housing and affordable housing in Town. This demonstrated to Town staff how outreach was successful in establishing baseline expectations and an understanding of the process in the community.

Responses to Public Comment

Although Town staff received community input for more than a one and a half years and, during the formal 30-day public review period of the Draft Housing Element, which ran from July 1, 2022, to August 1, 2022, two letters were received and are included in Appendix F. The comments received by the Town offered differing opinions and input on the Draft Housing Element. For example, comments were received regarding the Town’s densities and height limits, making suggestions to improve the financial feasibility of development by increasing height limits in certain areas. Other comments asserted that the assumptions about development potential in the inventory were inaccurate based on a variety of constraints, such as environmental features and owners’ lack of interest in development. Multiple comments reacted to the impact that over 2,000 new housing units at multifamily densities would have on the character of the community.

Town staff additionally received community input on the Final PEIR which was prepared to study potential environmental impacts related to the General Plan land use amendments to create additional residential development potential necessary to meet the RHNA. Input including 20 comment letters from individuals, businesses, and organizations within Danville. The comments received by the Town offered insights and concerns relating to greenhouse gas emissions from development, parcels selected for the site inventory, and infrastructure capabilities to handle the scale of the new development to be accommodated by the Housing Element update.

The extensive outreach and community engagement conducted over the past year played a significant role in the development of the goals, policies, and programs within the 2023-2031 Housing Element. The overarching challenge of housing affordability and availability was heard often. In addition to addressing concerns related to fair housing and ensuring compliance with new laws, and in response to the public comments made during and before the Public Review Period, multiple additional revisions, clarifying edits, and corrections were made to the Draft prior to submittal to HCD based on the comments made by members of the community. Those revisions and updates include:

- Sites inventory methodology was updated to provide more detailed information regarding the probability of development and rationale for inclusion in the inventory
- The density assumptions for sites were reduced to better reflect a realistic density yield
- Policies and programs were added to address a variety of constraints, including group housing for seven or more persons with disabilities including those with intellectual or developmental disabilities
- Policies and programs were updated to ensure compliance with AB 2162
- Policies and programs were updated to encourage development of housing on reused development sites from prior Elements





6. Affirmatively Furthering Fair Housing (AFFH) Summary

What Is Affirmatively Furthering Fair Housing?

California Assembly Bill 686, which was signed into law in 2018 requires that all public agencies in the state affirmatively further fair housing (AFFH) beginning January 1, 2019. Public agencies receiving funding from the U.S. Department of Housing and Urban Development (HUD) are also required to demonstrate their commitment to AFFH. The federal obligation stems from the fair housing component of the federal Civil Rights Act mandating federal fund recipients to take “meaningful actions” to address segregation and related barriers to fair housing choice.

AB 686 requires that all Housing Elements prepared on or after January 1, 2021, assess fair housing through the following components:

- An assessment of fair housing within the jurisdiction that includes the following components: a summary of fair housing issues and assessment of the Town’s fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities; an assessment of contributing factors; and identification and prioritization of fair housing goals and actions.
- A sites inventory that accommodates all income levels of the Town’s share of the RHNA that also serves the purpose of furthering more integrated and balanced living patterns.
- Responsive housing programs that affirmatively further fair housing, promote housing opportunities throughout the community for protected classes, and address contributing factors identified in the assessment of fair housing.
- The analysis must address patterns at a regional and local level and trends in patterns over time. This analysis compares the locality at a county level for the purposes of promoting more inclusive communities.

AB 686 requires all public agencies to “administer programs and activities relating to housing and community development in a manner that affirmatively furthers fair housing and take no action inconsistent with this obligation.” AB 686 also makes changes to Housing Element Law to incorporate requirements to AFFH as part of the housing element and general plan to include an analysis of fair housing outreach and capacity, integration and segregation, access to opportunity, disparate housing needs, and current fair housing practices.

A Fair Housing Assessment for several Contra Cost County jurisdictions was conducted by the Contra Costa County Collaborative, a joint venture of MIG Consultants and Veronica Tam and Associates, funding by ABAG. Root Policy provided additional analysis on both the top issues to be addressed and the relationship between the inventory and AFFH concerns. The Assessment describes fair housing enforcement and outreach capacity, integration and segregation, access to opportunity and disparate housing needs as contributing factors that should be addressed in the Town’s fair housing action plan. Some primary findings in the Fair Housing Assessment included:

- Between 2016 and 2021 two discrimination complaints were made to ECHO by Danville residents, one on the basis of national origin and one designated as “other.”
- Households of color living in Danville are disproportionately impacted by low household incomes, overcrowding, cost burden, home mortgage loan denials, homelessness, and lack of affordable housing options compared to non-Hispanic White residents. Specifically,
 - Other Race/Multiple Race and American Indian/Alaska Native households have the highest proportion of households making less than or equal to 50% AMI.

-
-
- Other Race/Multiple Race experience overcrowding at a significantly higher rate than households in Danville overall.
 - Other Race/Multiple Race (53%), Hispanic (41%), and Black (34%) households have the highest rate of cost burden compared to non-Hispanic White (31%) and Asian (26%) households.
 - Danville's residential permit and development patterns favor higher income homeowners and limit opportunities for low and moderate income households—who are most likely to be people of color.
 - Mortgage denial rates are highest for American Indian/Alaska Native, Black, and Hispanic households.
 - American Indian or Alaska Native and Black residents are overrepresented in the homeless population compared to their share of the overall population.
 - Danville has a similar distribution of household types as neighboring high income and predominantly White communities - a high share of households that are married with children - and a smaller proportion of households that are single parents.
 - Danville's housing market caters to higher income households. The city has approximately three times the number of homes valued over \$1 million compared to the county as a whole. Similarly, Danville has a concentration of high rent rentals with four times as many units priced above \$3,000 compared to the county overall.
 - Lack of affordable and reasonably priced housing has contributed to Danville's relatively low share of low income households, people of color, and single parent households compared to the county overall.
 - The areas west of I-680 in Danville have a higher share of LMI households, persons experiencing disabilities, cost burdened renters, and Housing Choice Voucher holders. The concentration of renters and low income households in areas west of I-680 is reflective of the relative density and affordability of the area.
 - While Danville has a smaller proportion of residents experiencing disabilities than the county (8% and 11%, respectively), the disability rate is highest among Black/African American (14.4%) and Other Race/Multiple Race (12.5%) households.
 - While Danville has the highest TCAC educational score (>0.75), indicating more positive educational outcomes, the lowest performing school in the town is located in this area.
 - The areas west of I-680 have relatively lower TCAC environmental scores compared to the rest of the town.

Contributing factors to these Primary Findings include:

- Fair housing issue: Households of color (Hispanic, Other/Multiple Race, American Indian or Alaskan Native, and Black/African American) have disproportionate housing needs. These needs are evident in high levels of cost burden, mortgage denial rates, and homelessness.
- Contributing factors:
 - Households of color are primarily concentrated in areas west of Interstate 680. According to HCD, these areas have the highest concentration of low to moderate income populations, cost burdened renters, and households utilizing housing choice vouchers.
 - Barriers to housing choice are largely related to the town's very high costs of housing and the very limited development of multifamily housing, which is typically more affordable.

- Where affordable housing exists, it is concentrated in the areas west of I-680, resulting in segregation of lower income households in neighborhoods with lower opportunity scores.
- Danville has approximately three times the number of homes valued over \$1 million compared to the county as a whole. Similarly, Danville has a concentration of high rent rentals with four times as many units priced above \$3,000 compared to the county overall.
- While environmental opportunity scores for Danville are relatively high, the area with a higher percentage of non-White households has the lowest TCAC environmental score in the town.
- It is well documented that before civil rights laws were enacted, persons of color — particularly African Americans — were denied loans to purchase homes, were not allowed to buy in many neighborhoods because of restrictive covenants and were harassed if they managed to purchase a home in a predominantly White neighborhood. These historical actions have led to a significant homeownership gap among racial and ethnic minorities, except for Asian households.
- Fair housing issue: Persons with disabilities are concentrated in areas with higher cost burden and lower environmental quality relative to the entire town.
 - While the Town of Danville has a lower proportion of residents experiencing disabilities than the county, residents with disabilities are concentrated in areas west of I-680. This area of the town has a concentration of low to moderate income households, high renter cost burden, higher utilization of housing choice vouchers and scores relatively low on TCAC's environmental opportunity areas compared to the entire town.
- Fair housing issue: Few residents file fair housing complaints, indicating a potential lack of awareness about fair housing rights.
- Contributing factors:
 - Lack of access to information about fair housing rights.
 - Limited knowledge of fair housing by residents.

In response to this analysis, as well as community input, an Affirmatively Furthering Fair Housing Action Plan, which details how the Town proposes to respond to the factors contributing to the fair housing challenges identified in this analysis, was developed. The Action Plan is included in Appendix D and the policies and programs to implement the Action Plan are included in the Housing Plan under Goal 5. The analysis of the sites inventory against AFFH indicates that the distribution of units throughout the Town will not exacerbate existing concentrations of lower-income households, and in fact will improve conditions by distributing affordable units throughout the community, which is predominantly high and highest resource areas.





7. Housing Plan

The Town of Danville is a desirable residential community to live, work, and play in. The Town's primary objective is to maintain a diversity of housing opportunities. There should be a variety of housing types and sizes, a mixture of rental and ownership housing, and housing that supports special needs populations, including farmworkers, single female heads of household, people with disabilities, and those who are unhoused. This variety of housing opportunities will accommodate a diverse population, leading to a variety of household sizes, all age groups and a wide range of income levels.

In addition, Danville will need to increase its housing supply to meet the housing demand caused by current and future job growth. The types of new housing created should accommodate all income levels consistent with the Regional Housing Needs Allocation. The goals, policies, and actions contained in this Housing Plan support these overarching objectives while also ensuring that the Town will meet its statutory obligations, affirmatively further fair housing and facilitate housing production at all income levels. To implement each of these policies, the Town has identified specific programs and actions, which are outlined in the Implementation Plan included in Appendix C.

Goals, Policies, and Programs Summary

The Town has identified ten goals to guide the Housing Element's policies and programs to address a range of community priorities identified through community engagement, housing needs of special populations, affirmatively furthering fair housing, and the production, preservation, and protection of a range of housing types.

Goal 1: Develop infrastructure through funding mechanisms that support the demands of current and future residents, housing, commercial, and retail development.

- Policy H-1.1 Ensure capital improvements meet development needs.
- Policy H-1.2 Evaluate and establish funding for new infrastructure.
- Policy H-1.3 Regularly identify and address infrastructure needs

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 H-2.1 Provide clear information on requirements for development in the downtown.
- Policy H-2.2 Support mixed-use development.
- Policy H-2.3 Encourage housing rehabilitation in commercial zoning districts

Goal 3: Promote environmental responsibility, long-term sustainability, and adaptability in residential development and related infrastructure to minimize impacts to global climate change.

- Policy H-3.1 Promote existing and develop new energy conservation programs.
- Policy H-3.2 Provide information to the public on programs for energy conservation.
- Policy H-3.3 Sponsor an annual Earth Day event
- Policy H-3.4 Promote the County's Home Energy and Improvement Programs

Goal 4: Promote housing opportunities for all persons regardless of race, age, gender, sexual orientation, marital status, ability, or national origin.

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

-
-
- Policy H-4.2 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 in Table 3

Goal 6: Promote the expansion of the housing throughout the Town to accommodate a variety of housing types that are attractive and affordable to potential renters and home buyers at a wide range of income levels.

- Policy H-6.1 Facilitate and support the production of new affordable housing units.
- Policy H-6.2 Seek to retain existing subsidized affordable housing units.
- Policy H-6.3 Promote and incentivize the construction of accessory dwelling units.
- Policy H-6.4 Utilize County, State, and federal programs that provide housing opportunities for lower-income households.
- Policy H-6.5 Monitor affordable projects at risk of conversion to market rate.
- Policy H-6.6 Monitor Federal actions and appropriations regarding extension of Section 8 contracts.
- Policy H-6.7 Support efforts to retain existing FHA and HUD subsidized low-income units.
- Policy H-6.8 Support the County Housing Authority housing rental subsidies.
- Policy H-6.9 Support efforts to obtain available State and federal assistance to develop affordable housing.
- Policy H-6.10 Support State and regional efforts to reinstate Redevelopment-like tools.
- Policy H-6.11 Promote development of a range of housing types.
- Policy H-6.12 Promote the development of a range of housing types to address the missing middle.
- Policy H-6.1.h.2 Create 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.

Goal 7: Promote access to affordable housing opportunities for persons with special housing needs such as seniors, developmentally disabled, large households, and very low to moderate income households.

- Policy H-7.1 Collaborate with special population service providers to identify specific housing needs and guide Town policies.
- Policy H-7.2 Provide information on housing options for special populations.

Goal 8: Facilitate a mix of housing types with density and height limitations appropriate for the subject neighborhood.

- Policy H-8.1 Encourage infill housing development.
- Policy H-8.2 Establish building height requirements that are sensitive to neighborhood context.
- Policy H-8.3 Provide a density bonus to projects with affordable units.

Goal 9: 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 H-9.1 Encourage quality design.

Goal 10: Adopt and implement a Housing Element that complies with State Law.

- Policy H-10.1 Pursue available funding for the preservation and rehabilitation of older housing.
- Policy H-10.2 Encourage new multifamily housing.
- Policy H-10.3 Provide active leadership in implementing the Housing Element policies and programs.
- Policy H-10.4 Review implementation progress annually.
- Policy H-10.5 Encourage public participation in creating the Town's housing and development policies.
- Policy H-10.6 Support the County Housing Authority to provide loans for the rehabilitation of homes owned or occupied by lower income households.
- Policy H-10.7 Allow employee housing in areas designated with a residential land use.





8. Quantified Objectives

The quantified objectives section estimates the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the 2023-2031 planning period. The quantified objectives do not represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve, based on needs, resources, and constraints.

According to HCD, the sum of the quantified objectives for the programs should ideally be equal to or surpass the community’s identified housing needs. However, State law recognizes that the total housing needs identified may exceed available resources and the community’s ability to satisfy this need within the content of the general plan. Under these circumstances, the quantified objectives need not match the identified existing housing needs but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over an eight-year time frame. The quantified objectives do not necessarily meet the goals of RHNA because they are not a full projection of anticipated housing development within the Housing Element Cycle. It is an estimate of actual production, given available resources and projected pipelines projects.

With respect to affordable units, the Town has compiled a list of known or expected development projects anticipated to be completed within the next 8 years. In doing this, the Town has projected probable affordable units based on the Town’s Inclusionary Housing Ordinance, and affordable units to be constructed as part of a planned Town and affordable housing builder partnership on the vacated Town-owned property at 510 La Gonda Way.

The Town’s stock of affordable housing is tied to the Town’s approval of the first Inclusionary Ordinance in 1992. As a result, almost all affordable units are around 30 years old and in very good condition. Since the BMR terms are for twenty years, many have reverted to market rate. When units come up for sale, the Town attempts to allow a higher sales price in exchange for resetting the 20 year term. The Town is projecting eight units over the eight year cycle will be preserved.

Based on residential projects that are approved but not built, in review, or known pipeline projects, the quantified objective for non-subsidized units developed as market projects is 1,002 units. The total quantified objectives for housing production over the next 8 years is 1,480 units. The following table lists all of these development and quantifies the probable number of units at the various income levels, and compares these quantified objectives to the Town’s RHNA assignment.



TABLE 5. QUANTIFIED OBJECTIVES FOR CYCLE 6 (2023–2031)

New Construction	Affordable Total	ELI	VLI	LI	MOD	Market
3020 Fostoria Way (Borel)	25				25	142
375& 359 West El Pintado	Senior					50
2570 Camino Tassajara & 45 Sherburne Hills Road (Mission)	14			14		14
Diablo Road (Magee Ranch)	7			7		69
600 Hartz Ave	5				5	32
510 La Gonda Way	80		40	40		0
107 Town & Country	17				17	100
200 Boone Ct. and Boone Ct.	7				7	32
480 & 486 San Ramon Valley Blvd.	14				14	80
2900 Camino Tassajara	29				29	165
828 Diablo	12				12	67
155 Diablo	4				4	30
315 & 319 Diablo Road	8		8			81
425 El Pintado	12		12			114
ADUs (30% VLI, 30% LI, 30% MOD, 10% Above MOD)	240		72	72	72	24
Subtotal:	474	0	132	133	185	1000
Conservation/Preservation (including conservation of existing affordable housing)	79	ELI	VLI	LI	8	Market
Total (Preserved Units plus New Construction)	480	0	132	133	193	1002
Grand Total	1,480					

TABLE 6. QUANTIFIED OBJECTIVES ALIGNMENT WITH DANVILLE'S RHNA

Income	Quantified Objective	8-Year RHNA Figure	% of RHNA to be Produced
ELI/VLI	132	652	20%
LI	133	376	35%
MOD	191	338	57%
Market	1,000	875	114%
Total	1,456	2,241	65%



9. Prior Accomplishments Summary

The update of the Housing Element provides an opportunity to reflect on past achievements and challenges. The following summary highlights key accomplishments and challenges from the previous Housing Element's planning period (2015 to 2023), as well as identifies opportunities for where the Town took lessons learned and applied them as future tasks for current Housing Element. A detailed evaluation of the prior housing element can be found in Appendix E - Review of Prior Housing Element.

The following achievements were made:

- Progress towards meeting affordable housing goals
- New policies to generate affordable housing funds
- Market rate housing goals were met
- The rate of ADU production have increased greatly
- Accessing new funding sources from non-local sources
- Increasing efficiency in the housing development process
- Interventions to preserve affordable housing

The following challenges were experienced:

- A divided and polarized vision for the future of the city
- High land and construction costs
- Outdated housing programs and policies
- Falling short of the quantified objectives

The following opportunities were identified:

- Rewrite the zoning code
- The General Plan update
- Creative solutions to site limitations
- More uses for technology to increase efficiency of housing programs
- New affordable housing opportunities identified

The 2015-2023 quantified objective's goal for total housing units, including market rate housing and ADUs, was a range of 876-957 units. Through the seventh year of this housing cycle, a total of 530 units have been completed. The following two tables summarize the quantified objectives from the last Housing Element Update and detail the Town's progress in achieving those objectives.

TABLE 7. QUANTIFIED OBJECTIVES, 2014-2022

	Total	ELI	VLI	LI	MOD
Conservation/Preservation	8	0	0	0	8
Subtotal	8				
New Construction					
Subtotal	8		0	0	8
Affordable Total	460	116	133	141	70
Market Rate	557				
Grand Total	1,025				

TABLE 8. ACCOMPLISHMENTS, 2014-2022

	Total	ELI	VLI	LI	MOD
Conservation/Preservation	0	0	0	0	2
Subtotal	2	0	0	0	0
New Construction					
Subtotal	2				
Affordable Total	145	0	10	69	66
Market Rate	433				
Grand Total	580				







2023–2031

HOUSING ELEMENT

Town of Danville

Appendix A

Background Data and Housing Needs Report



Table of Contents



1.	Introduction.....	A-1
2.	Summary of Key Facts.....	A-1
3.	Looking to the Future: Regional Housing Needs	A-3
	Regional Housing Needs Determination.....	A-3
	Regional Housing Needs Allocation.....	A-4
4.	Population, Employment and Household Characteristics	A-4
	Population	A-4
	Age	A-5
	Race and Ethnicity	A-7
	Employment Trends	A-7
	2018-2028 Occupation Projections	A-14
	Extremely Low-Income Households.....	A-14
	Tenure	A-19
	Displacement	A-23
5.	Housing Stock Characteristics	A-25
	Housing Types, Year Built, Vacancy, and Permits.....	A-25
	Assisted Housing Developments At-Risk of Conversion	A-28
	Substandard Housing	A-31
	Home and Rent Values	A-32
	Housing Affordability	A-36
	Overpayment and Overcrowding	A-37
6.	Special Housing Needs	A-46
	Large Households	A-46
	Female-Headed Households.....	A-50
	Seniors	A-51
	People with Disabilities	A-53
	Extremely Low Income (ELI) Households	A-56
	Homelessness.....	A-57
	Farmworkers.....	A-63
	Non-English Speakers	A-64

Table of Contents



List of Tables

Table 1: State Income Limits For Contra Costa County, 2021	A-3
Table 2. Population Growth Trends	A-4
Table 3. Occupations With The Most Job Openings, 2018-2028	A-14
Table 4. Household Distribution By Race/Ethnicity And Income	A-17
Table 5. Housing Permitting	A-27
Table 6. Assisted Units At Risk Of Conversion	A-28
Table 7. Age Of Housing Stock And Estimated Rehabilitation Needs	A-32
Table 8. Housing Opportunity Index, First Quarter 2021	A-36
Table 9. Housing Affordability By Zip Code	A-36
Table 10. Affordable Rents For Two- And Three-Person Households	A-37
Table 11. Cost Burden By Tenure And Income	A-40
Table 12. Population With Developmental Disabilities By Age	A-54
Table 13. Population With Development Disabilities By Residence	A-55
Table 14. Students In Local Public Schools Experiencing Homelessness	A-61
Table 15. Migrant Worker Student Population	A-63

List of Figures

Figure 1. Population Growth Trends	A-5
Figure 2. Population By Age, 2000-2019	A-6
Figure 3. Senior And Youth Population By Race	A-6
Figure 4. Population By Race, 2000-2019	A-7
Figure 5. Jobs In A Jurisdiction	A-8
Figure 6. Workers By Earnings, By Jurisdiction As Place Of Work And Place Of Residence	A-9
Figure 7. Jobs-Worker Ratios, By Wage Group	A-9
Figure 8. Jobs-Household Ratio	A-10
Figure 9. Resident Employment By Industry	A-11
Figure 10. Resident Employment By Occupation	A-12
Figure 11. Unemployment Rate	A-13
Figure 12. Households By Household Income Level	A-15
Figure 13. Household Income Level By Tenure	A-17
Figure 14. Poverty Status By Race	A-18
Figure 15. Housing Tenure	A-19
Figure 16. Housing Tenure By Race Of Householder	A-20
Figure 17. Housing Tenure By Age	A-21
Figure 18. Housing Tenure By Year Moved To Current Residence	A-22
Figure 19. Housing Tenure By Housing Type	A-23

Table of Contents



Figure 20. Households By Displacement Risk And Tenure	A-24
Figure 21. Housing Type Trends	A-25
Figure 22. Housing Units By Year Structure Built.....	A-26
Figure 23. Vacant Units By Type.....	A-27
Figure 24. Substandard Housing Issues	A-31
Figure 25. Home Values Of Owner-Occupied Units.....	A-33
Figure 26. Zillow Home Value Index (Zhvi)	A-33
Figure 27. Contract Rents For Renter-Occupied Units	A-34
Figure 28. Median Contract Rent	A-35
Figure 29. Cost Burden By Tenure	A-38
Figure 30. Cost Burden By Income Level.....	A-39
Figure 31. Cost Burden By Race	A-41
Figure 32. Cost Burden By Household Size	A-42
Figure 33. Cost-Burdened Senior Households By Income Level.....	A-43
Figure 34. Overcrowding By Tenure And Severity	A-44
Figure 35. Overcrowding By Income Level And Severity	A-44
Figure 36. Overcrowding By Race	A-45
Figure 37. Household Size By Tenure	A-46
Figure 38. Housing Units By Number Of Bedrooms	A-49
Figure 39. Household Type	A-50
Figure 40. Female-Headed Households By Poverty Status	A-51
Figure 41. Senior Households By Income And Tenure	A-52
Figure 42. Disability By Type	A-53
Figure 43. East Bay Regional Center Consumers By Disability Type.....	A-55
Figure 44. Homelessness By Household Type And Shelter Status, Contra Costa County.....	A-57
Figure 45. Racial Group Share Of General And Homeless Population, Contra Costa County	A-59
Figure 46. Latinx Share Of General And Homeless Populations, Contra Costa County	A-60
Figure 47. Characteristics For The Population Experiencing Homelessness, Contra Costa County.....	A-61
Figure 48. Farm Operations And Farm Labor By County, Contra Costa County	A-64
Figure 49. Population With Limited English Proficiency	A-64



1. Introduction

The Bay Area continues to see growth in both population and jobs, which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While the number of people drawn to the region over the past 30 years has steadily increased, housing production has stalled, contributing to the housing shortage that communities are experiencing today. In many cities, this has resulted in residents being priced out, increased traffic congestion caused by longer commutes, and fewer people across incomes being able to purchase homes or meet surging rents.

The 2023-2031 Housing Element Update provides a roadmap for how to meet our growth and housing challenges. Required by the state, the Housing Element identifies what the existing housing conditions and community needs are, reiterates goals, and creates a plan for more housing. The Housing Element is an integral part of the General Plan, which guides the policies of Danville.

2. Summary of Key Facts

- **Population** – Generally, the population of the Bay Area continues to grow because of natural growth and because the strong economy draws new residents to the region. The population of Danville increased by 5.2% from 2000 to 2020, which is below the growth rate of the Bay Area.
- **Age** – In 2019, Danville's youth population under the age of 18 was 11,217, and senior population 65 and older was 8,222. These age groups represent 25.1% and 18.4%, respectively, of Danville's population.
- **Race/Ethnicity** – In 2020, 75.3% of Danville's population was White while 1.0% was African American, 13.3% was Asian, and 6.5% was Latinx. People of color in Danville comprise a proportion below the overall proportion in the Bay Area as a whole.¹
- **Employment** – Danville residents most commonly work in the *Financial & Professional Services* industry. From January 2010 to January 2021, the unemployment rate in Danville decreased by 4.0 percentage points. Since 2010, the number of jobs located in the jurisdiction increased by 370 (3.1%). Additionally, the jobs-household ratio in Danville has decreased from 0.82 in 2002 to 0.81 jobs per household in 2018.
- **Number of Homes** – The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in Danville increased 2.0% from 2010 to 2020, which is *below* the growth rate for Contra Costa County and *below* the growth rate of the region's housing stock during this time period.
- **Home Prices** – A diversity of homes at all income levels creates opportunities for all Danville residents to live and thrive in the community.
 - **Ownership** The largest proportion of homes had a value in the range of \$1M-\$1.5M in 2019. Home prices increased by 73.6% from 2010 to 2020.
 - **Rental Prices** – The typical contract rent for an apartment in Danville was \$2,320 in 2019. Rental prices increased by 25.6% from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make \$92,880 per year.²
- **Housing Type** – It is important to have a variety of housing types to meet the needs of a community today

¹ The Census Bureau's American Community Survey accounts for ethnic origin separate from racial identity. The numbers reported here use an accounting of both such that the racial categories are shown exclusive of Latinx status, to allow for an accounting of the Latinx population regardless of racial identity. The term "Hispanic" has historically been used to describe people from numerous Central American, South American, and Caribbean countries. In recent years, the term Latino or Latinx has become preferred. This report generally uses Latinx, but occasionally when discussing US Census data, we use Hispanic or Non-Hispanic, to clearly link to the data source.

² Note that contract rents may differ significantly from, and often being lower than, current listing prices.

and in the future. In 2020, 75.7% of homes in Danville were single family detached, 18.0% were single family attached, 1.0% were small multifamily (2-4 units), and 5.1% were medium or large multifamily (5+ units). Between 2010 and 2020, the number of single-family units increased more than multi-family units. Generally, in Danville, the share of the housing stock that is detached single family homes is above that of other jurisdictions in the region.

- **Cost Burden** – The U.S. Department of Housing and Urban Development considers housing to be affordable for a household if the household spends less than 30% of its income on housing costs. A household is considered “cost-burdened” if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered “severely cost-burdened.” In Danville, 18.1% of households spend 30%-50% of their income on housing, while 13.1% of households are severely cost burden and use the majority of their income for housing.
- **Displacement/Gentrification** – According to research from The University of California, Berkeley, 0.0% of households in Danville live in neighborhoods that are susceptible to or experiencing displacement, and 0.0% live in areas at risk of or undergoing gentrification. 100.0% of households in Danville live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs. There are various ways to address displacement including ensuring new housing at all income levels is built.
- **Neighborhood** – 100% of residents in Danville live in neighborhoods identified as “Highest Resource” or “High Resource” areas by State-commissioned research, while 0.0% of residents live in areas identified by this research as “Low Resource” or “High Segregation and Poverty” areas. These neighborhood designations are based on a range of indicators covering areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.³
- **Special Housing Needs** – Some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. In Danville, 7.9% of residents have a disability of any kind and may require accessible housing. Additionally, 9.2% of Danville households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. 8.9% of households are female-headed families, which are often at greater risk of housing insecurity.

Note on Data

Many of the tables in this report are sourced from data from the Census Bureau’s American Community Survey or U.S. Department of Housing and Urban Development’s Comprehensive Housing Affordability Strategy (CHAS) data, both of which are samples and as such, are subject to sampling variability. This means that data is an estimate, and that other estimates could be possible if another set of respondents had been reached. We use the five-year release to get a larger data pool to minimize this “margin of error” but particularly for the smaller cities, the data will be based on fewer responses, and the information should be interpreted accordingly.

Additionally, there may be instances where there is no data available for a jurisdiction for particular data point, or where a value is 0 and the automatically generated text cannot perform a calculation. In these cases, the automatically generated text is “NODATA.” Staff should reword these sentences before using them in the context of the Housing Element or other documents.

Note on Figures

Any figure that does not specify geography in the figure name represents data for Danville.

³ For more information on the “opportunity area” categories developed by HCD and the California Tax Credit Allocation Committee, see this website: <https://www.treasurer.ca.gov/ctcac/opportunity.asp>. The degree to which different jurisdictions and neighborhoods have access to opportunity will likely need to be analyzed as part of new Housing Element requirements related to affirmatively furthering fair housing. ABAG/MTC will be providing jurisdictions with technical assistance on this topic this summer, following the release of additional guidance from HCD.



3. Looking to the Future: Regional Housing Needs

Regional Housing Needs Determination

The Plan Bay Area 2050⁴ Final Blueprint forecasts that the nine-county Bay Area will add 1.4 million new households between 2015 and 2050. For the eight-year time frame covered by this Housing Element Update, the Department of Housing and Community Development (HCD) has identified the region's housing need as 441,176 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing.

Every year, the U.S. Department of Housing and Urban Development, in conjunction with the State of California, establish income categories based on the median income in each county. Based on new requirements for the completion of the Housing Element, jurisdictions must now report on the following categories of income:

- Extremely Low Income: 0-30% of Area Median Income, or AMI
- Very Low Income: 30-50% AMI
- Low Income: 50-80% AMI
- Moderate Income: 80-120% AMI
- Above Moderate Income: 120%+ AMI

The following table illustrates the income categories for Contra Costa County in 2021. The median income for a family of four is \$125,600.

TABLE 1: STATE INCOME LIMITS FOR CONTRA COSTA COUNTY, 2021

Number of Persons in Household:		1	2	3	4	5	6	7	8
Contra Costa County Area Median Income: \$125,600	Extremely Low	\$28,800	\$32,900	\$37,000	\$41,100	\$44,400	\$47,700	\$51,000	\$54,300
	Very Low Income	\$47,950	\$54,800	\$61,650	\$68,500	\$74,000	\$79,500	\$84,950	\$90,450
	Low Income	\$76,750	\$87,700	\$98,650	\$109,600	\$118,400	\$127,150	\$135,950	\$144,700
	Median Income	\$87,900	\$100,500	\$113,050	\$125,600	\$135,650	\$145,700	\$155,750	\$165,800
	Moderate Income	\$105,500	\$120,550	\$135,650	\$150,700	\$162,750	\$174,800	\$186,850	\$198,900

Source: State of California Department of Housing and Community Development, 2021. <https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml>

The Regional Housing Needs Determination (RHND) is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from California Department of Finance, in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the

⁴ Plan Bay Area 2050 is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. It covers four key issues: the economy, the environment, housing and transportation.

share of cost burdened households, and seek to bring the region more in line with comparable ones.⁵ These new laws governing the methodology for how HCD calculates the RHND resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous RHNA cycles.

Regional Housing Needs Allocation

A starting point for the Housing Element Update process for every California jurisdiction is the Regional Housing Needs Allocation or RHNA – the share of the RHND assigned to each jurisdiction by the Association of Bay Area Governments (ABAG). State Housing Element Law requires ABAG to develop a methodology that calculates the number of housing units assigned to each city and county and distributes each jurisdiction’s housing unit allocation among four affordability levels. For this RHNA cycle, the RHND increased by 135%, from 187,990 to 441,776. For more information on the RHNA process this cycle, see ABAG’s website: <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>

Almost all jurisdictions in the Bay Area received a larger RHNA this cycle compared to the last cycle, primarily due to changes in state law that led to a considerably higher RHND compared to previous cycles. For Danville, the final RHNA allocation is 2,241 units, broken down by income category as follows. It is estimated that about 56.2% of the very low-income households earn less than 30% of median income, which translates to approximately 366 extremely low-income households. See further discussion on extremely low income households. While jurisdictions are required to project the needs of extremely low income households, there is not a requirement to separately account for extremely low income households for the purpose of RHNA adequate sites analysis.

4. Population, Employment and Household Characteristics

Population

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth. Since 2000, Danville’s population has increased by 5.2%; this rate is below that of the region as a whole, at 14.8%. In Danville, roughly 10.3% of its population moved during the past year, a number 3.1 percentage points smaller than the regional rate of 13.4%.

TABLE 2. POPULATION GROWTH TRENDS

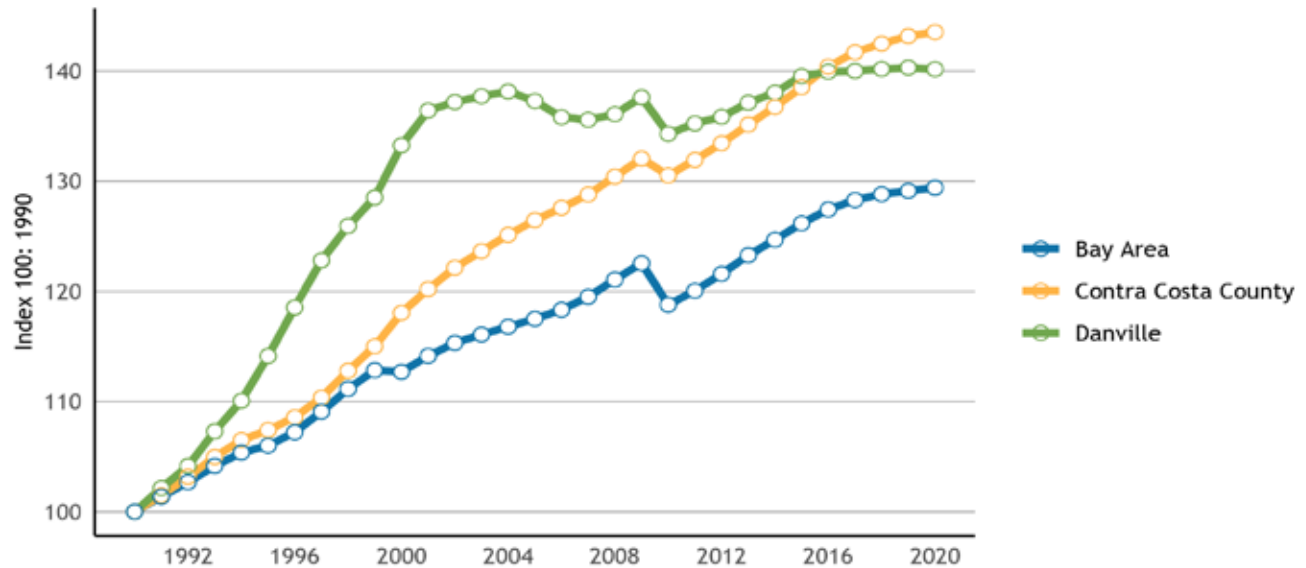
Geography	1990	1995	2000	2005	2010	2015	2020
Danville	31,306	35,728	41,715	42,975	42,039	43,682	43,876
Contra Costa County	803,732	863,335	948,816	1,016,372	1,049,025	1,113,341	1,153,561
Bay Area	6,020,147	6,381,961	6,784,348	7,073,912	7,150,739	7,595,694	7,790,537

Universe: Total population. Source: California Department of Finance, E-5 series. For more years of data, please refer to the Data Packet Workbook, Table POPEMP-01.

⁵ For more information on HCD’s RHND calculation for the Bay Area, see this letter sent to ABAG from HCD on June 9, 2020: [https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920\(r\).pdf](https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920(r).pdf)

In 2020, the population of Danville was estimated to be 43,876 (see Table 2). From 1990 to 2000, the population increased by 33.2%, while it increased by 0.8% during the first decade of the 2000s. In the most recent decade, the population increased by 4.4%. The population of Danville makes up 3.8% of Contra Costa County.⁶

FIGURE 1. POPULATION GROWTH TRENDS



Source: California Department of Finance, E-5 series Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year. For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts. DOF uses the decennial census to benchmark subsequent population estimates. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-01.

Age

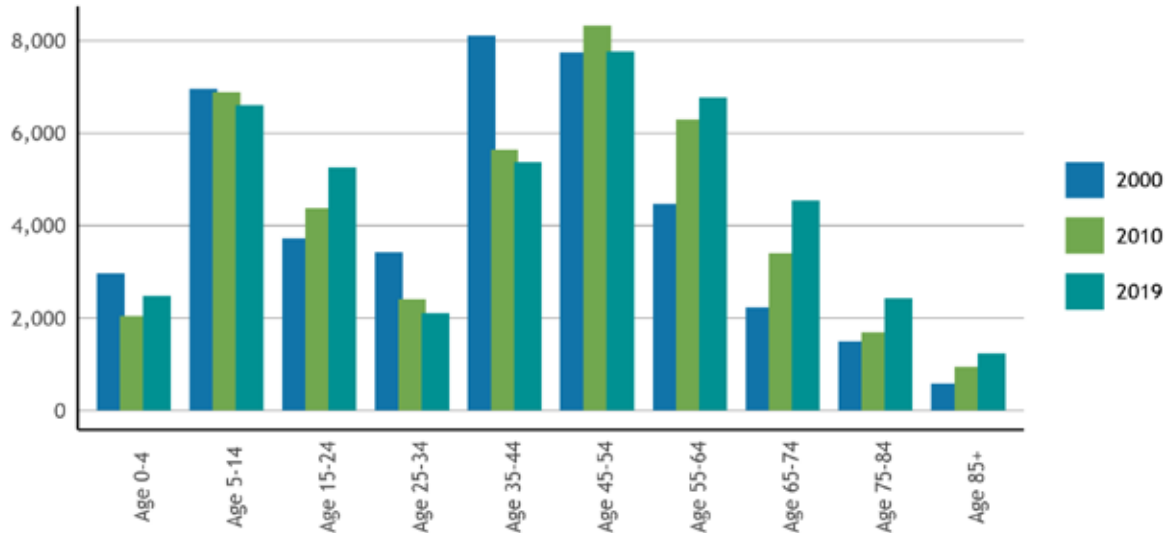
The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed.

In Danville, the median age in 2000 was 39.2; by 2019, this figure had increased, landing at around 46 years. More specifically, the population of those under 14 has decreased since 2010, while the 65-and-over population has increased (see Figure 2).



⁶ To compare the rate of growth across various geographic scales, Figure 1 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e., percent change) in each of these geographies relative to their populations in 1990.

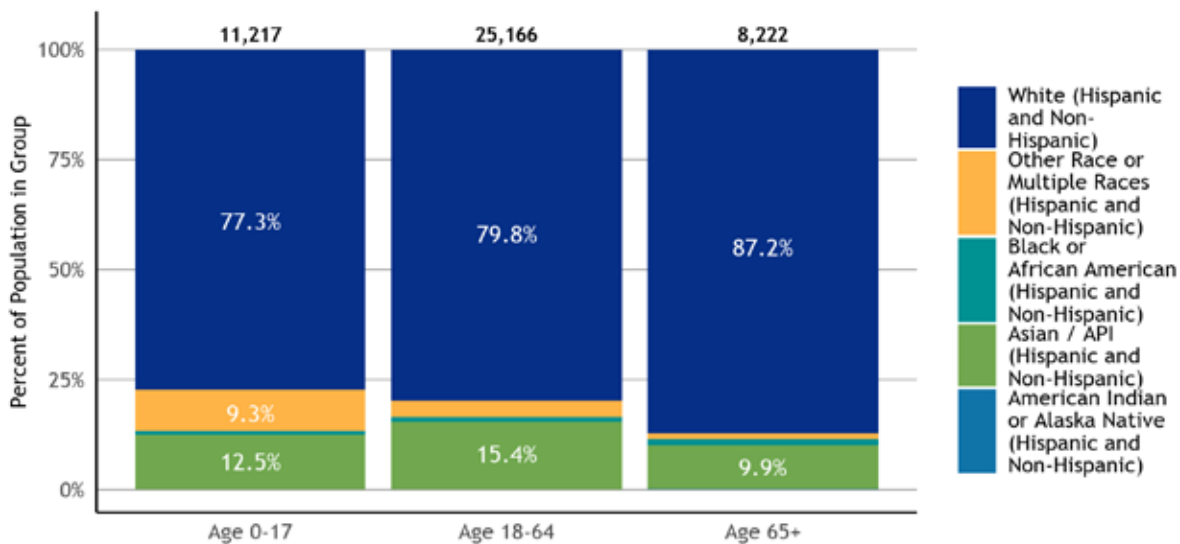
FIGURE 2. POPULATION BY AGE, 2000-2019



Universe: Total population Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B0100. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-04.

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color⁷ make up 12.8% of seniors and 22.7% of youth under 18 (see Figure 3).

FIGURE 3. SENIOR AND YOUTH POPULATION BY RACE



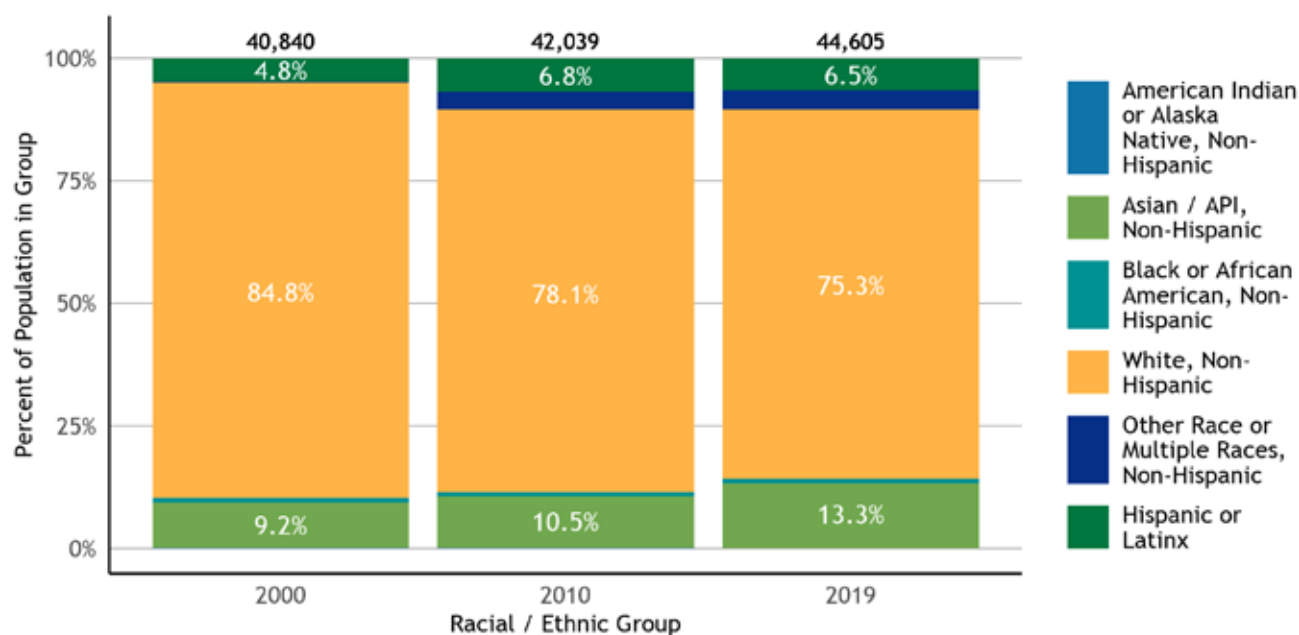
Universe: Total population Notes: In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-C). For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-02.

⁷ Here, we count all non-white racial groups.

Race and Ethnicity

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today.⁸ Since 2000, the percentage of residents in Danville identifying as White has decreased – and by the same token the percentage of residents of all *other* races and ethnicities has *increased* – by 9.4 percentage points, with the 2019 population standing at 33,595 (see Figure 4). In absolute terms, the *Asian / API, Non-Hispanic* population increased the most while the *White, Non-Hispanic* population decreased the most.

FIGURE 4. POPULATION BY RACE, 2000-2019



Universe: Total population. Notes: Data for 2019 represents 2015-2019 ACS estimates. The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity. Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-02.

Employment Trends

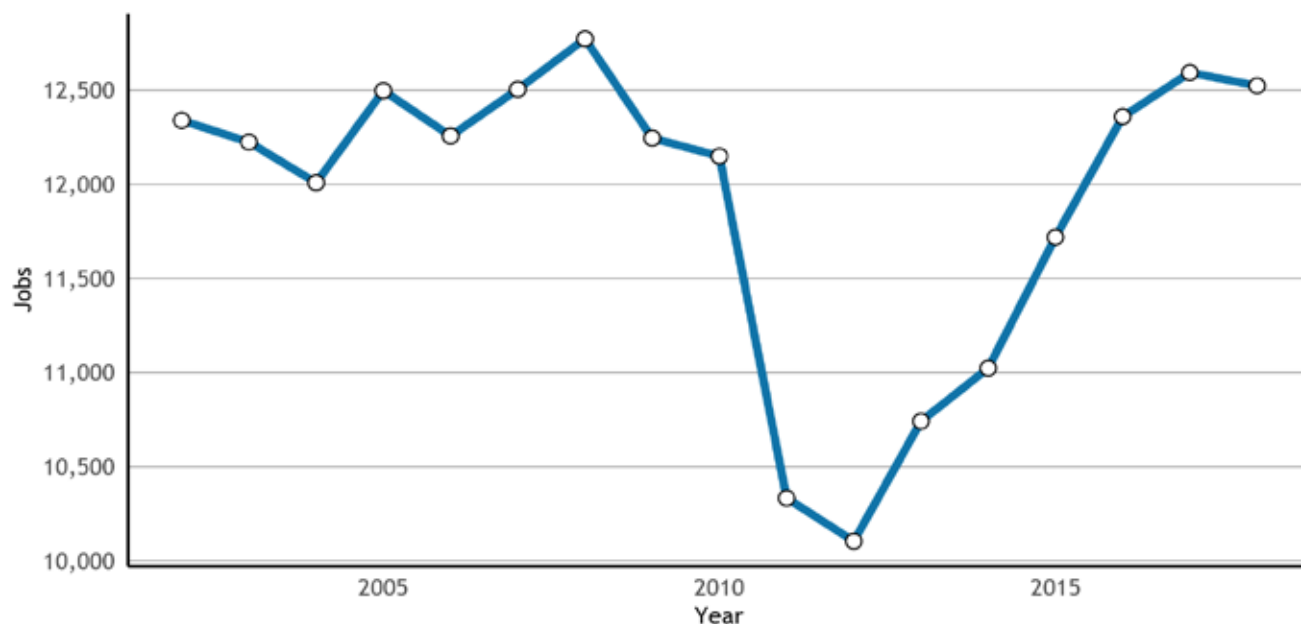
Balance of Jobs and Workers

A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city, but more often employ workers commuting from outside of it. Smaller cities typically will have more employed residents than jobs there and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent the regional transportation system is set up for this flow of workers to the region's core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

⁸ See, for example, Rothstein, R. (2017). *The Color of Law: a Forgotten History of how our Government Segregated America*. New York, NY & London, UK: Liveright Publishing.

One measure of this is the relationship between *workers* and *jobs*. A city with a surplus of workers “exports” workers to other parts of the region, while a city with a surplus of jobs must conversely “import” them. Between 2002 and 2018, the number of jobs in Danville increased by 1.5% (see Figure 5).

FIGURE 5. JOBS IN A JURISDICTION



Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment. Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-11.

The largest-growing sectors during this period included Transportation and Utilities (96%), Arts, Recreation and Other Services (25%) and Government (21%). In contrast, Information (-66%), Agriculture and Natural Resources (-33%), and Financial and Leasing (-19%) all saw substantial losses in the same time period.

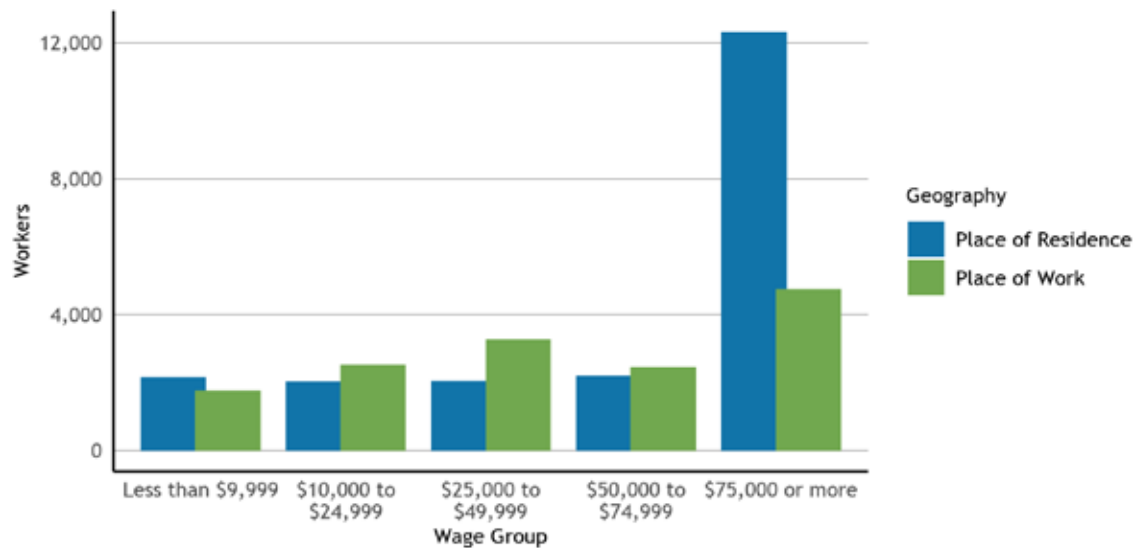
There are 20,792 employed residents, and 14,809 jobs⁹ in Danville - the ratio of jobs to resident workers is 0.71; Danville is a *net exporter of workers*.

Figure 6 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low-income workers but have relatively few housing options for those workers - or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative *surplus* of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear. Danville has more low-wage *jobs* than low-wage *residents* (where low-wage refers to jobs paying less than \$25,000). At the other end of the wage spectrum, the city has more high-wage *residents* than high-wage *jobs* (where high-wage refers to jobs paying more than \$75,000) (see Figure 6).¹⁰

⁹ Employed *residents* in a jurisdiction is counted by place of residence (they may work elsewhere) while *jobs* in a jurisdiction are counted by place of work (they may live elsewhere). The jobs may differ from those reported in Figure 5 as the source for the time series is from administrative data, while the cross-sectional data is from a survey.

¹⁰ The source table is top-coded at \$75,000, precluding more fine grained analysis at the higher end of the wage spectrum.

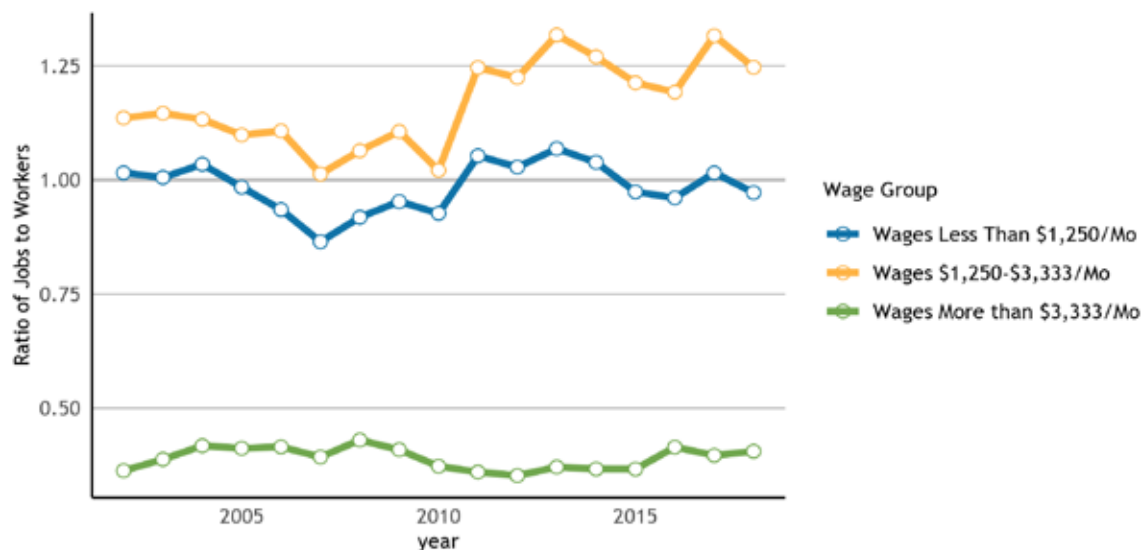
FIGURE 6. WORKERS BY EARNINGS, BY JURISDICTION AS PLACE OF WORK AND PLACE OF RESIDENCE



Universe: Workers 16 years and over with earnings. Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-10. =

Figure 7 shows the balance of a jurisdiction's resident workers to the jobs located there for different wage groups as a ratio instead - a value of 1 means that a city has the same number of jobs in a wage group as it has resident workers - in principle, a balance. Values above 1 indicate a jurisdiction will need to import workers for jobs in a given wage group. At the regional scale, this ratio is 1.04 jobs for each worker, implying a modest import of workers from outside the region (see Figure 7).

FIGURE 7. JOBS-WORKER RATIOS, BY WAGE GROUP

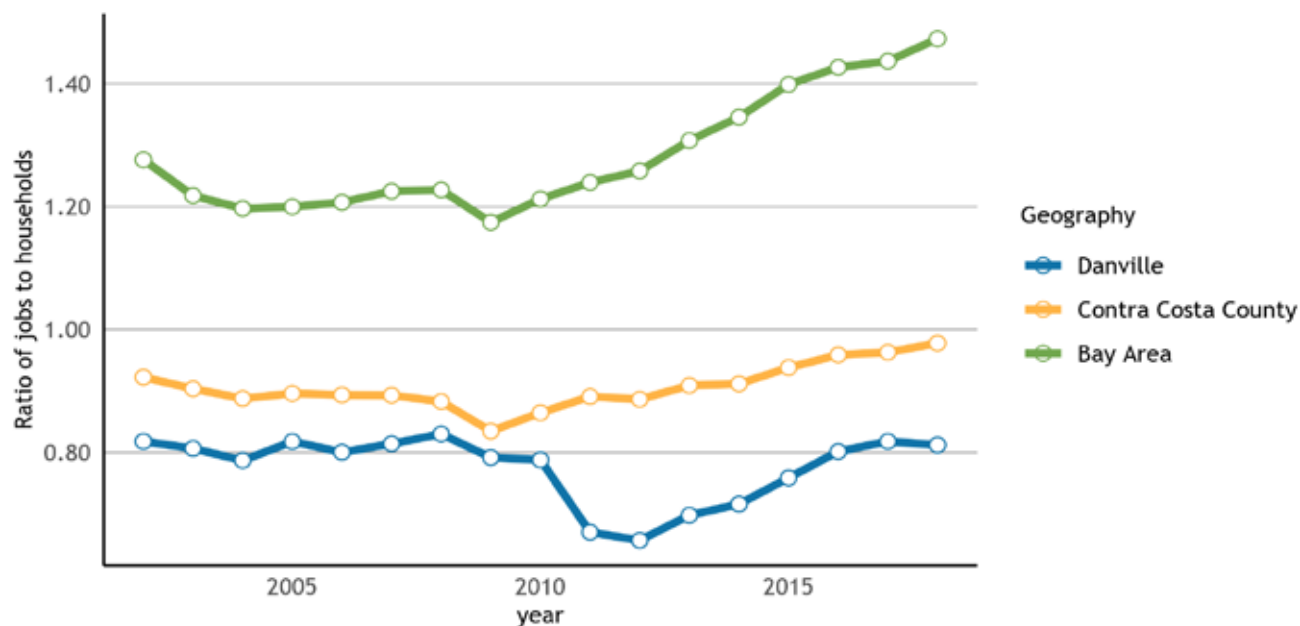


Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment. Notes: The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.. Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-14.

Such balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate, it contributes to traffic congestion and time lost for all road users.

If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high jobs to household ratio. Thus, bringing housing into the measure, the *jobs-household ratio* in Danville has decreased from 0.82 in 2002, to 0.81 jobs per household in 2018 (see Figure 8).

FIGURE 8. JOBS-HOUSEHOLD RATIO



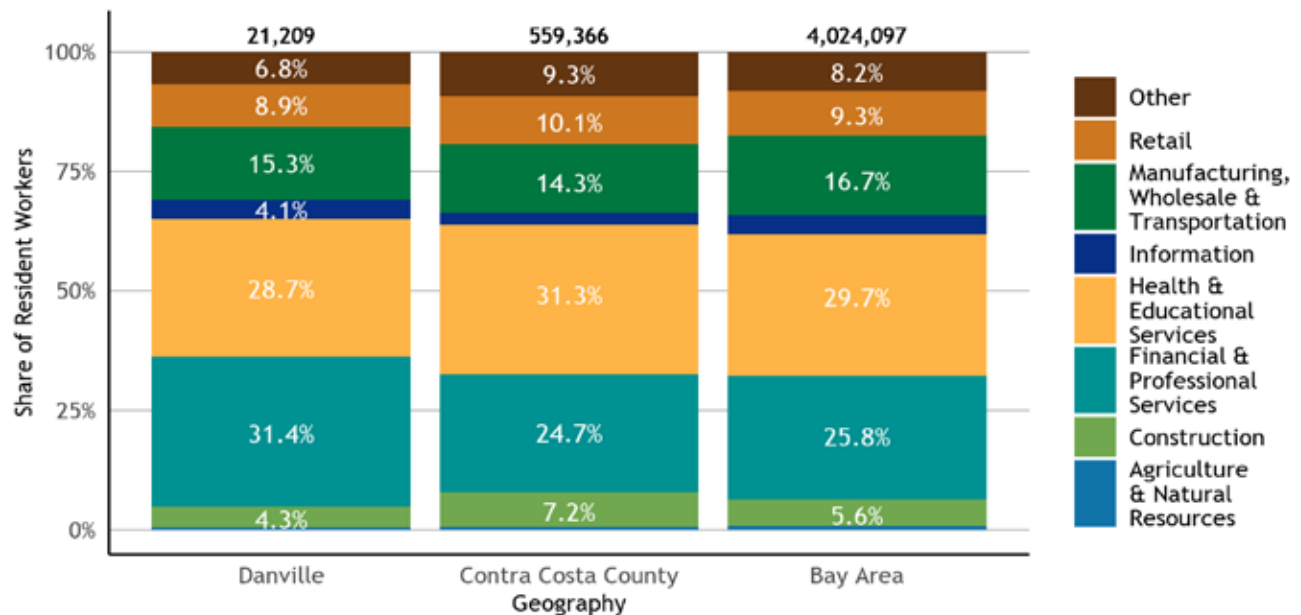
Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction. Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction's jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals. Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households). For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-13.



Sector Composition

In terms of sectoral composition, the largest industry in which Danville residents work is *Financial & Professional Services*, and the largest sector in which Contra Costa residents work is *Health & Educational Services* (see Figure 9). For the Bay Area as a whole, the *Health & Educational Services* industry employs the most workers.

FIGURE 9. RESIDENT EMPLOYMENT BY INDUSTRY

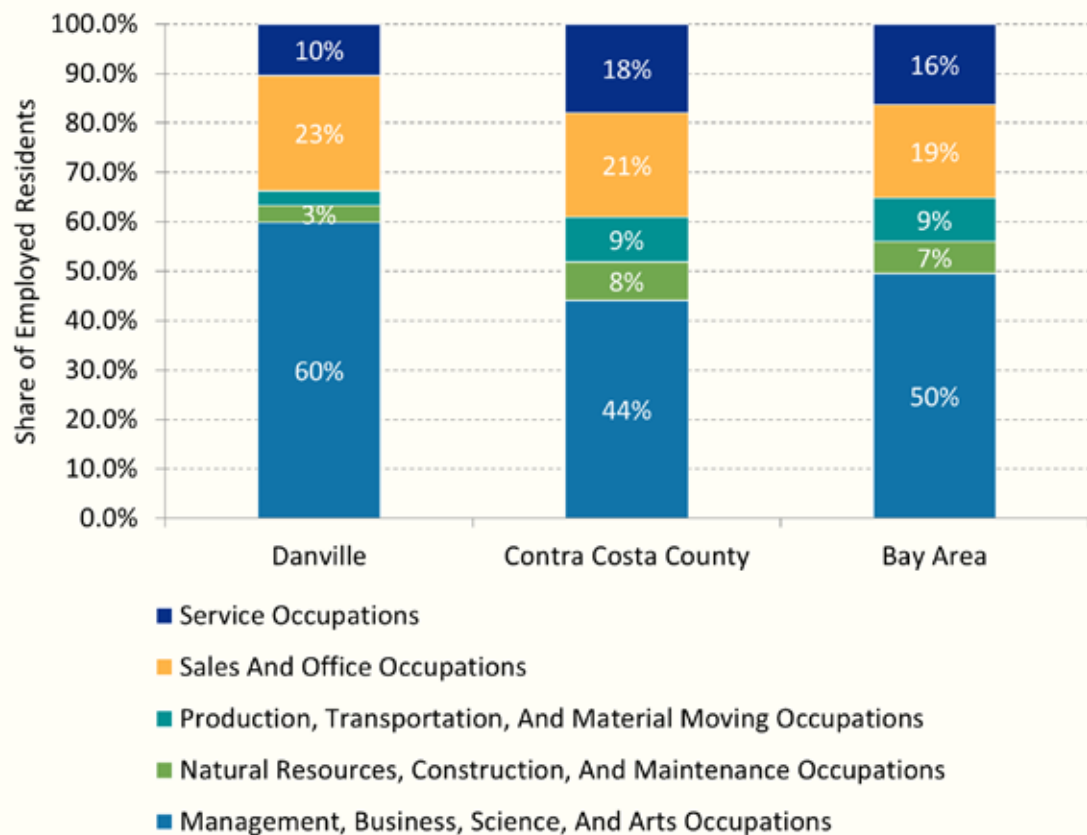


Universe: Civilian employed population age 16 years and over. Notes: The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not). Categories are derived from the following source tables: Agriculture & Natural Resources: C24030_003E, C24030_030E; Construction: C24030_006E, C24030_033E; Manufacturing, Wholesale & Transportation: C24030_007E, C24030_034E, C24030_008E, C24030_035E, C24030_010E, C24030_037E; Retail: C24030_009E, C24030_036E; Information: C24030_013E, C24030_040E; Financial & Professional Services: C24030_014E, C24030_041E, C24030_017E, C24030_044E; Health & Educational Services: C24030_021E, C24030_024E, C24030_048E, C24030_051E; Other: C24030_027E, C24030_054E, C24030_028E, C24030_055E. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015–2019), Table C24030. For the data table behind this figure, please refer to the Data Packet Workbook, Table POEMP-06.



Looked at a different way, Management, Business, Science and Arts occupations comprise about 60% of all residents' employment, which is substantially greater than Contra Costa County and the Bay Area as a whole.

FIGURE 10. RESIDENT EMPLOYMENT BY OCCUPATION

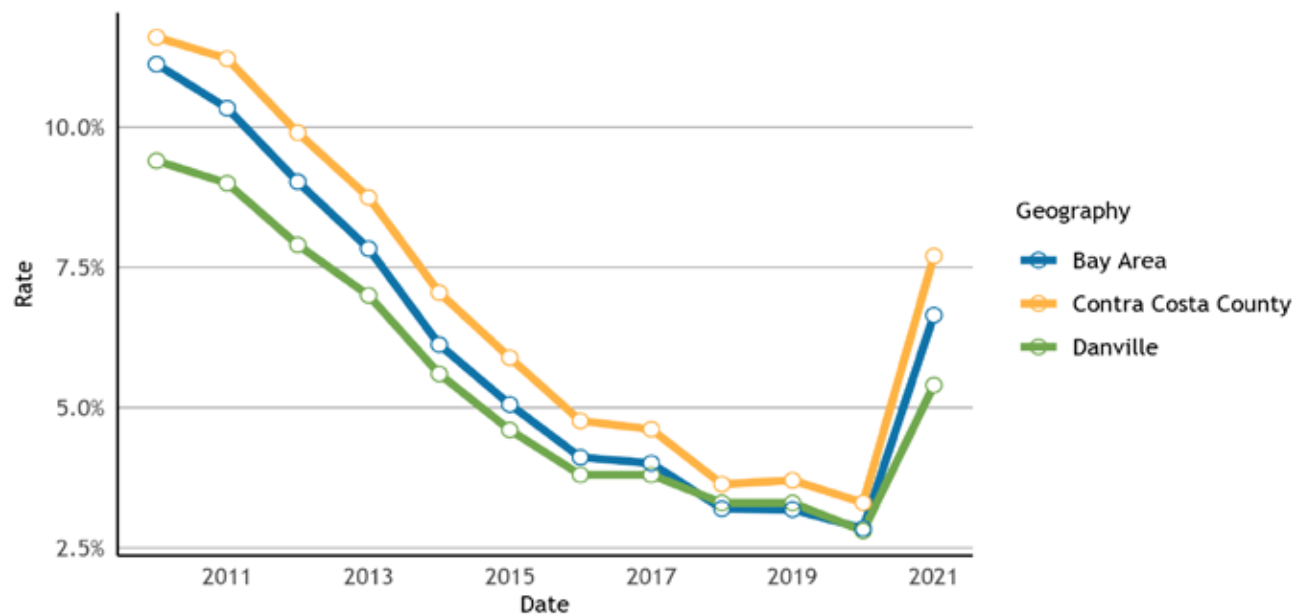


Universe: Civilian employed population age 16 years and over. Notes: The data displayed shows the occupations of jurisdiction residents, regardless of the location where those residents are employed (whether within the jurisdiction or not). Categories are derived from the following source tables: management, business, science, and arts occupations: C24010_003E, C24010_039E; service occupations: C24010_019E, C24010_055E; sales and office occupations: C24010_027E, C24010_063E; natural resources, construction, and maintenance occupations: C24010_030E, C24010_066E; production, transportation, and material moving occupations: C24010_034E, C24010_070E. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24010. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-07.

Unemployment

In Danville, there was a 4.0 percentage point decrease in the unemployment rate between January 2010 and January 2021. Jurisdictions through the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and recovery in the later months of 2020. As of May 2021, the State Employment Development Department estimates the Town's unemployment rate at 4.1%. In contrast, the rate for Contra Costa County as a whole is estimated at 6.3%.

FIGURE 11. UNEMPLOYMENT RATE



Universe: Civilian noninstitutional population ages 16 and older. Notes: Unemployment rates for the jurisdiction level is derived from larger-geography estimates. This method assumes that the rates of change in employment and unemployment are exactly the same in each sub-county area as at the county level. If this assumption is not true for a specific sub-county area, then the estimates for that area may not be representative of the current economic conditions. Since this assumption is untested, caution should be employed when using these data. Only not seasonally-adjusted labor force (unemployment rates) data are developed for cities and CDPs. Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-15.



2018-2028 Occupation Projections

The State Employment Development Department has published job projections for the period between 2018 and 2028. Although the data include both Alameda and Contra Costa Counties, some assumptions can be made about the impact of the number of jobs and the corresponding wages in the region. All of the occupations with the most job openings will earn the employee less than \$45,000 annually. Based on 2021 State income limits, such individuals are considered very low-income.

TABLE 3. OCCUPATIONS WITH THE MOST JOB OPENINGS, 2018-2028

Occupational Title	Total Job Openings	Median Hourly Wage	Median Annual Wage
Cashiers	52,180	\$14.90	\$31,000
Retail Salespersons	40,180	\$15.28	\$31,781
Laborers and Freight, Stock and Material Movers (by hand)	38,020	\$18.43	\$38,324
Wait Staff	37,950	\$14.52	\$30,213
Office Clerks, General	28,700	\$20.93	\$43,533
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	20,490	\$19.29	\$40,137
Cooks, Restaurant	20,320	\$16.02	\$33,319
Cashiers	52,180	\$14.90	\$31,000
Retail Salespersons	40,180	\$15.28	\$31,781
Laborers and Freight, Stock and Material Movers (by hand)	38,020	\$18.43	\$38,324

Notes: Total job openings are the sum of numeric change, exits, and transfers projected between 2018 and 2028. Wages are from the 2020 first quarter and do not include self-employed or unpaid family workers. If an estimate could not be provided for wages, they are excluded from this table. Excludes "All Other" categories. These are residual codes that do not represent a detailed occupation. Sources: U.S. Bureau of Labor Statistics' Current Employment Statistics (CES) March 2019 benchmark and Quarterly Census of Employment and Wages (QCEW) industry employment. <https://www.labormarketinfo.edd.ca.gov/data/employment-projections.html>

Extremely Low-Income Households

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state.¹¹

In Danville, 77.6% of households make more than 100% of the Area Median Income (AMI)¹², compared to 5.6% making less than 30% of AMI, which is considered extremely low-income (see Figure 12).

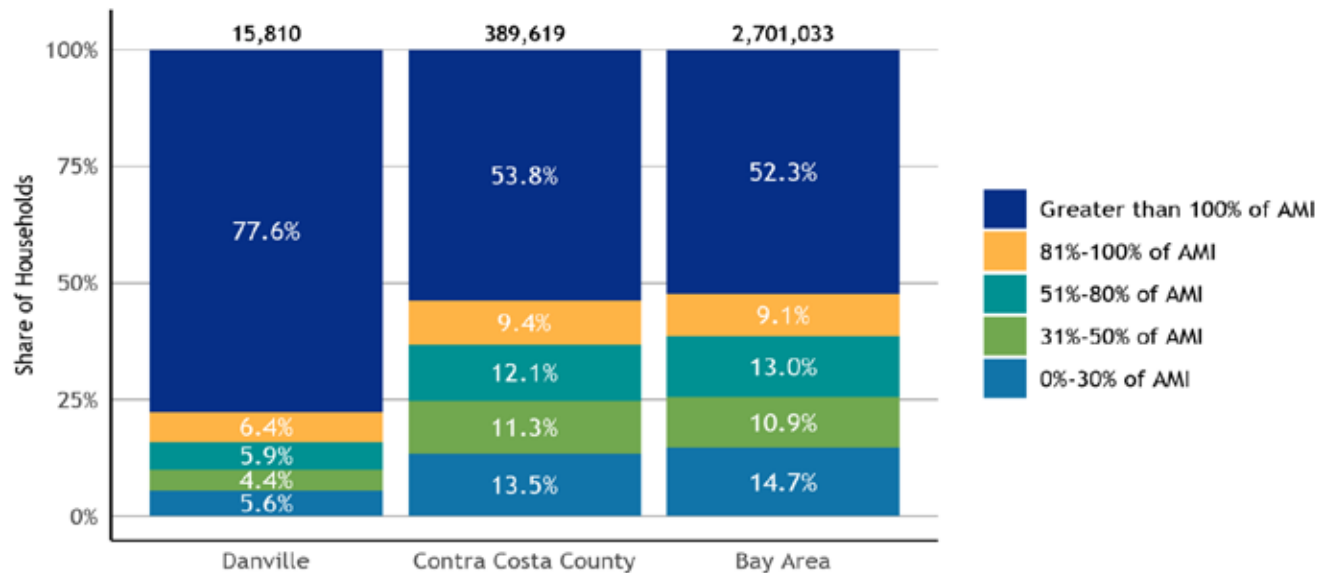
Regionally, more than half of all households make more than 100% AMI, while 15% make less than 30% AMI. In Contra Costa County, 30% AMI is the equivalent to the annual income of \$34,850 for a family of four. Many households with multiple wage earners – including food service workers, full-time students, teachers, farmworkers and healthcare professionals – can fall into lower AMI categories due to relatively stagnant wages in many industries.

¹¹ Bohn, S. et al. 2020. Income Inequality and Economic Opportunity in California. *Public Policy Institute of California*.

¹² Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120 percent of the AMI are moderate-income, those making 50 to 80 percent are low-income, those making 30 to 50 percent are very low-income, and those making less than 30 percent are extremely low-income. This is then adjusted for household size.

State law requires jurisdictions to estimate the number of extremely low-income households – those earning less than 30% of median income. According to the data shown below (Figure 12), 1,585 of Danville’s households are 0-50% AMI while 890 are extremely low-income. Therefore, extremely low-income households represent 56.2% of households who are 0-50% AMI, as 890 divided by 1,585 is 56.2%. This option aligns with HCD’s guidance to use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, as the information in Figure 12 represents a tabulation of Census Bureau Data.

FIGURE 12. HOUSEHOLDS BY HOUSEHOLD INCOME LEVEL



Universe: Occupied housing units. Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. The data that is reported for the Bay Area is not based on a regional AMI but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located. Local jurisdictions are required to provide an estimate for their projected extremely low-income households (0-30% AMI) in their Housing Elements. HCD’s official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. As Bay Area jurisdictions have not yet received their final RHNA numbers, this document does not contain the required data point of projected extremely low-income households. The report portion of the housing data needs packet contains more specific guidance for how local staff can calculate an estimate for projected extremely low-income households once jurisdictions receive their 6th cycle RHNA numbers. Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release. For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-01.

Extremely low-income households are more likely to experience housing problems and cost burden. There are approximately 535 ELI owner-households, representing 4% of owners throughout the Town, and 355 ELI renter-households, representing 2.7% of renters. A larger proportion of ELI renter-households experience cost burden compared to ELI owner-households, 94% to 84%, respectively. However, both are substantially higher than each tenure group as a whole. About 37% of renter households and 30% of owner households have cost burdens above 30%. It is relevant to note that high rates of housing problems and cost burden are not isolated to extremely low-income households alone. For example, 100% of renter households earning low incomes are cost burdened.

Overall, 5.6% of households are ELI households. In comparison, 12.3% of households countywide are in the extremely low-income category. While White households make up the bulk of the households earning extremely low incomes, many households of color also earn extremely low incomes. For example, Asian/Pacific Islander households make up 10.7% of extremely low-income households in Danville. Racial/ethnic income and housing

problem demographics are further described in Appendix D, Affirmatively Furthering Fair Housing, of this Housing Element.

Resources for ELI Households

The Town offers services to the community that benefit all economic segments of the community, including extremely low-income households. The Danville Parks, Recreation and Arts Strategic Plan Update establishes a long-range vision and course of action for creating and sustaining a high quality, interconnected system of parks, recreation and arts facilities, services and programs, many of which are free or of low cost. In addition, the following housing developments in Danville contain affordable units:

Sycamore Place	Hansen	Quail Gardens
Alexon Riverwalk	Haskins Ranch	Redwoods
Danville Hotel	Laurel Cottages	Rose Garden
Abigail Circle	Edendale	Ryland Cottages
Abigail Place	Elworthy Ranch	San Michele
Autumn Creek	Lawrence Estates	Stoney Brook
California Shadowhawk	Morris Plaza	Sunrise
FAZ	Old Blackhawk Estates	Tassajara Estates
Creekside Commons	Old Blackhawk Village	Old Town
Creekview	Pintado Point	Valerosa
Culet Estates	Sequoia Grove	Matadera
Danville Gardens	Preserves at Iron Horse Trail	

The Housing Choice Voucher Program, managed by the County, also serves very low and extremely low-income families, senior households, and persons with disabilities. The Town aims to provide additional resources for ELI households through programs outlined in this Housing Element within Appendix G. Additional fair housing actions, outlined under Actions to Affirmatively Further Fair Housing, also aim to increase housing opportunities for lower income households. While there are resources available for ELI households, they remain a vulnerable group throughout the region, including in Danville.

Understanding households by income and race/ethnicity can shed light on the challenges faced by people of color in terms of access to housing that is affordable. The following table illustrates that households in Danville generally skew towards above moderate income.



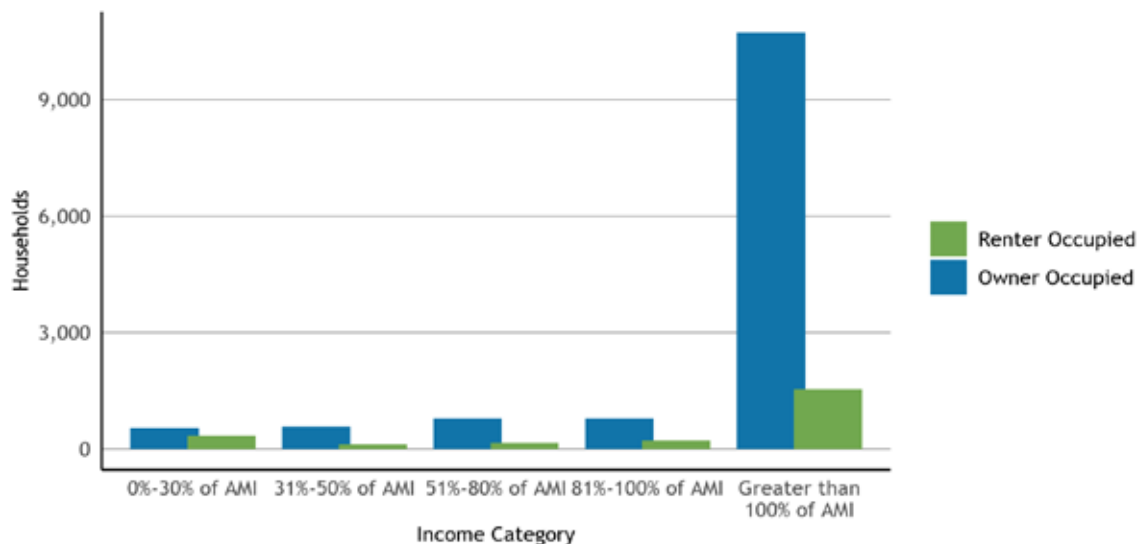
TABLE 4. HOUSEHOLD DISTRIBUTION BY RACE/ETHNICITY AND INCOME

Racial / Ethnic Group	0%-30% of AMI	31%-50% of AMI	51%-80% of AMI	81%-100% of AMI	Greater than 100% of AMI
American Indian or Alaska Native, Non-Hispanic	0%	0%	0%	0%	0%
Asian / API, Non-Hispanic	5%	3%	8%	6%	78%
Black or African American, Non-Hispanic	0%	0%	0%	21%	79%
White, Non-Hispanic	6%	5%	6%	6%	78%
Other Race or Multiple Races, Non-Hispanic	10%	13%	10%	0%	67%
Hispanic or Latinx	4%	0%	7%	12%	77%
Totals	6%	4%	6%	6%	78%

Universe: Occupied housing units. Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity. Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release. For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-02.

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households.

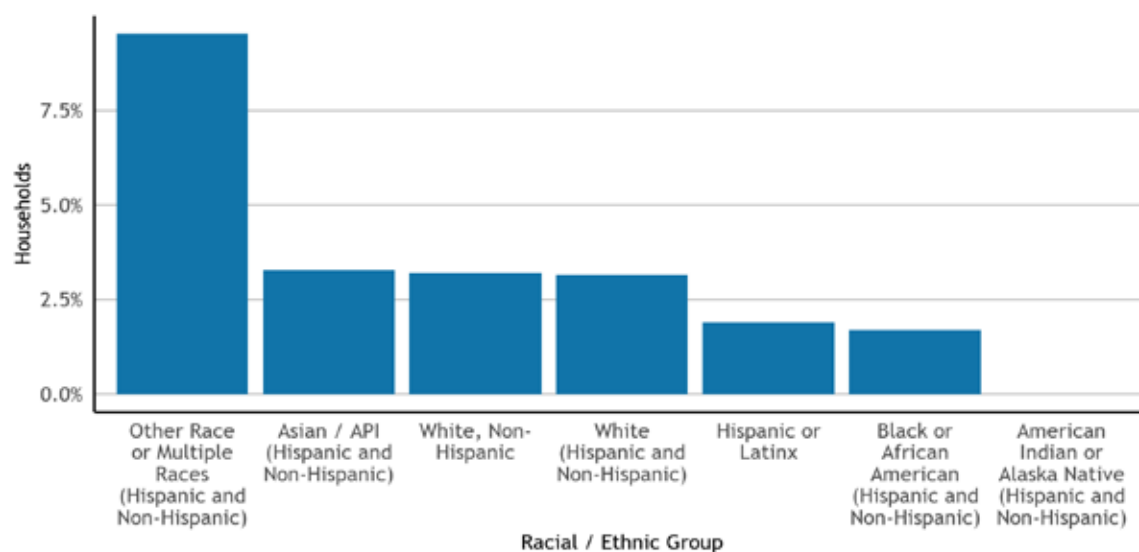
In Danville, the largest proportion of renters falls in the *Greater than 100% of AMI* income group, while the largest proportion of homeowners are found in the *Greater than 100% of AMI* group (see Figure 13).

FIGURE 13. HOUSEHOLD INCOME LEVEL BY TENURE

Universe: Occupied housing units. Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents.¹³ These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In Danville, Other Race or Multiple Races (Hispanic and Non-Hispanic) residents experience the highest rates of poverty, followed by Asian / API (Hispanic and Non-Hispanic) residents (see Figure 14).

FIGURE 14. POVERTY STATUS BY RACE



Universe: Population for whom poverty status is determined. Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labelled “Hispanic and Non-Hispanic” are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-1). For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-03.

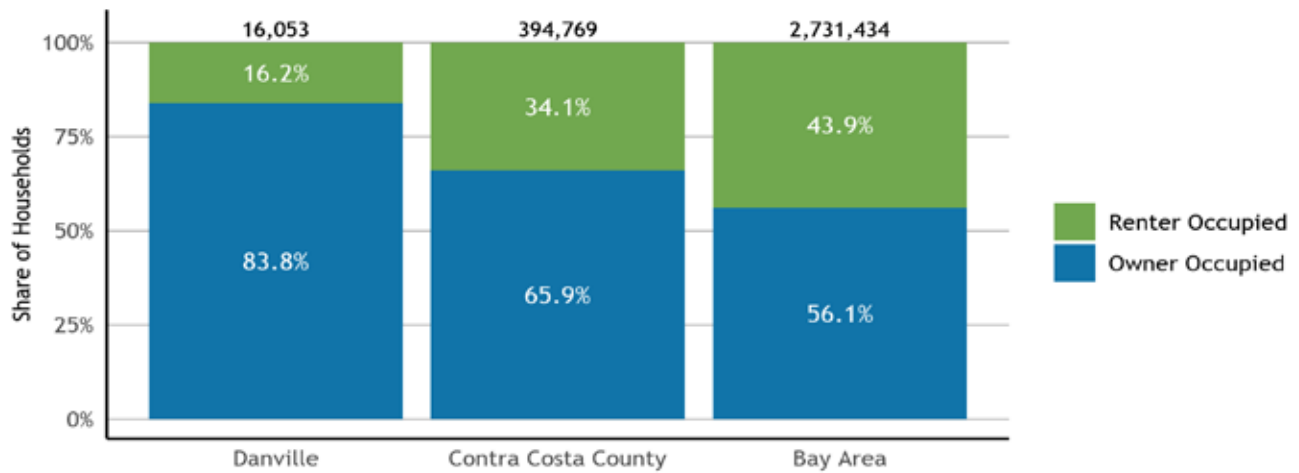
¹³ Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. Hass Institute.



Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – ability for individuals to stay in their homes – in a city and region. Generally, renters may be displaced more quickly if prices increase. In Danville there are a total of 16,053 housing units, and fewer residents rent than own their homes: 16.2% versus 83.8% (see Figure 15). By comparison, 34.1% of households in Contra Costa County are renters, while 44% of Bay Area households rent their homes.

FIGURE 15. HOUSING TENURE



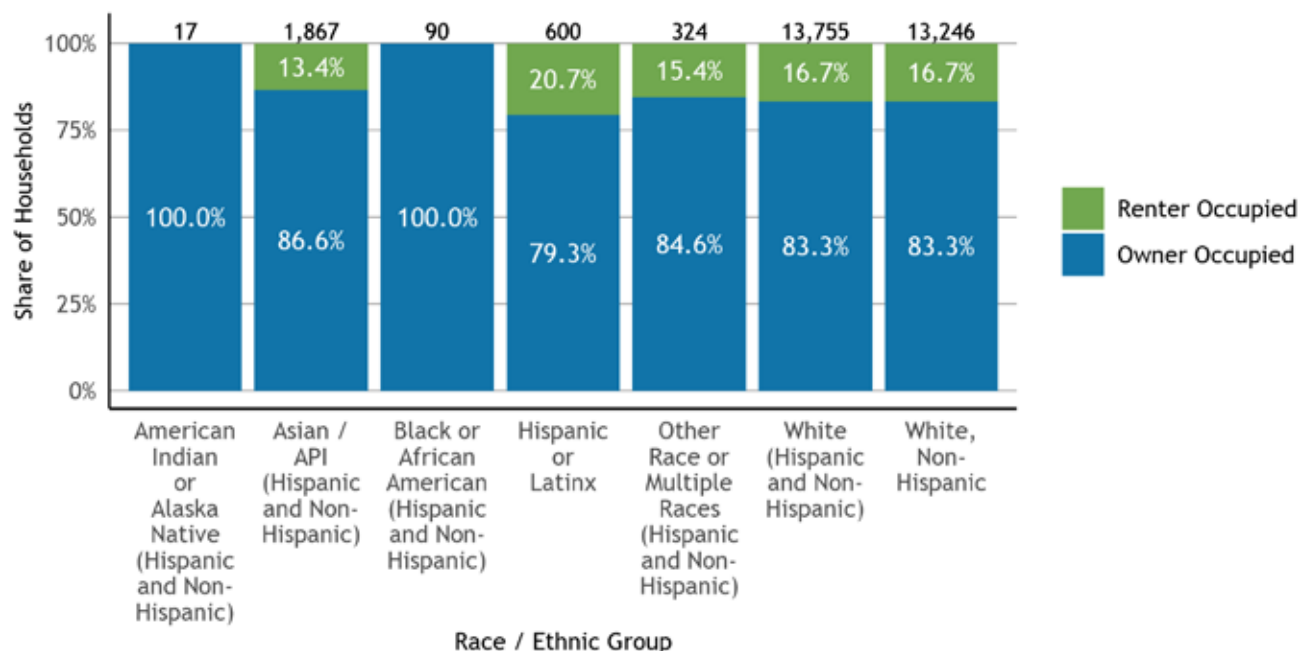
Universe: Occupied housing units. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-16.

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.¹⁴ In Danville, 100.0% of Black households owned their homes, while homeownership rates were 86.6% for Asian households, 79.3% for Latinx households, and 83.3% for White households. Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements.

¹⁴ See, for example, Rothstein, R. (2017). *The Color of Law: a Forgotten History of How Our Government Segregated America*. New York, NY & London, UK: Liveright Publishing.



FIGURE 16. HOUSING TENURE BY RACE OF HOUSEHOLDER



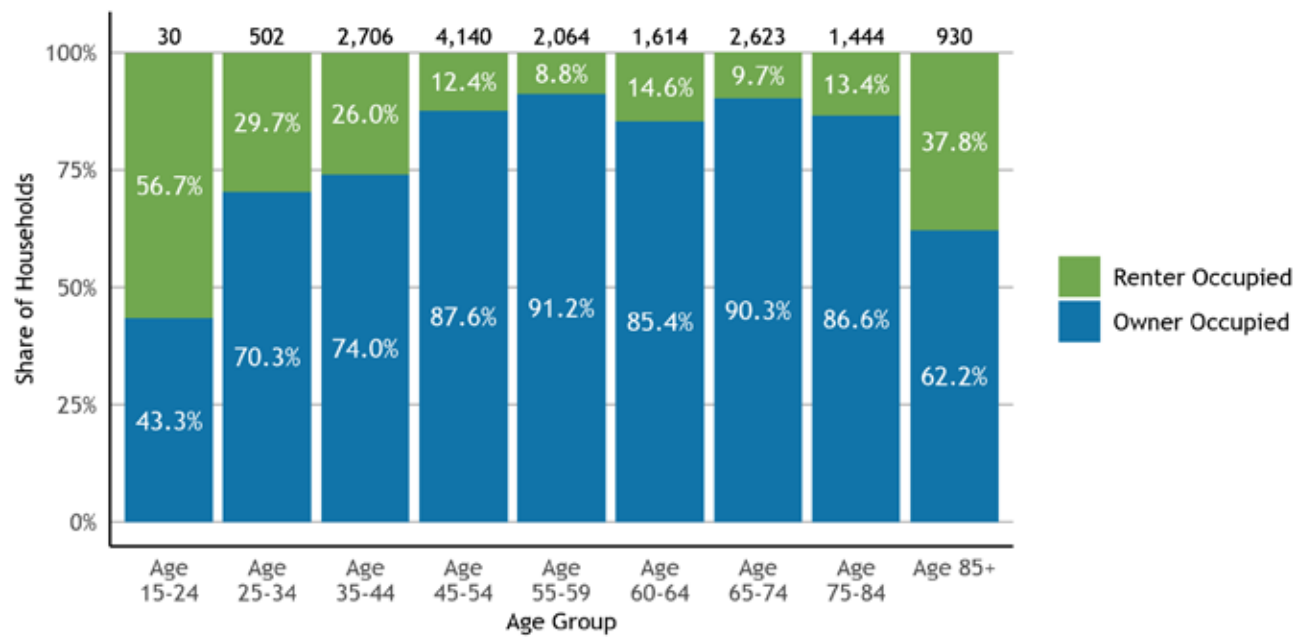
Universe: Occupied housing units. Notes: For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled “Hispanic and Non-Hispanic” are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-1). For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-20.

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market.



In Danville, 26.6% of householders between the ages of 25 and 44 are renters, while 16.0% of householders over 65 are (see Figure 17).

FIGURE 17. HOUSING TENURE BY AGE

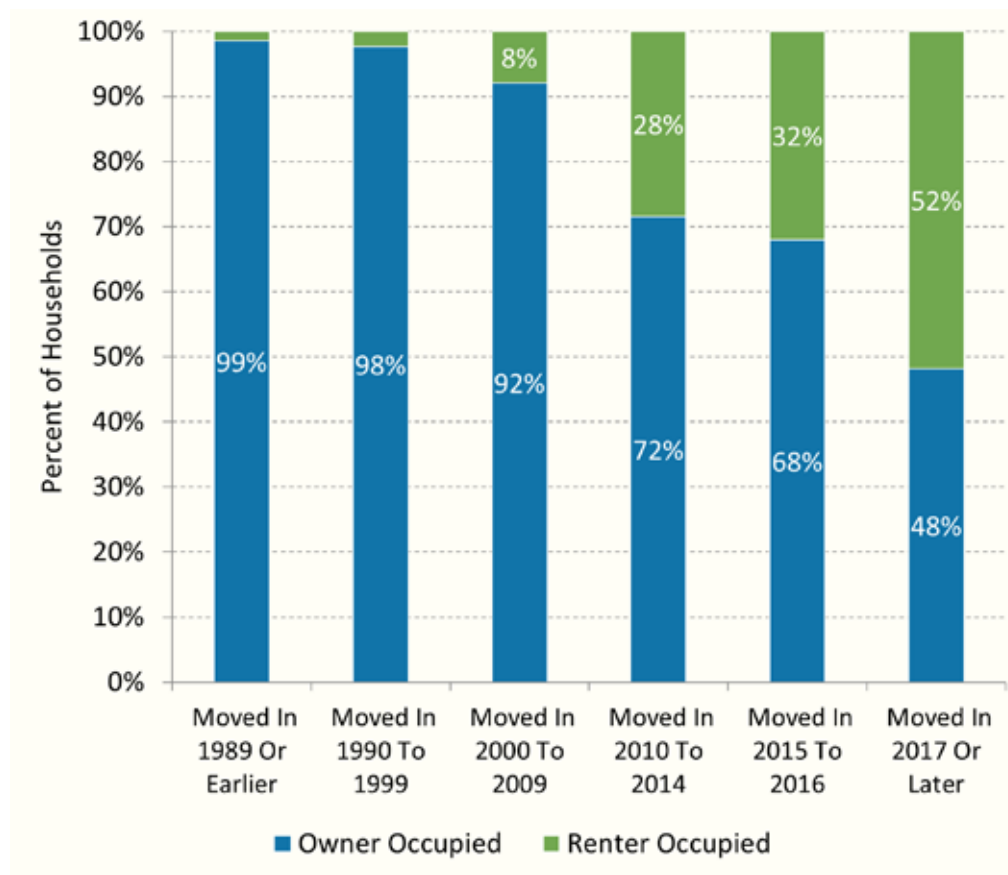


Universe: Occupied housing units. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-18.

Tenure information based on the year in which a household moved further illustrates the differences between long-term residents, who tend to trend older, with newer residents. The following chart shows that 99% of households that moved in in 1989 or earlier are owner occupied, whereas only 48% of households that moved in 2017 or later are owner occupied.



FIGURE 18. HOUSING TENURE BY YEAR MOVED TO CURRENT RESIDENCE

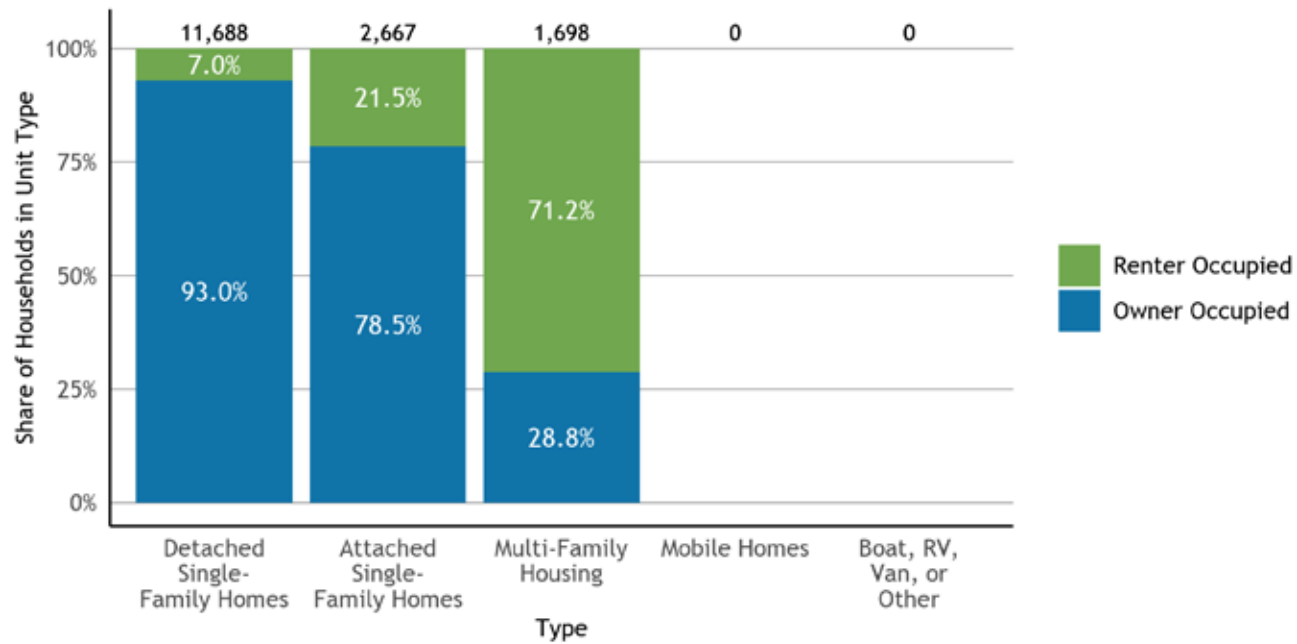


Universe: Occupied housing units. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25038. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-19.



In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In Danville, 93.0% of households in detached single-family homes are homeowners, while 28.8% of households in multi-family housing are homeowners (see Figure 19).

FIGURE 19. HOUSING TENURE BY HOUSING TYPE



Universe: Occupied housing units. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-22.

Displacement

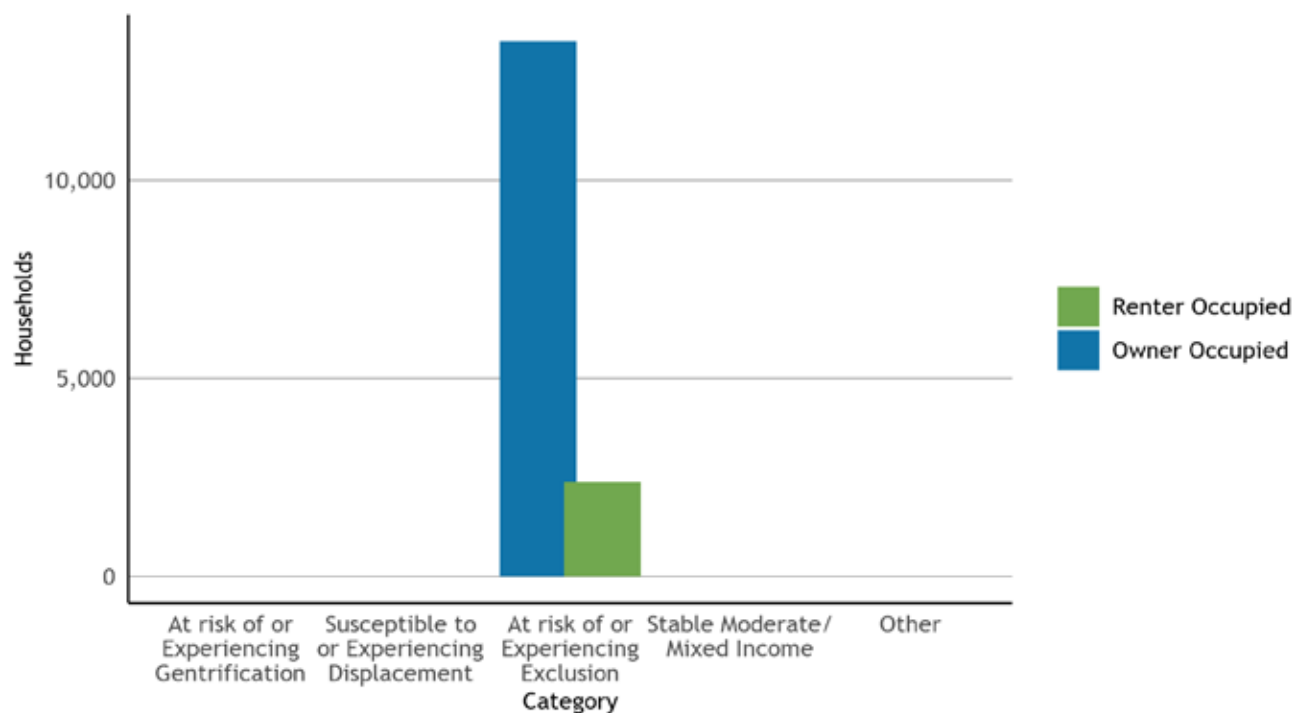
Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in Danville, 0.0% of households live in neighborhoods that are susceptible to or experiencing displacement and 0.0% live in neighborhoods at risk of or undergoing gentrification.

Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that 100.0% of households in Danville live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.¹⁵

¹⁵ More information about this gentrification and displacement data is available at the Urban Displacement Project's webpage: <https://www.urbandisplacement.org/>. Specifically, one can learn more about the different gentrification/displacement typologies shown in Figure 18 at this link: https://www.urbandisplacement.org/sites/default/files/typology_sheet_2018_0.png. Additionally, one can view maps that show which typologies correspond to which parts of a jurisdiction here: <https://www.urbandisplacement.org/san-francisco/sf-bay-area-gentrification-and-displacement>

FIGURE 20. HOUSEHOLDS BY DISPLACEMENT RISK AND TENURE



Universe: Households. Notes: Displacement data is available at the census tract level. Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification Stable Moderate/Mixed Income: Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low-Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data Source: Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-25.





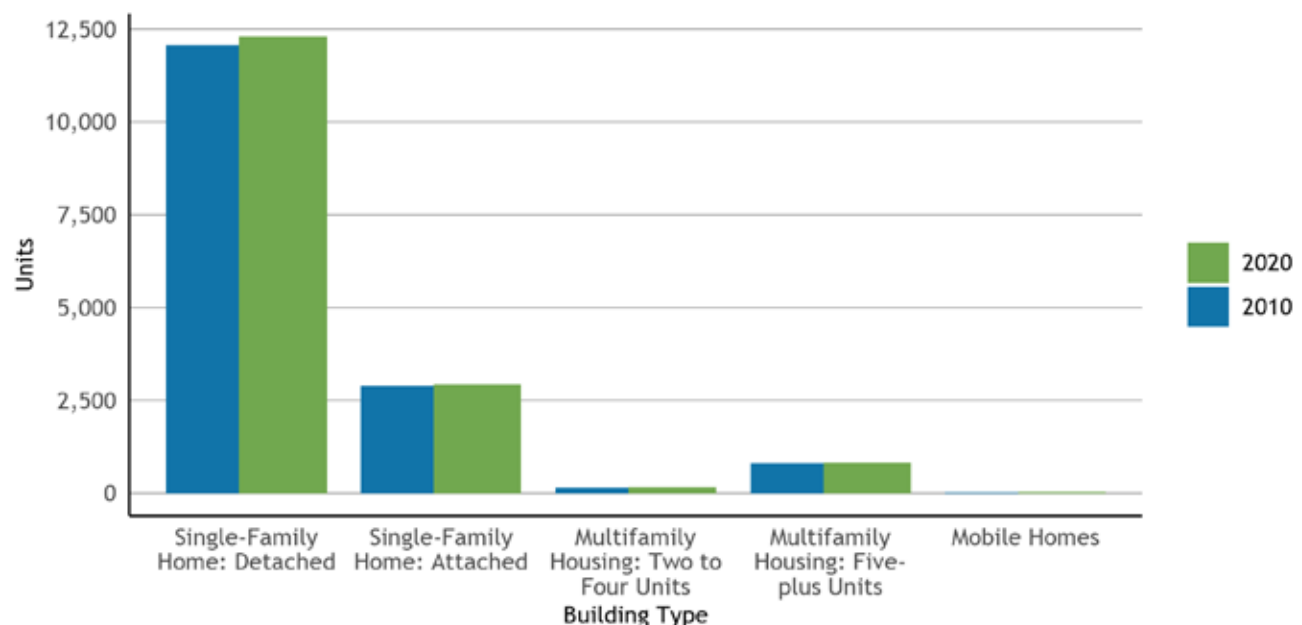
5. Housing Stock Characteristics

Housing Types, Year Built, Vacancy, and Permits

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in “missing middle housing” – including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units (ADUs). These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

The housing stock of Danville in 2020 was made up of 75.7% single family detached homes, 18.0% single family attached homes, 1.0% multifamily homes with 2 to 4 units, 5.1% multifamily homes with 5 or more units, and 0.2% mobile homes (see Figure 21). In Danville, the housing type that experienced the most growth between 2010 and 2020 was *Single-Family Home: Detached*.

FIGURE 21. HOUSING TYPE TRENDS

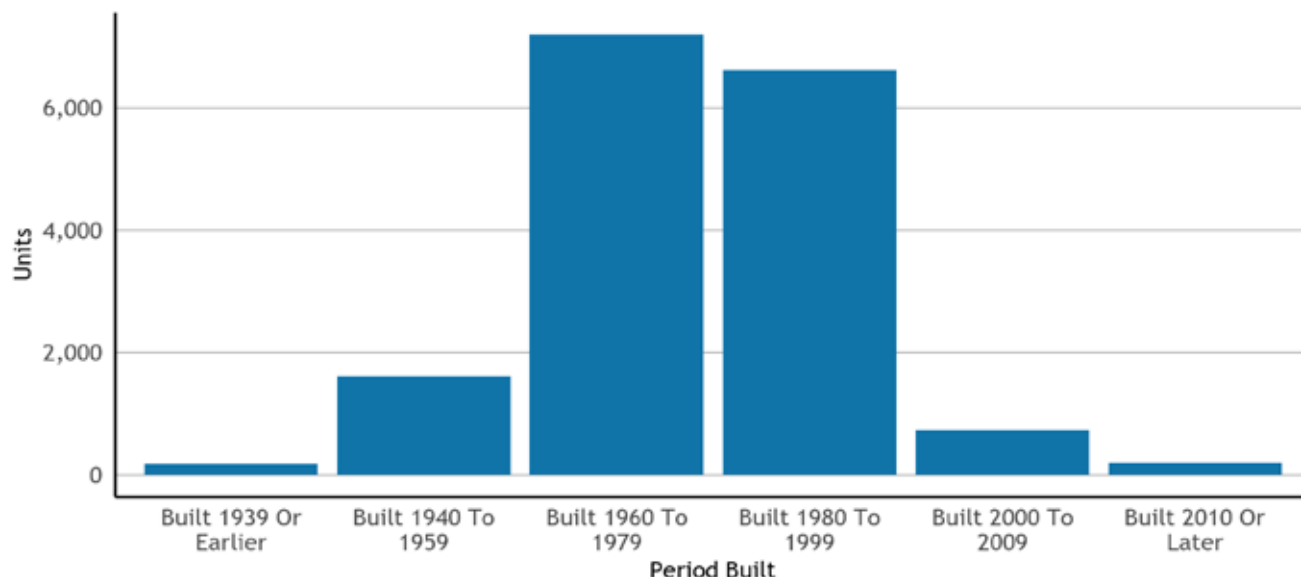


Universe: Housing units. Source: California Department of Finance, E-5 series. For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-01.



Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In Danville, the largest proportion of the housing stock was built 1960 to 1979, with 7,201 units constructed during this period (see Figure 22). Since 2010, 1.2% of the current housing stock was built, which is 198 units.

FIGURE 22. HOUSING UNITS BY YEAR STRUCTURE BUILT



Universe: Housing units. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034. For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-04.

Vacant units make up 3.0% of the overall housing stock in Danville. The rental vacancy stands at 2.7%, while the ownership vacancy rate is 1.7%. Of the vacant units, the most common type of vacancy is *For Sale* (see Figure 23).¹⁶

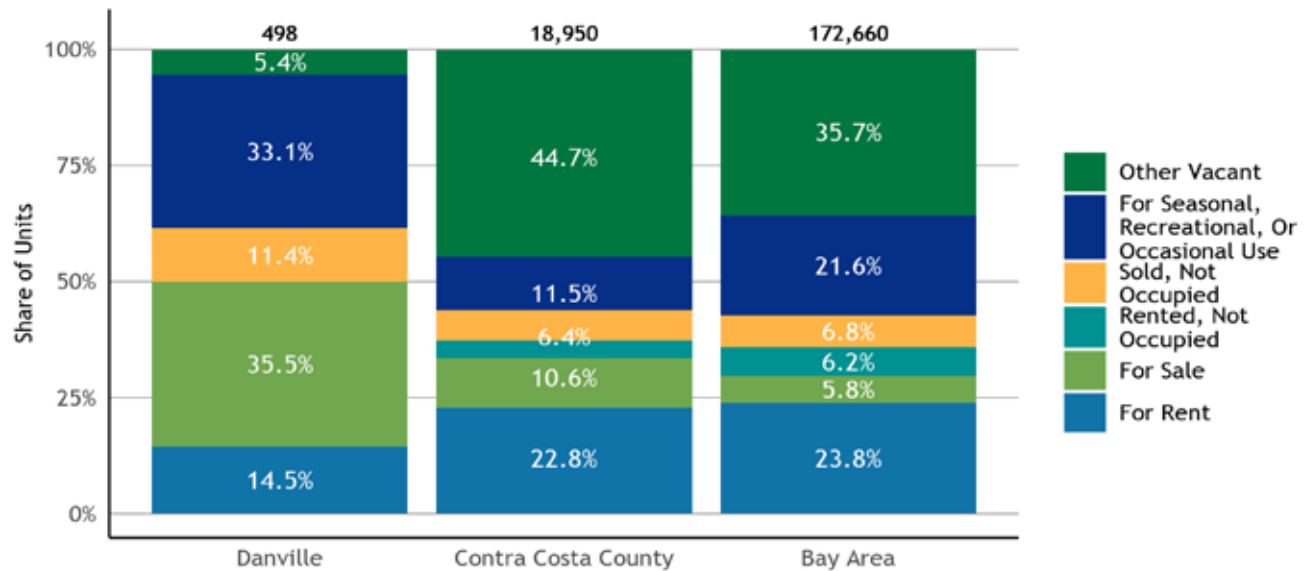
Throughout the Bay Area, vacancies make up 2.6% of the total housing units, with homes listed for rent; units used for *recreational or occasional use*, and units not otherwise classified (*other vacant*) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as “for recreational or occasional use” are those that are held for short-term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like Airbnb are likely to fall in this category. The Census Bureau classifies units as “other vacant” if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.¹⁷ In a region with a thriving economy and housing market like the Bay Area, units being renovated/repared and prepared for rental or sale are likely to represent a large portion of the “other vacant” category. Additionally, the need for seismic retrofitting in older housing stock could also influence the proportion of “other vacant” units in some jurisdictions.¹⁸ In Danville, the State Department of Finance currently estimates the vacancy rate is approximately 4.5%. Countywide, it is estimated at 5.3%.

¹⁶ The vacancy rates by tenure is for a smaller universe than the total vacancy rate first reported, which in principle includes the full stock (3.0%). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant) - but exclude a are significant number of vacancy categories, including the numerically significant *other vacant*.

¹⁷ For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau: <https://www.census.gov/housing/hvs/definitions.pdf>.

¹⁸ See Dow, P. (2018). Unpacking the Growth in San Francisco’s Vacant Housing Stock: Client Report for the San Francisco Planning Department. University of California, Berkeley.

FIGURE 23. VACANT UNITS BY TYPE



Universe: Vacant housing units. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004. For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-03.

Between 2015 and 2019, 458 housing units were issued permits in Danville. 83.6% of permits issued in Danville were for above moderate-income housing, 9.2% were for moderate-income housing, and 7.2% were for low- or very low-income housing (see Table 5).

TABLE 5. HOUSING PERMITTING

Income Group	Number
Above Moderate Income Permits	383
Moderate Income Permits	42
Low Income Permits	23
Very Low Income Permits	10

Universe: Housing permits issued between 2015 and 2019

Notes: HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50% of the Area Median Income for the county in which the jurisdiction is located. Low Income: units affordable to households making between 50% and 80% of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80% and 120% of the Area Median Income for the county in which the jurisdiction is located. Above Moderate Income: units affordable to households making above 120% of the Area Median Income for the county in which the jurisdiction is located. Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020). This table is included in the Data Packet Workbook as Table HSG-11.

Assisted Housing Developments At-Risk of Conversion

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

The data in the table below comes from the California Housing Partnership's Preservation Database, the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing. However, this database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in a jurisdiction that are not captured in this data table. There are 73 assisted units in Danville in the Preservation Database. Of these units, none are at *High Risk* or *Very High Risk* of conversion.¹⁹ Sycamore Place, a 74-unit senior development (73 affordable units), was developed by BRIDGE Housing and was primarily funded through the Low-Income Housing Tax Credit program. Although the tax credit affordability restrictions end in 2057, the risk level is considered low because the project is owned by a nonprofit developer whose mission it is to create and conserve housing affordable to lower income households.

TABLE 6. ASSISTED UNITS AT RISK OF CONVERSION

Risk Level	Danville	Contra Costa County	Bay Area
Low	73	13403	110,177
Moderate	0	211	3,375
High	0	270	1,854
Very High	0	0	1,053
Total Assisted Units in Database	73	13,884	116,459

Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included. Notes: While California Housing Partnership's Preservation Database is the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table. Per HCD guidance, local jurisdictions must also list the specific affordable housing developments at-risk of converting to market rate uses. This document provides aggregate numbers of at-risk units for each jurisdiction, but local planning staff should contact Danielle Mazzella with the California Housing Partnership at dmazzella@chpc.net to obtain a list of affordable properties that fall under this designation. California Housing Partnership uses the following categories for assisted housing developments in its database: Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer. Source: California Housing Partnership, Preservation Database (2020). This table is included in the Data Packet Workbook as Table RISK-01.

¹⁹ California Housing Partnership uses the following categories for assisted housing developments in its database:

Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.

State law requires that each jurisdiction provide analysis and programs for preserving existing affordable multi-family rental housing units that were developed with public subsidies. Units at risk of conversion are those units in which the restrictions, agreements or contracts to maintain the affordability of the units expire or are otherwise terminated. At expiration, units may revert to market rate, rendering them no longer affordable to the people living in them. Loss of affordability can occur at the termination of bond funding, the expiration of density bonuses, and other similar local programs.

The potential loss of existing affordable housing units is an important issue to the Town due to displacement of lower-income tenants and the limited alternative housing for such persons. It is typically less expensive to preserve the affordability of these units than to subsidize construction of new affordable units due to the inflation of land and construction costs which has occurred since the original development of the affordable housing projects.

Various funding sources, including HUD funding sources, such as Community Development Block Grant (CDBG) funds and HOME Investment Partnerships Program (HOME) funds, Low-Income Housing Tax Credits (LIHTC), and other funds are used to create and preserve affordable housing in Contra Costa County. Preservation of at-risk projects can be achieved in a variety of ways, with adequate funding availability. Alternatively, units that are converted to market rate may be replaced with new assisted multi-family units with specified affordability timeframes.

Rental Assistance

State, local, or other funding sources can be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the Housing Choice Voucher/Section 8 program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenant's household income (including a utility allowance) up to the fair market value of the apartment. Unit sizes for the at-risk properties range from studios to two-bedroom units and are generally reserved for very low-income households. The total subsidy needed to maintain a unit is approximately \$20,000 per year.

Transfer of Ownership

If the current organizations managing the units at risk are no longer able to maintain the project, transferring ownership of the affordable units to a nonprofit housing organization is a viable way to preserve affordable housing for the long term. The estimated market value for affordable units that are potentially at high risk of converting to market rate is about \$350,000 per unit.

Construction of Replacement Units

The construction of new low-income housing can be a means to replace at-risk units, though extremely costly. The cost of developing new housing depends on a variety of factors including density, size of units, construction quality and type, location, land and development costs. Using the Turner Center's research on the cost to develop affordable housing around the Bay Area, the cost to replace the units could be as much as \$700,000 per unit.

Qualified Entities

An owner of a multi-family rental housing development with rental restrictions (i.e., is under agreement with federal, State, and local entities to receive subsidies for low-income tenants), may plan to sell their "at risk" property. The California Department of Housing and Community Development (HCD) has listed qualified entities that may be interested in participating in California's First Right of Refusal Program. If an owner decides to terminate a subsidy contract, or prepay the mortgage or sell or otherwise dispose of the assisted housing development, or if the owner has an assisted housing development in which there will be the expiration of rental restrictions, the owner must first give notice of the opportunity to offer to purchase to a list of qualified entities provided to the owner.

HCD has identified a number of entities operating in Contra Costa County that may be interested in participating in California's First Right of Refusal Program. They are listed in the attached document. Of these entities, some have worked specifically in Danville, and others have completed projects in surrounding areas. If a development becomes at risk of conversion to market-rate housing, the Town will maintain contact with local organizations and housing providers who may have an interest in acquiring at-risk units and will assist other organizations in applying for funding to acquire at-risk units.

Funding Sources

A critical component to implement any of these preservation options is the availability of adequate funding, which can be difficult to secure. In general, Low-Income Housing Tax Credit funding is not readily available for rehabilitation and preservation, as the grant application process is highly competitive and prioritizes new construction. The Town's previous ongoing funding source, Low/Mod Housing Funds available through the Redevelopment Agency, no longer exists due to the dissolution of Redevelopment more than a decade ago. Available funding sources that can support affordable housing preservation include sources from the federal and state governments, as well as local and regional funding.

Federal Funding

- HOME Investment Partnerships (HOME) Program
- Project-Based Vouchers (Section 8)
- Section 811 Project Rental Assistance
- Veterans Affairs Supportive Housing (VASH) Vouchers

State Funding

- Affordable Housing and Sustainable Communities (AHSC) Program
- Golden State Acquisition Fund (GSAF)
- Project Homekey
- Housing for a Healthy California (HHC)
- Multifamily Housing Program (MHP)
- National Housing Trust Fund
- Predevelopment Loan Program (PDLF)

Preservation and Replacement Needs

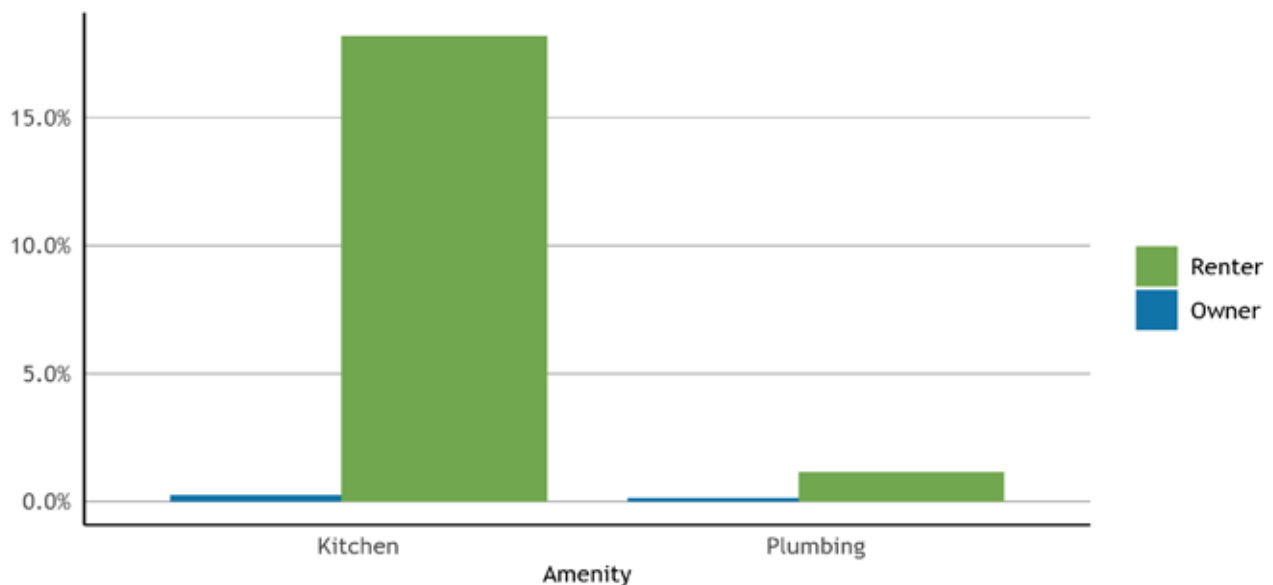
Based on Town records and information from the California Housing Partnership Corporation, there are no units with expiring affordability covenants in Danville during the next ten years (2023-2033).



Substandard Housing

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard conditions that may be present in Danville. For example, 18.2% of renters in Danville reported lacking a kitchen and 1.2% of renters lack plumbing, compared to 0.3% of owners who lack a kitchen and 0.1% of owners who lack plumbing.

FIGURE 24. SUBSTANDARD HOUSING ISSUES



Universe: Occupied housing units. Notes: Per HCD guidance, this data should be supplemented by local estimates of units needing to be rehabilitated or replaced based on recent windshield surveys, local building department data, knowledgeable builders/developers in the community, or nonprofit housing developers or organizations. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049. For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-06.

One measure of housing condition is the age of housing. In general, the older the unit, the greater it can be assumed to be in need of some level of rehabilitation. A general rule in the housing industry is that structures older than 20 years begin to show signs of deterioration and require renovation to maintain their quality. Unless properly maintained, homes older than 50 years can pose health, safety and welfare problems for occupants. Property maintenance is often deferred, especially for lower-income residents who may be unable to afford the rising costs to maintain their homes.

Consistent with State guidance, the table below estimates the number of units in need of rehabilitation and the number of units needing replacement. Although the exact number of Danville units in need of rehab is not currently known, the State accepts estimates based on a formula that assumes the older the unit, the more likely the rehab need. By applying an increasing percentage to the housing stock in each age category, it is estimated that there are approximately 990 units in need of some level of rehabilitation in Danville, representing 6% of the housing stock. The range of rehabilitation needs can include anything from minor repairs to major structural replacements. It is estimated that nearly all of the units in need of rehabilitation can be repaired without replacement.

TABLE 7. AGE OF HOUSING STOCK AND ESTIMATED REHABILITATION NEEDS

	Net Number of Units	Percent of Total	Units Needing Rehab, Percent	Units Needing Rehab, Total	
Built 2014 or later	153	0%			
Built 2010 to 2013	45	0%			
Built 2000 to 2009	731	2%	0.50%	4	
Built 1990 to 1999	4,060	10%	1%	41	
Built 1980 to 1989	2,564	6%	3%	77	
Built 1970 to 1979	5,295	13%	5%	265	
Built 1960 to 1969	1,906	5%	10%	191	
Built 1950 to 1959	1,255	3%	20%	251	
Built 1940 to 1949	362	1%	30%	109	
Built 1939 or earlier	180	0%	30%	54	
	16,551	39%		990	Total Units Needing Rehab
				6%	Percentage of Total Units
			99.50%	985	Units that Can Be Repaired
			0.50%	5	Units that Must Be Replaced

Source: American Community Survey, 5-year estimates (2019), Town of Danville 2021

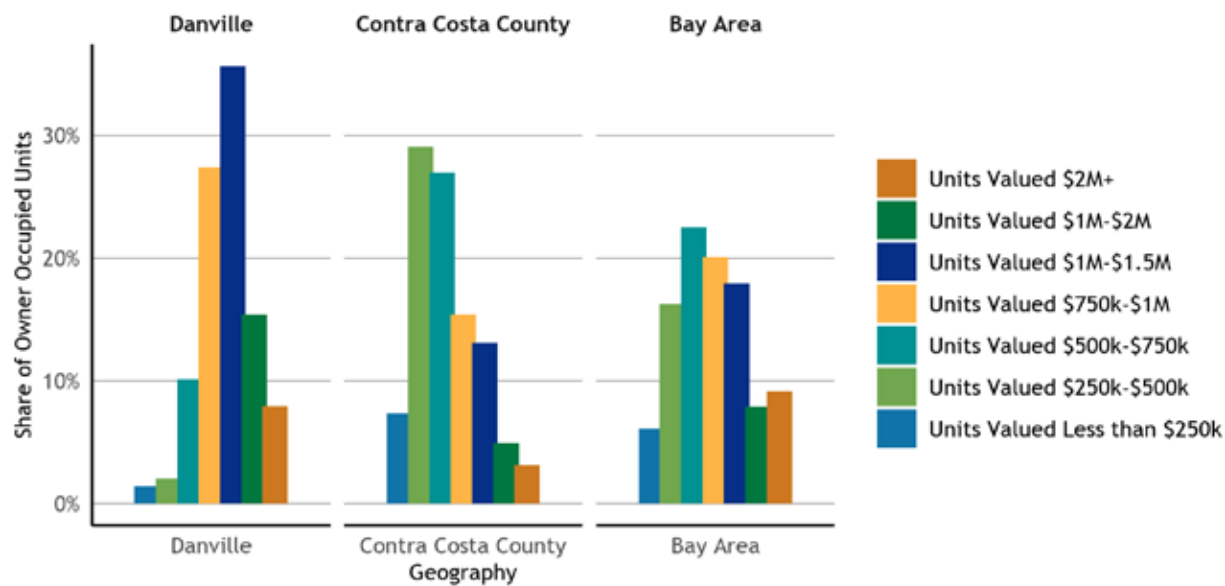
Home and Rent Values

Home prices reflect a complex mix of supply and demand factors, including an area's demographic profile, labor market, prevailing wages and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. The typical home value in Danville was estimated at \$1,943,170 by December of 2020, per data from Zillow. The largest proportion of homes were valued between \$1M-\$1.5M (see Figure 25). By comparison, the typical home value is \$772,410 in Contra Costa County and \$1,077,230 in the Bay Area, with the largest share of units valued \$250k-\$500k (county) and \$500k-\$750k (region).

The region's home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 128.2% in Danville from \$851,560 to \$1,943,170. This change is below the change in Contra Costa County, and below the change for the region (see Figure 26).

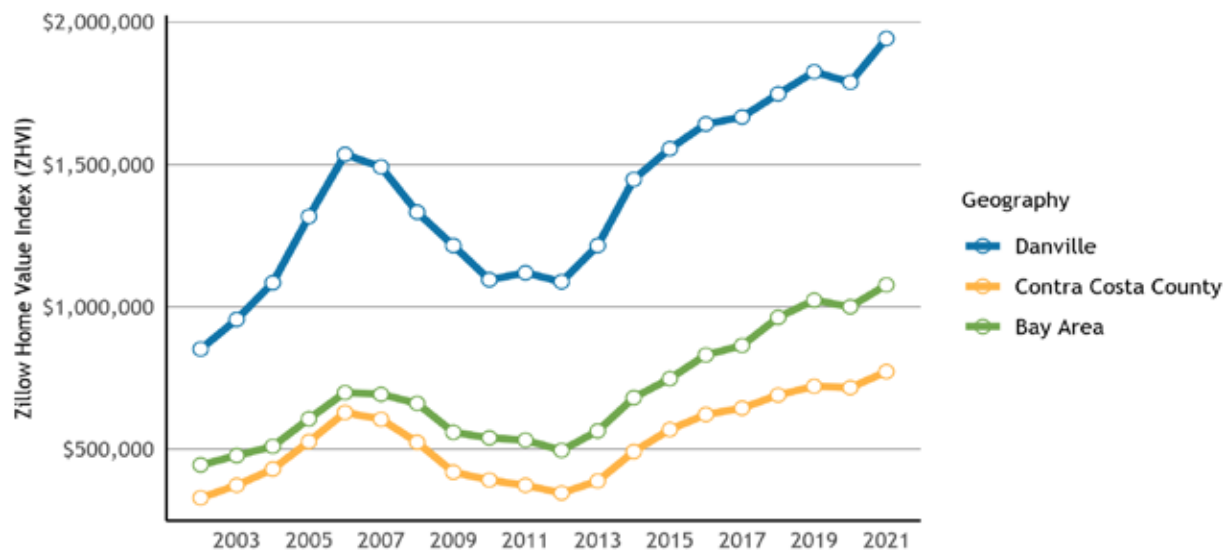


FIGURE 25. HOME VALUES OF OWNER-OCCUPIED UNITS



Universe: Owner-occupied units. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075. For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-07.

FIGURE 26. ZILLOW HOME VALUE INDEX (ZHVI)

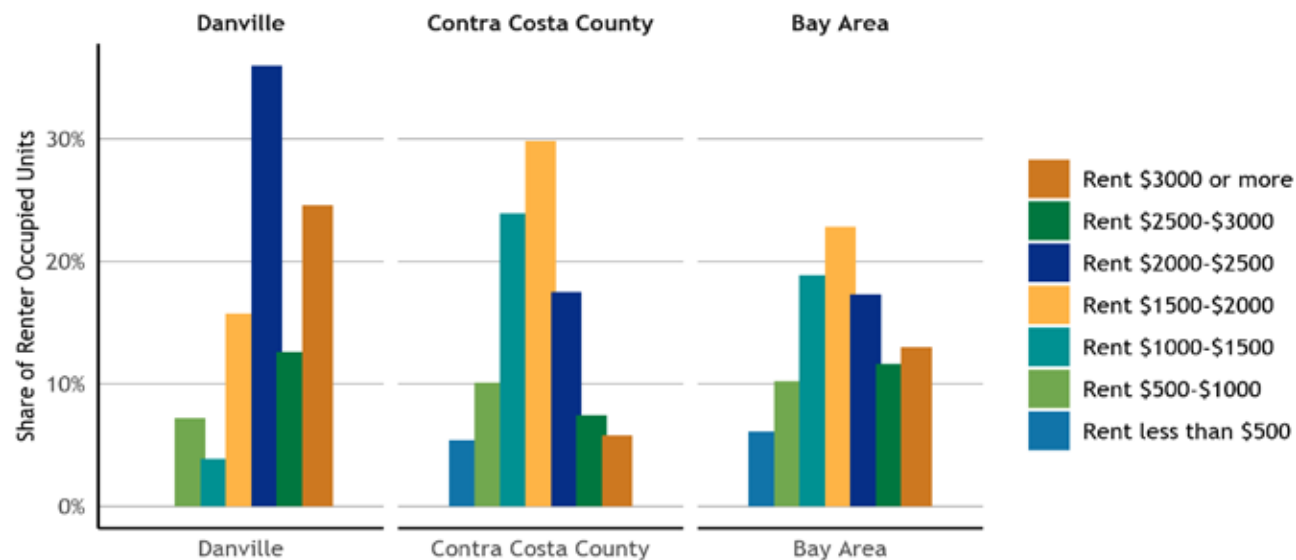


Universe: Owner-occupied housing units. Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series. For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts. Source: Zillow, Zillow Home Value Index (ZHVI). For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-08.

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

In Danville, the largest proportion of rental units rented in the *Rent \$2000-\$2500* category, totaling 36.0%, followed by 24.6% of units renting in the *Rent \$3000 or more* category (see Figure 27). Looking beyond the city, the largest share of units is in the *rent for \$1500-\$2000* category.

FIGURE 27. CONTRACT RENTS FOR RENTER-OCCUPIED UNITS

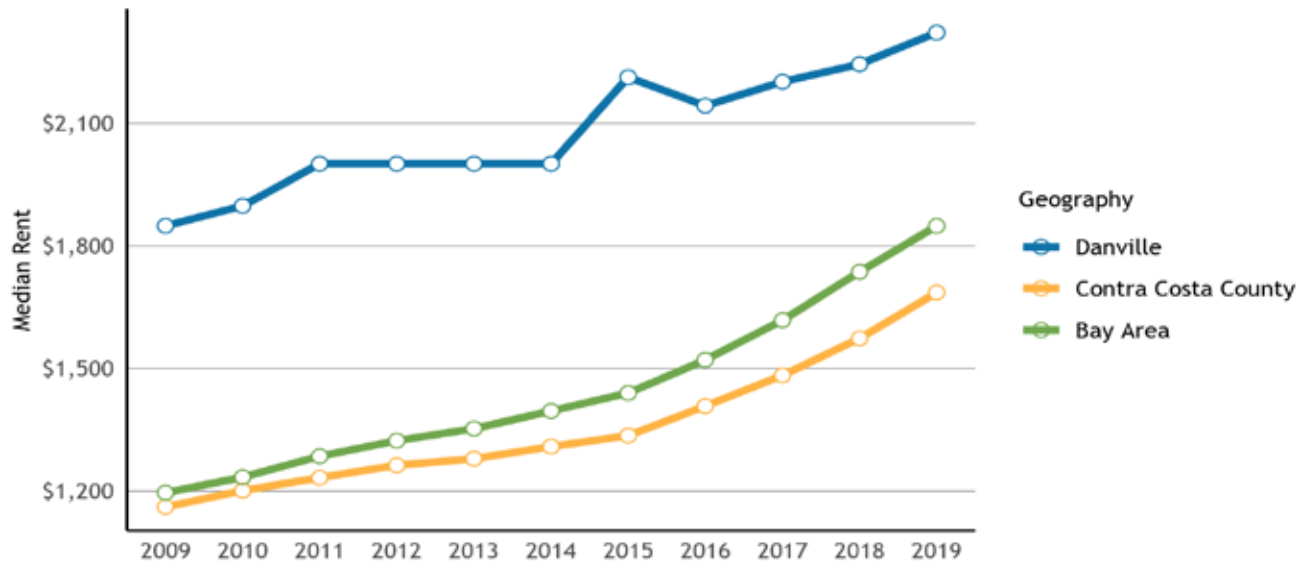


Universe: Renter-occupied housing units paying cash rent. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056. For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-09.



Since 2009, the median rent has increased by 25.6% in Danville, from \$2,000 to \$2,320 per month (see Figure 28). In Contra Costa County, the median rent has increased 28.8%, from \$1,300 to \$1,680. The median rent in the region has increased significantly during this time from \$1,200 to \$1,850, a 54% increase.²⁰

FIGURE 28. MEDIAN CONTRACT RENT



Universe: Renter-occupied housing units paying cash rent. Notes: For unincorporated areas, median is calculated using distribution in B25056.. Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year. For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-10.

²⁰ While the data on home values shown in Figure 24 comes from Zillow, Zillow does not have data on rent prices available for most Bay Area jurisdictions. To have a more comprehensive dataset on rental data for the region, the rent data in this document comes from the U.S. Census Bureau's American Community Survey, which may not fully reflect current rents. Local jurisdiction staff may want to supplement the data on rents with local realtor data or other sources for rent data that are more current than Census Bureau data.



Housing Affordability

The National Association of Homebuilders reports that California cities have some of the lowest homeowner affordability rates in the country, defined as the percentage of homes affordable to the median income family. Despite the high median incomes, especially in the Bay Area, many cannot afford the cost to purchase a home. The Oakland Metropolitan Division, of which Danville is a part, ranked 219th out of 233 metropolitan areas studied in the first quarter of 2021.

TABLE 8. HOUSING OPPORTUNITY INDEX, FIRST QUARTER 2021

	Homes: Affordable to Median Income Households	Median Family Income (1,000s)	Median Sales Price (1,000s)	National Affordability Rank
Los Angeles-Long Beach-Glendale, CA ^^^	11.6%	78.7	729	233
Salinas, CA	15.1%	80.9	725	232
San Francisco-Redwood City-South San Francisco, CA ^^^	17.4%	143.4	1,305	230
Anaheim-Santa Ana-Irvine, CA ^^^	18.2%	104.8	825	229
Napa, CA	22.1%	101.5	691	228
San Diego-Carlsbad, CA	22.4%	95.1	665	227
San Luis Obispo-Paso Robles-Arroyo Grande, CA	26.0%	97.8	675	226
Oxnard-Thousand Oaks-Ventura, CA	27.4%	98.8	650	225
Santa Cruz-Watsonville, CA	28.5%	111.9	850	224
Santa Maria-Santa Barbara, CA	28.8%	90.1	678	223
Stockton-Lodi, CA	29.6%	74.0	462	222
San Jose-Sunnyvale-Santa Clara, CA	29.9%	151.3	1,120	220
Oakland-Hayward-Berkeley, CA ^^^	31.2%	121.3	795	219

Notes: ^^^ Indicate Metropolitan Divisions. All others are Metropolitan Statistical Areas. Source: National Association of Homebuilders, 2021, <https://www.nahb.org/news-and-economics/housing-economics/indices/housing-opportunity-index>

Trulia – an online residential real estate site for homebuyers, sellers, renters and real estate professionals – provides statistics based on actual sales of housing by location. According to a study conducted by zip code in 2019, only a small percentage of homes of homes in Danville were affordable to the metropolitan median income of \$101,000. The following table contains data for the two primary zip codes.

TABLE 9. HOUSING AFFORDABILITY BY ZIP CODE

Zip Code	% of Homes Affordable to Metro Median Income	Median Home Value
94526	1.7%	\$1,165,984
94506	0.0%	\$1,295,626

Source: <https://www.trulia.com/research/affordable-neighborhoods/> for more information.

The high cost of housing means that people wanting to own a home in Danville must have significant incomes, even for the relatively less expensive condos.

The decreasing supply of affordable rental units is a countywide phenomenon; it can include Ellis Act evictions (where an owner of a rental property decides to leave the rental business) to owner move-in evictions. Until additional construction of rental units occurs, the combination of strong demand and low vacancies will contribute to an increasingly severe shortage of rental units and a decrease in their affordability.

The following table illustrates the affordable rents associated with each income category. In the case of an extremely low-income household of two people (for example, a single parent with a child), the annual income of \$32,900 translates to a full-time job paying \$15.82 per hour. In this scenario, the maximum rent they could afford would be about \$925 per month – far below average rents in the area, even for studios. According to statistics on RentCafe.com, an online data aggregator, the average rent for an apartment is \$2,462 as of June 2021, an increase of 5% from the previous year. A household has to earn at least \$98,480 to afford the average rent.

TABLE 10. AFFORDABLE RENTS FOR TWO- AND THREE-PERSON HOUSEHOLDS

Income Category	Percent of Median	Income Limit (2Person Household)	2-Person Affordable Rent	Income Limit (3Person Household)	3Person Affordable Rent
Extremely Low-Income	30%	\$32,900	\$823	\$37,000	\$925
Very Low-Income	50%	\$54,800	\$1,370	\$61,650	\$1,541
Low-Income	80%	\$87,700	\$2,193	\$98,650	\$2,466
Median-Income	100%	\$100,500	\$2,513	\$113,050	\$2,826
Moderate-Income	120%	\$120,550	\$3,014	\$135,650	\$3,391

Notes: Affordable rents are calculated based on 30% of annual income divided by 12 months. Source: State Department of Housing and Community Development and Town of Danville, 2021

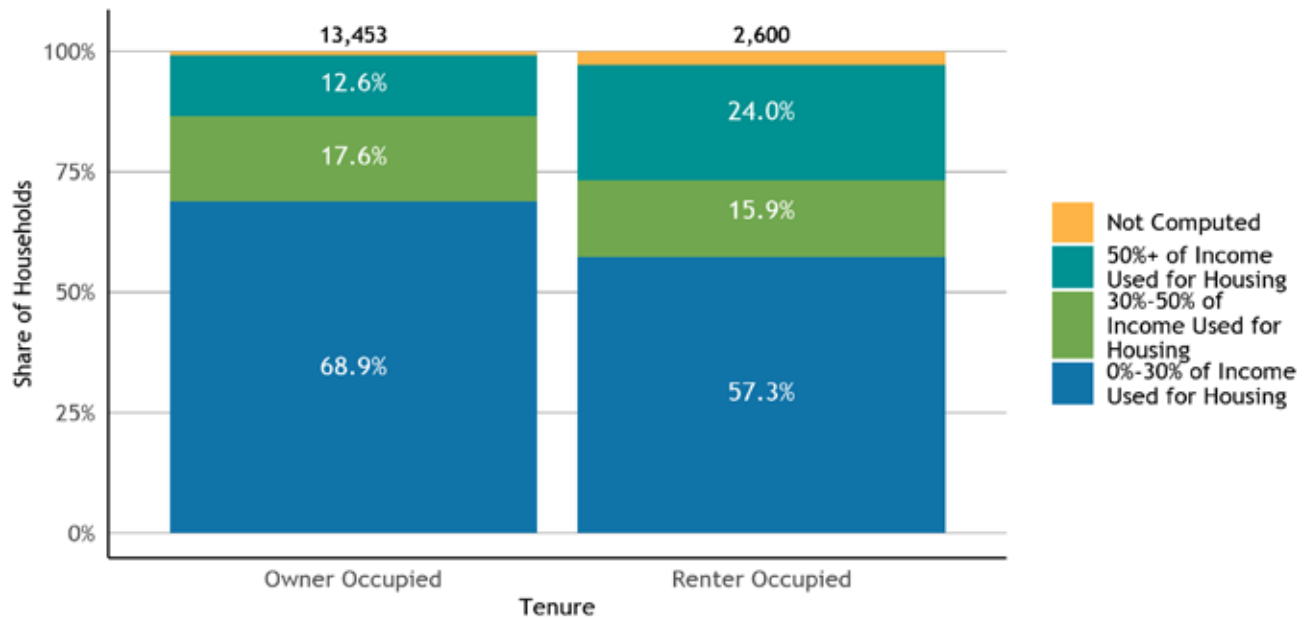
Extremely low-income households need significant subsidies in order to afford housing in the community. Through its Section 8 and other housing programs, HUD provides rental housing assistance to lower-income households. According to the Department of Housing and Community Development’s data from the AFFH viewer eleven (11) households in Danville currently receive Section 8 rental assistance, in the form of Housing Choice Vouchers. However, given that there are approximately 890 extremely low-income households in Danville, a small fraction of the ELI households are receiving federal support, and the need for additional subsidies is substantial.

Overpayment and Overcrowding

A household is considered “cost-burdened” if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered “severely cost-burdened.” Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.



FIGURE 29. COST BURDEN BY TENURE



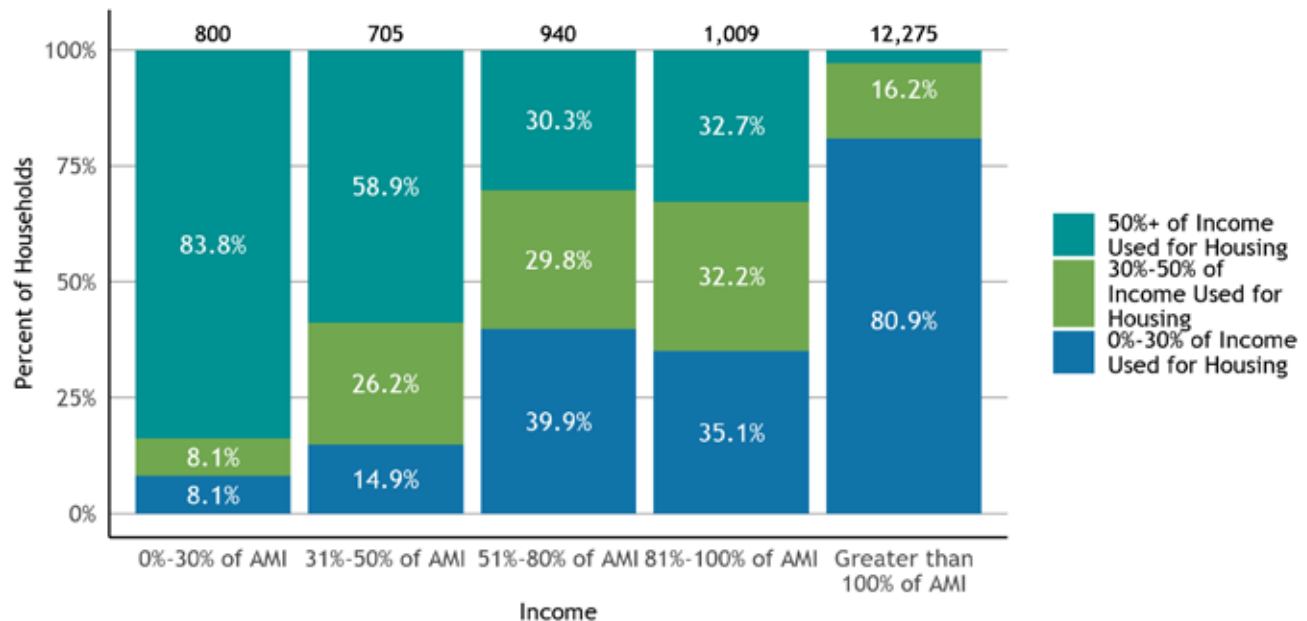
Universe: Occupied housing units. Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091. For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-06.

Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Danville, 15.9% of renters spend 30% to 50% of their income on housing compared to 17.6% of those that own (see Figure 29). Additionally, 24.0% of renters spend 50% or more of their income on housing, while 12.6% of owners are severely cost-burdened.

In Danville, 13.1% of households spend 50% or more of their income on housing, while 18.1% spend 30% to 50%. However, these rates vary greatly across income categories (see Figure 30). For example, 83.8% of Danville households earning extremely low incomes spend the majority of their income on housing. For Danville residents making more than 100% of AMI, just 2.9% are severely cost-burdened, and 80.9% of those making more than 100% of AMI spend less than 30% of their income on housing.



FIGURE 30. COST BURDEN BY INCOME LEVEL



Universe: Occupied housing units. Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release. For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-05.

Cost burden by tenure and income category reveals the extent to which lower income groups, especially renters, pay too much for housing costs. The table below provides data on extremely low-, very-low, and low-income households compared with higher income groups. Both extremely low-income renters and owners have high rates of cost burden, as do other lower income groups. However, overall, owners are much less impacted by cost burdens than renters: in total, 30% of owners have a cost burden of more than 30%, and only 12% have burdens over 50%. In contrast, 37% of all renters have a cost burden of more than 30%, and 21% have a severe cost burden of over 50%. In numerical terms, although renters account for about 16% of all households, they represent more than 20% of cost-burdened households.



TABLE 11. COST BURDEN BY TENURE AND INCOME

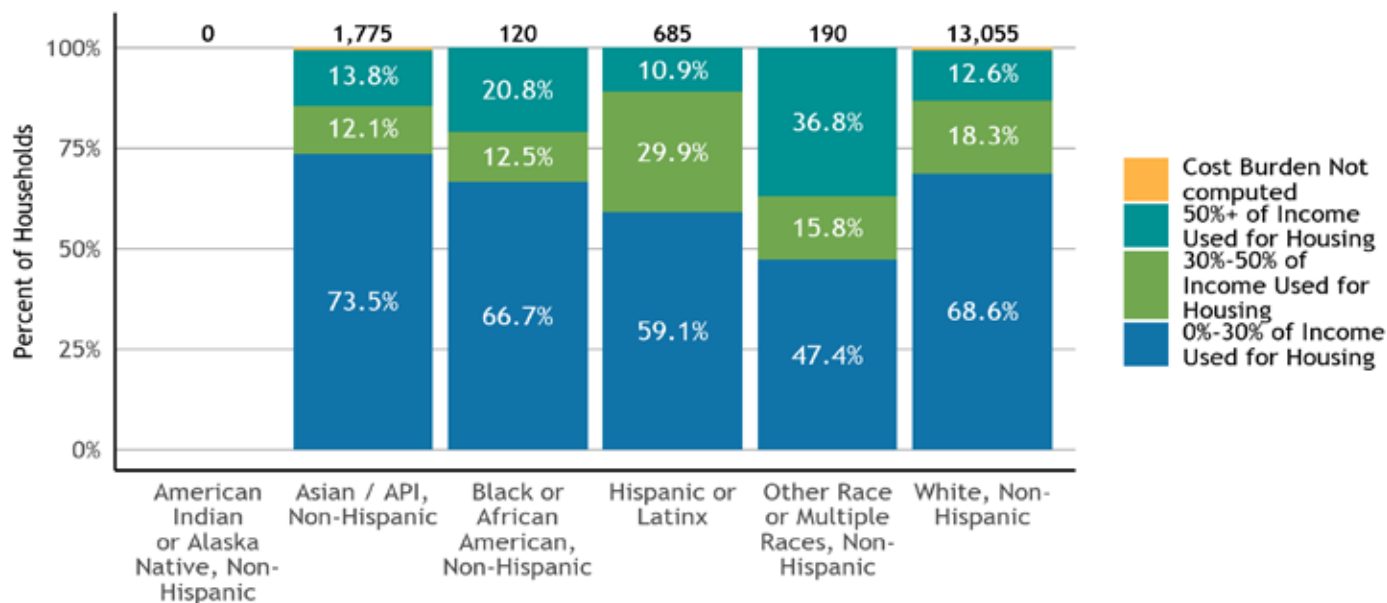
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Renters Only			
Household Income <= 30% HAMFI	430	415	460
Household Income >30% to <=50% HAMFI	120	105	160
Household Income >50% to <=80% HAMFI	95	10	95
Household Income >80% to <=100% HAMFI	110	20	245
Household Income >100% HAMFI	205	0	1,635
Total	960	550	2,600
Owners Only			
Household Income <= 30% HAMFI	685	600	815
Household Income >30% to <=50% HAMFI	510	290	730
Household Income >50% to <=80% HAMFI	490	360	760
Household Income >80% to <=100% HAMFI	525	180	1,020
Household Income >100% HAMFI	1,790	230	10,125
Total	4,000	1,660	13,455

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

Hispanic or Latinx residents are the most cost burdened with 29.9% spending 30% to 50% of their income on housing, and *Other Race or Multiple Races, Non-Hispanic* residents are the most severely cost burdened with 36.8% spending more than 50% of their income on housing (see Figure 31).



FIGURE 31. COST BURDEN BY RACE



Universe: Occupied housing units. Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.. Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release. For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-08.

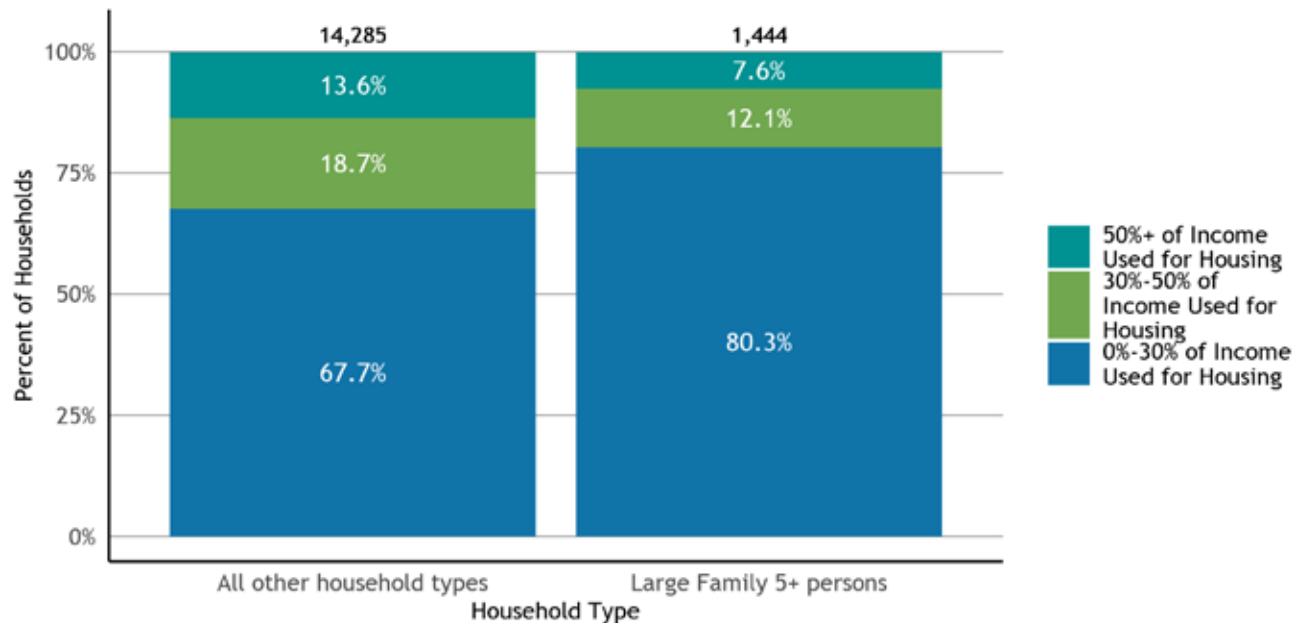
Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

In Danville, 12.1% of large family households experience a cost burden of 30% to 50%, while 7.6% of households spend more than half of their income on housing. Some 18.7% of all other households have a cost burden of 30% to 50%, with 13.6% of households spending more than 50% of their income on housing (see Figure 32).

When looking at tenure, there are no lower income large households, so none have a cost burden, according to CHAS special tabulations from 2022. In fact, there are only 110 large renter households in Danville, all of which are moderate and above income. About 18% of those households have a cost burden above 30%, but none have a cost burden about 50%. Conversely, there are 50 extremely low-income owner households, all of whom have cost burdens above 50%. While there are no very low-income owner households, there are four low-income households who own their housing, but none of them have cost burdens. Lastly, there are 1,165 moderate and above moderate-income owner households, of which 24.0% have a cost burn above 30%, and just 3.7% have a cost burden above 50%.



FIGURE 32. COST BURDEN BY HOUSEHOLD SIZE

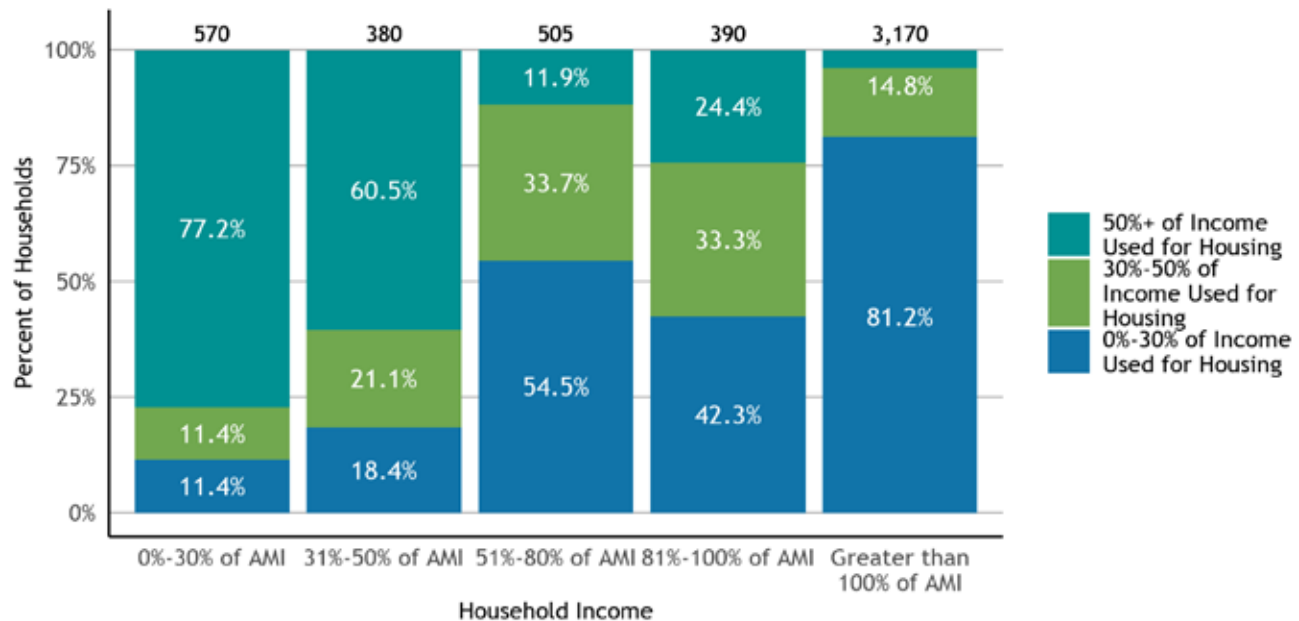


Universe: Occupied housing units. Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release. For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-09.

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. 77.2% of seniors making less than 30% of AMI are spending the majority of their income on housing. For seniors making more than 100% of AMI, 81.2% are not cost-burdened and spend less than 30% of their income on housing (see Figure 33).



FIGURE 33. COST-BURDENED SENIOR HOUSEHOLDS BY INCOME LEVEL



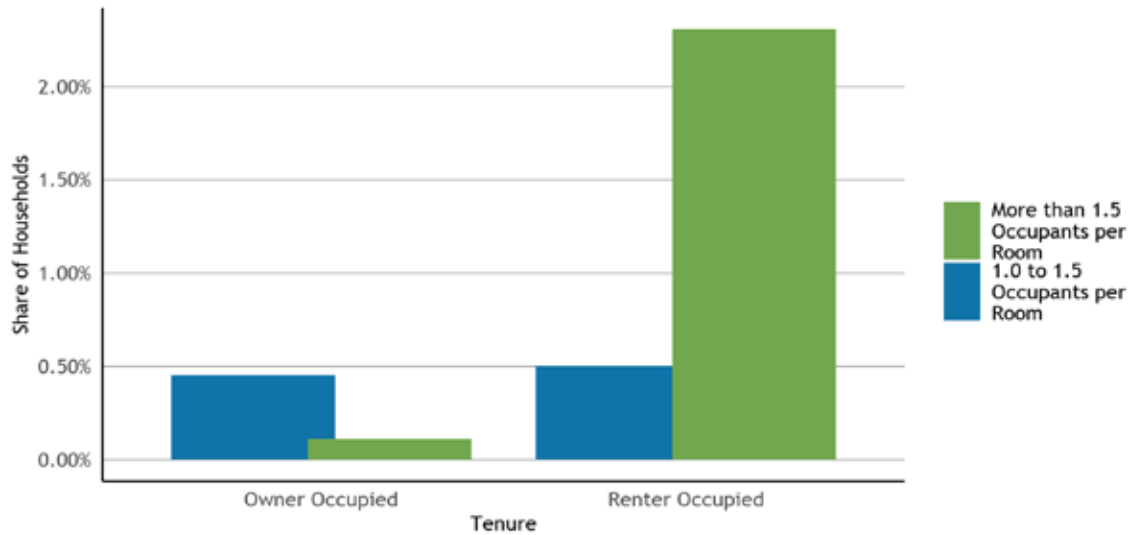
Universe: Senior households. Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-03.

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In Danville, 2.3% of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 0.1% of households that own (see Figure 34). In Danville, 0.5% of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 0.5% for those who own.



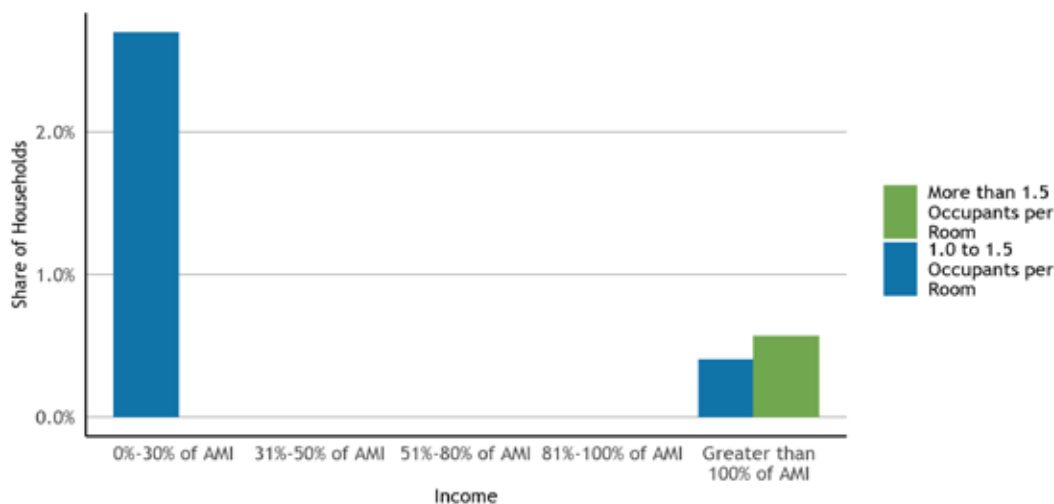
FIGURE 34. OVERCROWDING BY TENURE AND SEVERITY



Universe: Occupied housing units. Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release. For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-01.

Overcrowding often disproportionately impacts low-income households. 0.0% of very low-income households (below 50% AMI) experience severe overcrowding, while 0.6% of households above 100% experience this level of overcrowding (see Figure 35).

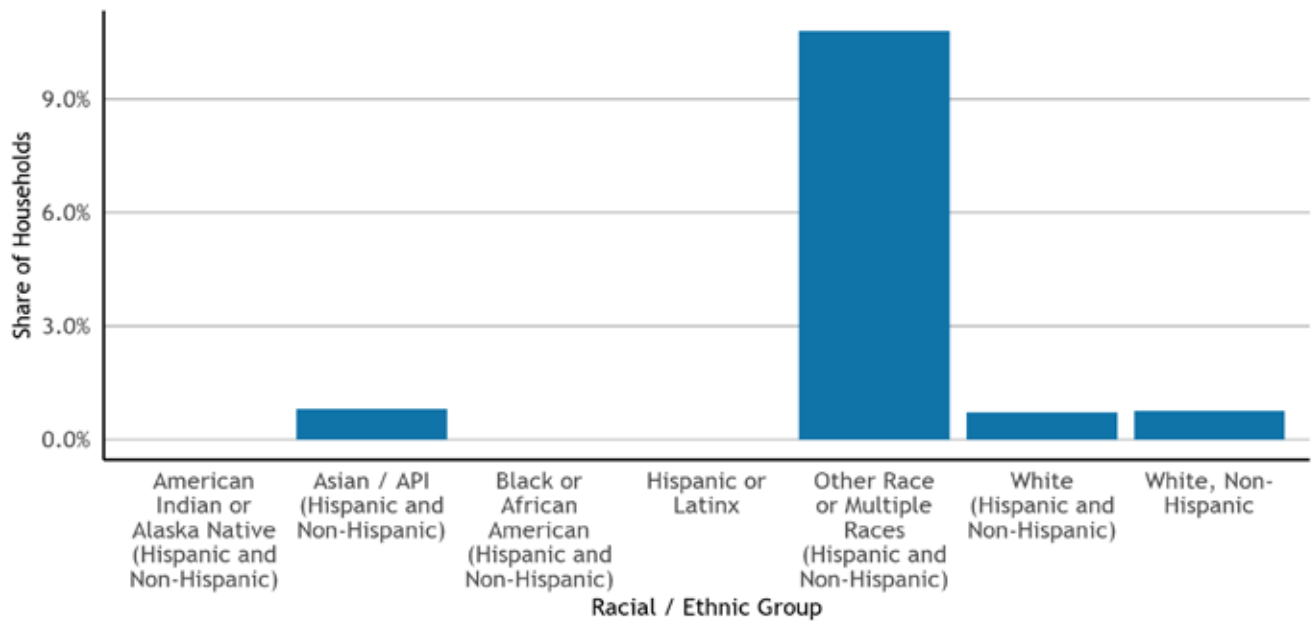
FIGURE 35. OVERCROWDING BY INCOME LEVEL AND SEVERITY



Universe: Occupied housing units. Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.. Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release. For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-04.

Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Danville, the racial group with the largest overcrowding rate is Other Race or Multiple Races (Hispanic and Non-Hispanic) (see Figure 36).

FIGURE 36. OVERCROWDING BY RACE



Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled “Hispanic and Non-Hispanic” are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014. For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-03.



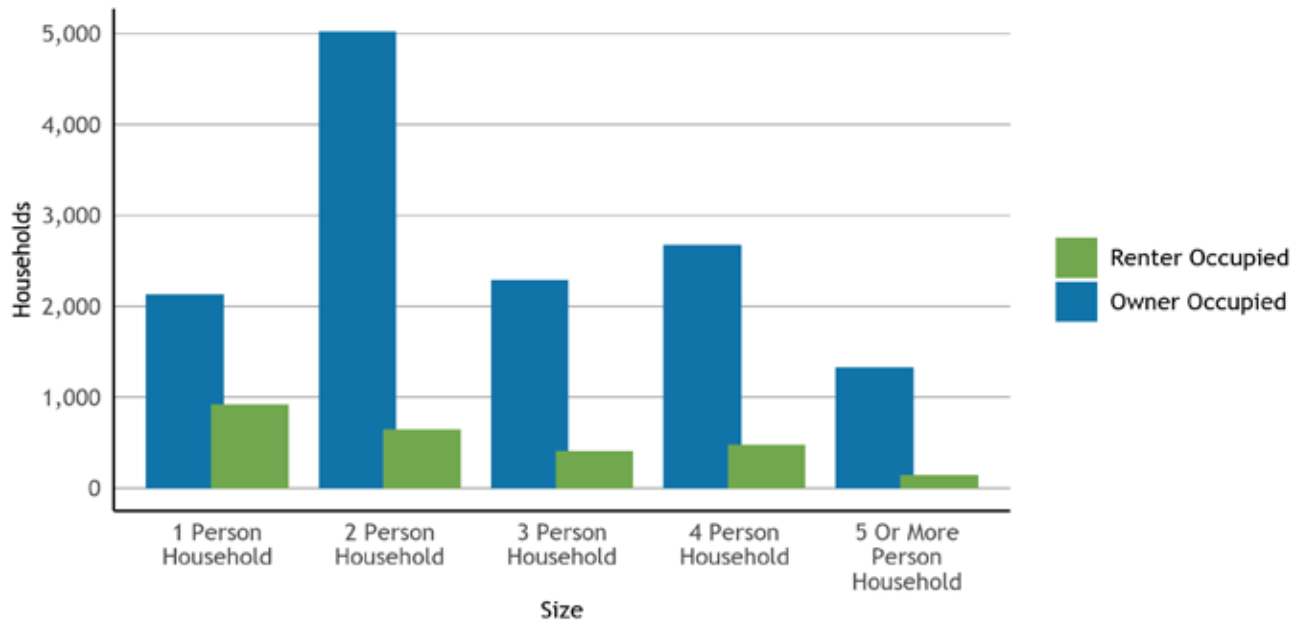


6. Special Housing Needs

Large Households

Large households often have different housing needs than smaller households. If a city’s rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In Danville, for large households with 5 or more persons, most units (89.9%) are owner occupied (see Figure 37). In 2017, 4.2% of large households were very low-income, earning less than 50% of the area median income (AMI).

FIGURE 37. HOUSEHOLD SIZE BY TENURE



Universe: Occupied housing units. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009. For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-01.



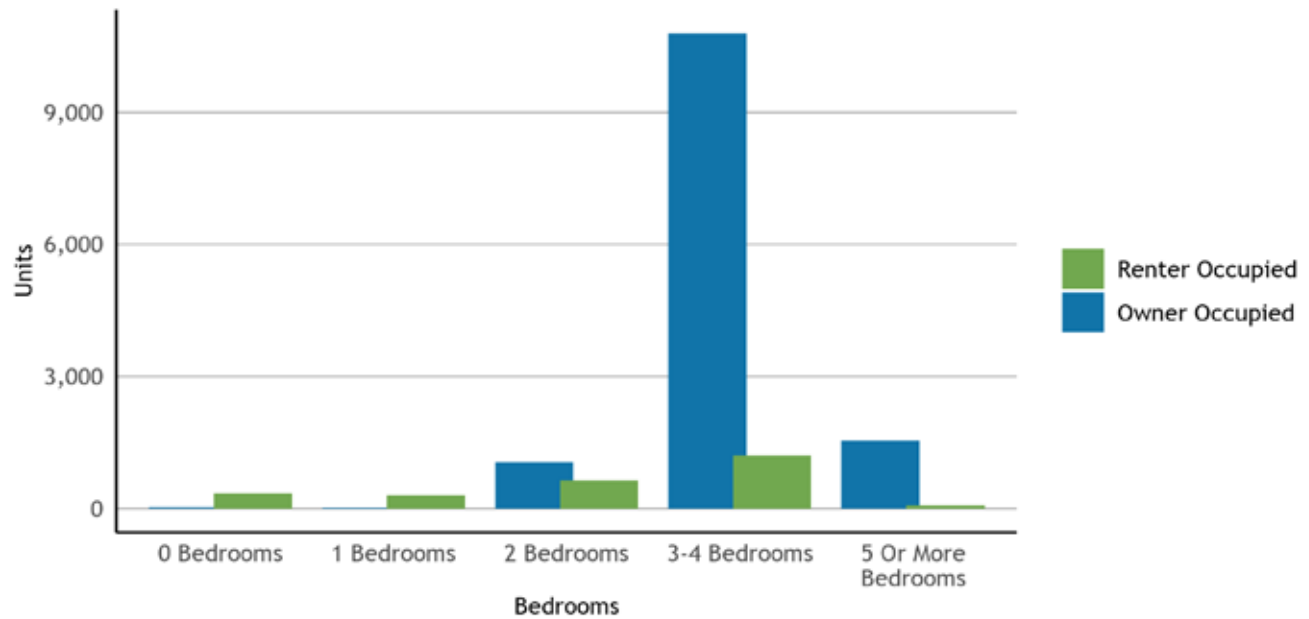
The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with 3 or more bedrooms, of which there are 13,635 units in Danville. Among these large units with 3 or more bedrooms, 9.5% are owner-occupied and 90.5% are renter occupied (see Figure 38). However, the vast majority of larger units are owner-occupied and are likely not affordable to lower-income households. There are only 81 renter units in Danville that have 5 or more bedrooms. Further, Figure 32: Cost Burden by Household Size indicates that about 20% of large households are cost burdened, demonstrating a need for more affordable housing for this special needs group.

	Renter-Occupied				Owner-Occupied				Total Households
	Elderly Household	Small Household	Large Household	Total	Elderly Household	Small Household	Large Household	Total	
Extremely Low Income (<30% MFI)	365	80	0	460	465	160	50	815	1,275
With any housing problem	90.4%	100.0%	--	92.4%	82.8%	87.5%	100.0%	84.0%	87.1%
Cost burden >30%	87.7%	100.0%	--	93.5%	81.7%	87.5%	100.0%	84.0%	87.5%
Cost burden >50%	83.6%	100.0%	--	90.2%	63.4%	87.5%	100.0%	73.6%	79.6%
Very Low Income (30-50% MFI)	110	15	0	160	485	170	0	730	890
With any housing problem	77.3%	100.0%	--	75.0%	63.9%	85.3%	--	70.5%	71.3%
Cost burden >30%	77.3%	100.0%	--	75.0%	71.1%	85.3%	--	69.9%	70.8%
Cost burden >50%	63.6%	100.0%	--	65.6%	39.2%	76.5%	--	39.7%	44.4%
Low Income (50-80% MFI)	45	30	0	95	410	260	4	760	855
With any housing problem	100.0%	100.0%	--	100.0%	64.6%	63.5%	0.0%	65.1%	69.0%
Cost burden >30%	100.0%	100.0%	--	100.0%	63.4%	61.5%	0.0%	64.5%	68.4%
Cost burden >50%	22.2%	0.0%	--	10.5%	34.1%	57.7%	0.0%	47.4%	43.3%
Moderate and Above Moderate Income (>80% MFI)	445	1020	110	1880	3175	6,125	1,165	11,145	13,025
With any housing problem	60.7%	13.2%	31.8%	25.0%	19.2%	18.9%	25.3%	21.2%	21.8%
Cost burden >30%	34.8%	10.8%	18.2%	16.8%	19.1%	18.9%	24.0%	20.8%	20.2%
Cost burden >50%	0.0%	2.0%	0.0%	1.1%	4.3%	3.5%	5.2%	3.7%	3.3%
All Households	965	1145	110	2600	4535	6715	1219	13455	16055
With any housing problem	75.6%	22.7%	31.8%	42.9%	34.6%	23.9%	28.3%	30.1%	32.2%
Cost burden >30%	62.7%	20.5%	18.2%	36.9%	35.1%	23.8%	27.1%	29.7%	30.9%
Cost burden >50%	39.9%	10.0%	0.0%	21.2%	16.8%	9.5%	9.0%	12.3%	13.8%

	Large Households (Renter)	Large Households (Owner)	Large Households (Total)
Extremely Low Income (<30% MFI)	0	50	50
With any housing problem	0	50	50
Cost burden >30%	0	50	50
Cost burden >50%	0	50	50
Very Low Income (30-50% MFI)	0	0	0
With any housing problem	0	0	0
Cost burden >30%	0	0	0
Cost burden >50%	0	0	0
Low Income (50-80% MFI)	0	4	4
With any housing problem	0	0	0
Cost burden >30%	0	0	0
Cost burden >50%	0	0	0
Moderate and Above Moderate Income (>80% MFI)	110	1165	1275
With any housing problem	35	295	330
Cost burden >30%	20	280	300
Cost burden >50%	0	60	60
All Households	110	1219	1329
With any housing problem	35	345	380
Cost burden >30%	20	330	350
Cost burden >50%	0	110	110



FIGURE 38. HOUSING UNITS BY NUMBER OF BEDROOMS



Universe: Housing units. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-05.

Resources for Large Households

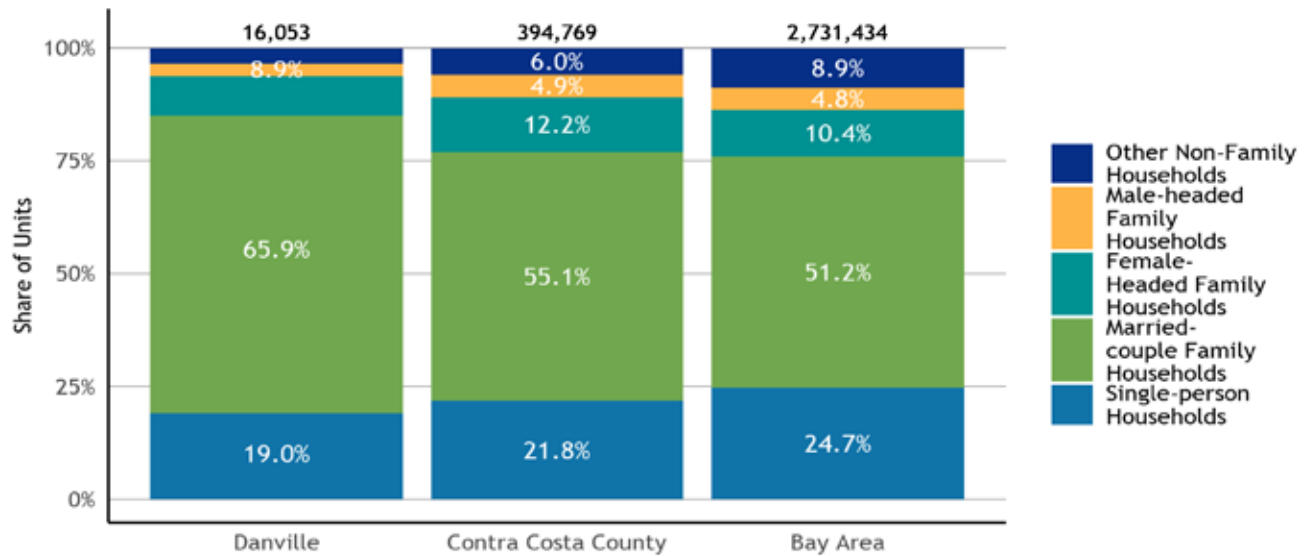
Finding rental housing with more than two bedrooms is a typical problem for large families, particularly renters with lower income levels. Of the 13,635 housing units in Danville with three or more bedrooms, only 9.5% (1,292) were occupied by renters. Due to the limited supply of adequately sized rental units and affordable homeownership opportunities to accommodate large-family households, large families face additional difficulty in locating housing that is adequately sized and affordably priced. While Danville has a large proportion of housing units with three or more bedrooms, the issue is with mismatch between availability and affordability. The Housing Choice Voucher is a program that can assist very lower income large renter-households in accessing adequately sized housing. In addition, the Town continues to seek ways to encourage developers of housing to provide larger units for lower-income households that need them.



Female-Headed Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. In Danville, the largest proportion of households is *Married-couple Family Households* at 65.9% of total, while *Female-Headed Households* make up 8.9% of all households.

FIGURE 39. HOUSEHOLD TYPE

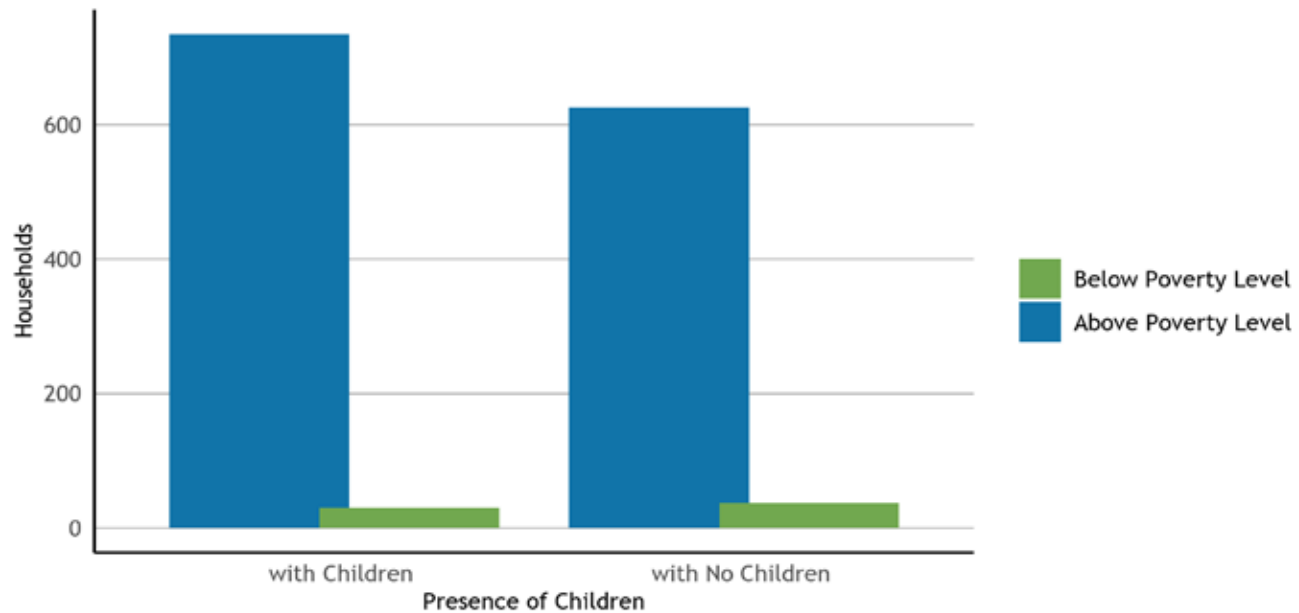


Universe: Households. Notes: For data from the Census Bureau, a "family household" is a household where two or more people are related by birth, marriage, or adoption. "Non-family households" are households of one person living alone, as well as households where none of the people are related to each other. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-23.

Single-parent families, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female-headed families with children are considered a vulnerable group because they must balance the needs of their children with work responsibilities, often while earning limited incomes. Many single female heads of households live well below the poverty level. In Danville, 3.9% of female-headed households with children fall below the Federal Poverty Line, while 5.6% of female-headed households *without* children live in poverty (see Figure 40).



FIGURE 40. FEMALE-HEADED HOUSEHOLDS BY POVERTY STATUS



Universe: Female Households Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012. For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-05.

Resources for Single Parent Households

Female-headed households need affordable housing in areas suitable for child-rearing and with access to transit networks, schools and parks, and daily services. The Town will be looking at developing a policy for affirmative marketing to lower income special needs groups, which may involve a preference system for below market rate (BMR) units. The Housing Choice Voucher (HCV) program also benefits female-headed households.

Seniors

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility.

Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make *Greater than 100% of AMI*, while the largest proportion of senior households who are homeowners falls in the income group *Greater than 100% of AMI* (see Figure 41).

According to the US Department of Housing and Urban Development CHAS tabulations, of the approximately 16,053 households in Danville, 5,015 or 31.2% are senior households. While the vast majority earn incomes greater than 100% of median income, a significant percentage earns lower incomes. Approximately 1,455 senior households earn incomes less than 80% of median, or about 29%. While 85% are homeowners, 15% are renters (750 households).

Cost burden is prevalent amongst elderly households, especially those earning lower incomes. For example, although extremely low-income senior households represent just 11.4% of total senior households, they represent more than 27% of senior households with a cost burden. Of all senior households, 915 (18.3%) are cost burdened, and 18.9% (950) are severely cost burdened.

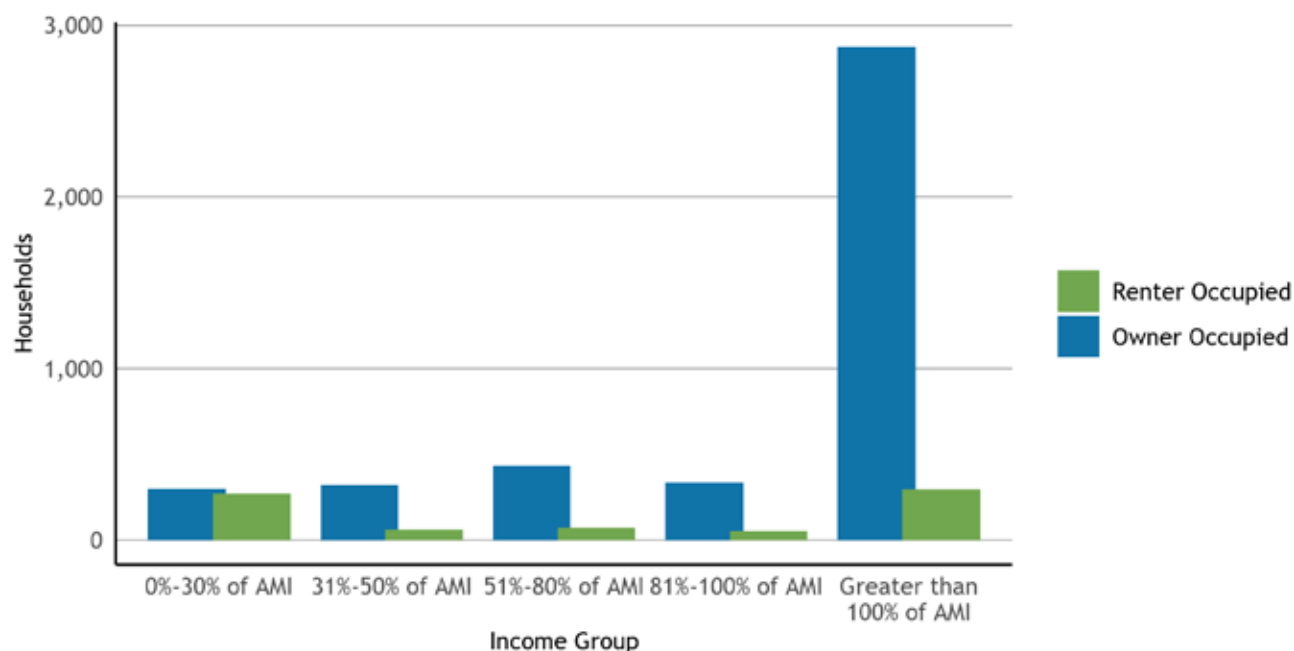
Aside from cost burden problems faced by seniors due to their relatively fixed incomes, many seniors are faced with various disabilities. Among all disabilities, the most common were ambulatory disabilities (15%), independent living disabilities (11.4%), and hearing disabilities (9.4%).

Resources for Seniors

As noted previously, there is only one affordable senior development in Danville: Sycamore Place, a 74-unit senior development (73 affordable units), was developed by BRIDGE Housing and was primarily funded through the Low-Income Housing Tax Credit program. Although the tax credit affordability restrictions end in 2057, the risk level is considered low because the project is owned by a nonprofit developer whose mission it is to create and conserve housing affordable to lower income households.

Housing resources available for seniors also include residential care facilities for the elderly (RCFE). Residential facilities such as assisted living or board and care facilities are non-medical facilities that provide a level of care that includes assistance with activities of daily living. RCFEs provide room, board, housekeeping, supervision, and personal care assistance with basic activities like personal hygiene, dressing, eating, and walking for persons 60 years and older. According to the State Department of Social Services (CDSS), Danville has 511 beds in 21 licensed RCFEs.

FIGURE 41. SENIOR HOUSEHOLDS BY INCOME AND TENURE



Universe: Senior households. Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release. For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-01.

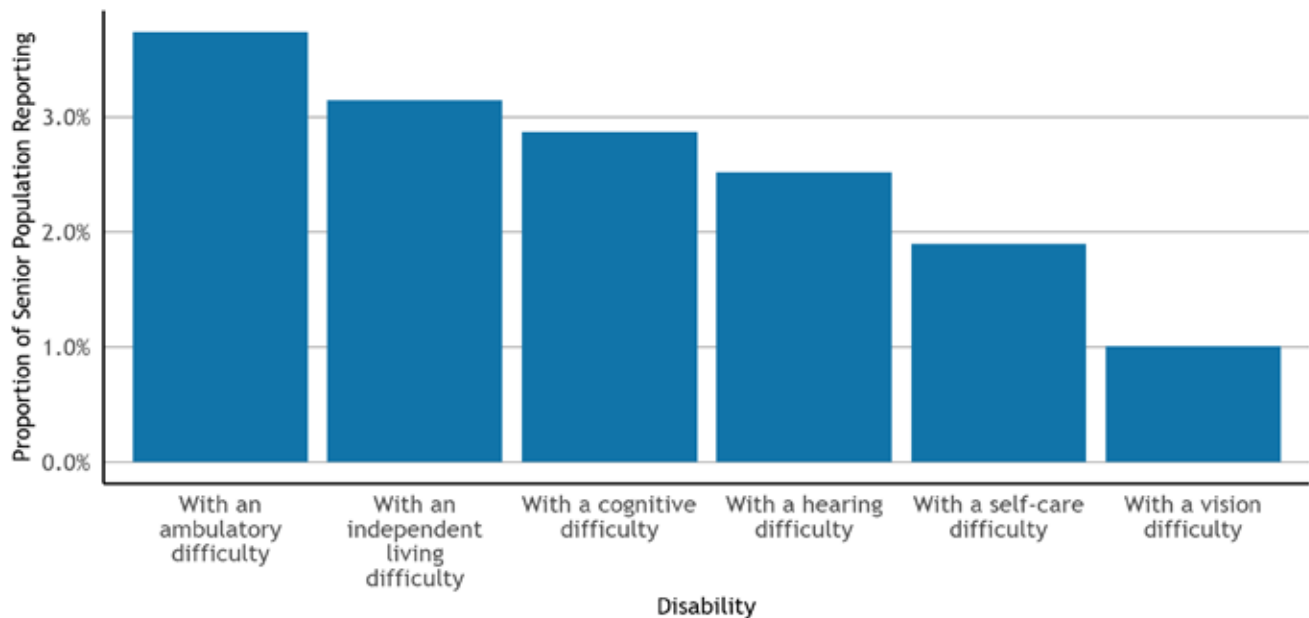
People with Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care.

In Danville and elsewhere, persons with disabilities have a wide range of different housing needs, which vary depending on the type and severity of the disability as well as personal preference and lifestyle. Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. "Barrier-free design" housing, accessibility modifications, proximity to services and transit, and group living opportunities represent some of the types of considerations and accommodations that are important in serving this group. Also, some residents suffer from disabilities that require living in a supportive or institutional setting.

Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers. Figure 42 shows the rates at which different disabilities are present among residents of Danville. Overall, 7.9% of people in Danville disability of any kind..²¹

FIGURE 42. DISABILITY BY TYPE



Universe: Civilian noninstitutionalized population 18 years and over. Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs. Self-care difficulty: has difficulty dressing or bathing. Independent living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107. For the data table behind this figure, please refer to the Data Packet Workbook, Table DISAB-01.

²¹ These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.

In Danville, of the population with a developmental disability, children under the age of 18 make up 49.2%, while adults account for 50.8%.

TABLE 12. POPULATION WITH DEVELOPMENTAL DISABILITIES BY AGE

Age Group	Number
Age 18+	100
Age Under 18	97

Universe: Population with developmental disabilities Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction. Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020). This table is included in the Data Packet Workbook as Table DISAB-04.

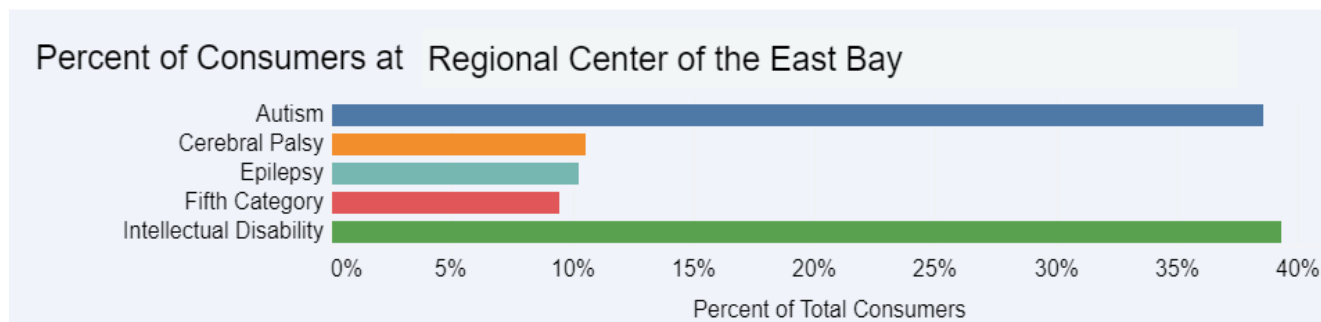
Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 329,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Regional Center of the East Bay (RCEB) provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. According to the RCEB website, as of December 2020 19,947 consumers were served, of which 67% are male and 33% are female. The average per capita expenditures for all ages is \$19,439. See <https://www.dds.ca.gov/rc/dashboard/overview/>.



The following figure shows the percentage of consumers at RCEB by disability:

FIGURE 43. EAST BAY REGIONAL CENTER CONSUMERS BY DISABILITY TYPE



Notes: 1) Data includes Early Start consumers. 2) Consumers with multiple diagnoses are included in each applicable diagnosis category. 3) "Fifth Category" is defined as consumers who have disabling conditions closely related to Intellectual Disability or requiring treatment similar to that required by a person with Intellectual Disability. Source: Regional Center of the East Bay, <https://www.dds.ca.gov/rc/dashboard/purchase-of-service-report/diagnosis/>, 2021

The most common living arrangement for individuals with disabilities in Danville is the home of parent/family / guardian.

TABLE 13. POPULATION WITH DEVELOPMENTAL DISABILITIES BY RESIDENCE

Residence Type	Number
Home of Parent /Family /Guardian	178
Foster /Family Home	5
Community Care Facility	5
Independent /Supported Living	5
Other	0
Intermediate Care Facility	0

Universe: Population with developmental disabilities. Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction. Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020). This table is included in the Data Packet Workbook as Table DISAB-05.

Resources for Persons with Disabilities

In addition to services provided by the Regional Center, there are other resources for people with disabilities. For example, housing for people with HIV/AIDS (Human Immunodeficiency Virus/Acquired Immune Deficiency Syndrome) is provided within the greater Contra Costa County area by the non-profit agency Shelter, Inc. Transportation service for persons with disabilities is available through the County Connection Link, operated by the Central Contra Costa Transit Authority. The County Connection LINK paratransit service provides door-to-door and dial-a-ride services to individuals whose disabilities prevent them from using lift-equipped public transit. The special service operates at similar times and in similar areas as existing non-commute (off-peak), fixed-route transit.

Independent Living Resource, an area non-profit organization, provides information, referral, attendant referral, advocacy, housing assistance and peer counseling to persons with disabilities. Independent Living Resource's programs and services aim to maintain or increase access to services, benefits, and other social services and the organization advises clients regarding their rights as individuals with disabilities. Housing referral services are also provided to clients by maintaining a registry of accessible, adaptable, affordable apartments and houses. Housing resources for persons with disabilities include a number of state-licensed facilities, including 21 Residential Care Facilities for the Elderly (RCFEs) providing a total of 511 beds (as described above).

For persons with developmental disabilities, services are typically provided by both public and private agencies. State and Federal legislation regulate the accessibility and adaptability of new or rehabilitated multifamily apartment complexes to ensure accommodate for individuals with limited physical mobility. Housing options for persons with developmental disabilities include various community care facilities and group homes, depending on the level of care needed. Many individuals continue to live with parents.

Extremely Low Income (ELI) Households

Extremely low income households are considered households earning 30% or less than the area median income (AMI). Extremely low income households are more likely to experience housing problems and cost burden. There are approximately 535 ELI owner-households, representing 4% of owners throughout the Town, and 355 ELI renter-households, representing 2.7% of renters. A larger proportion of ELI renter-households experience cost burden compared to ELI owner-households, 94% to 84%, respectively. However, both are substantially higher than each tenure group as a whole. About 37% of renter households and 30% of owner households have cost burdens above 30%. It is relevant to note that high rates of housing problems and cost burden are not isolated to extremely low income households alone. For example, 100% of renter households earning low incomes are cost burdened.

Overall, 5.6% of households are ELI households. In comparison, 12.3% of households countywide are in the extremely low income category. While White households make up the bulk of the households earning extremely low incomes, many households of color also earn extremely low incomes. For example, Asian/Pacific Islander households make up 10.7% of extremely low income households in Danville. Racial/ethnic, income, and housing problem demographics are further described in Appendix D, Affirmatively Furthering Fair Housing, of this Housing Element.

Resources for ELI Households

The Town offers services to the community that benefit all economic segments of the community, including extremely low income households. the Danville Parks, Recreation and Arts Strategic Plan Update establishes a long-range vision and course of action for creating and sustaining a high quality, interconnected system of parks, recreation and arts facilities, services and programs, many of which are free or of low cost. In addition, the following housing developments in Danville contain affordable units:

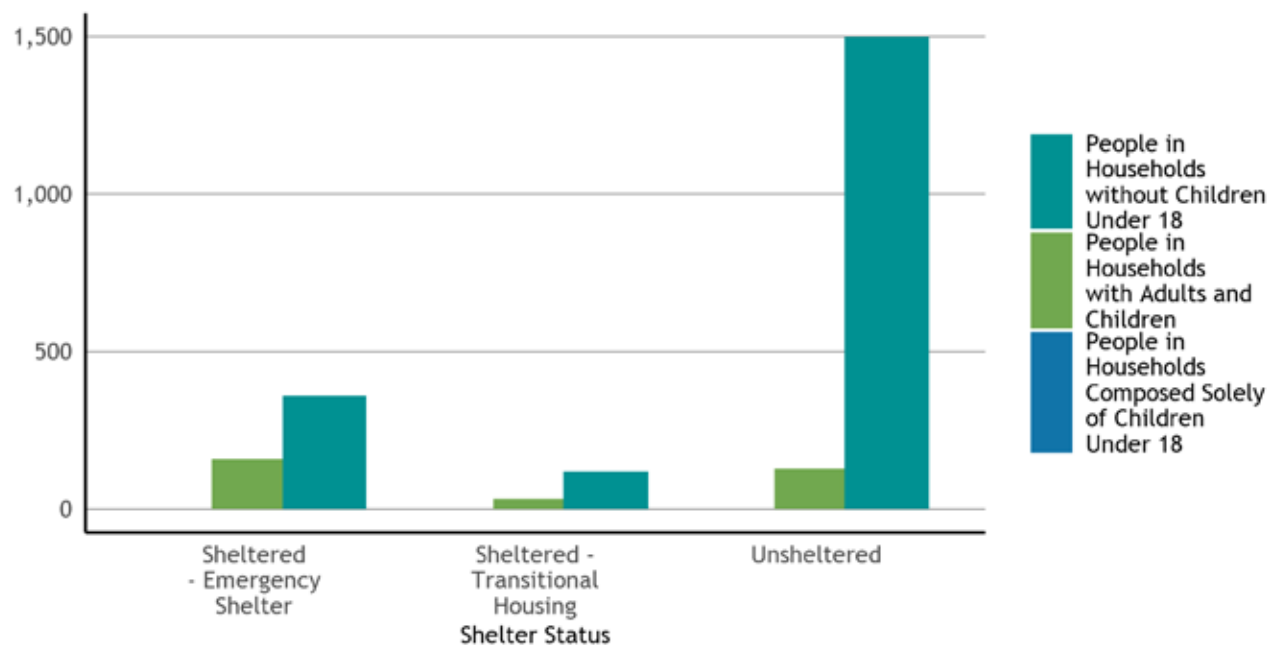
Sycamore Place	Creekview	Morris Plaza	Rose Garden
Alexon Riverwalk	Culet Estates	Old Blackhawk Estates	Ryland Cottages
Danville Hotel	Danville Gardens	Old Blackhawk Village	San Michele
Abigail Circle	Hansen	Pintado Point	Stoney Brook
Abigail Place	Haskins Ranch	Sequoia Grove	Sunrise
Autumn Creek	Laurel Cottages	Preserves at Iron	Tassajara Estates
California Shadowhawk	Edendale	Horse Trail	Old Town
FAZ	Elworthy Ranch	Quail Gardens	Valerosa
Creekside Commons	Lawrence Estates	Redwoods	Matadera

The Housing Choice Voucher Program, managed by the County, also serves very low and extremely low income families, senior households, and persons with disabilities. The town aims to provide additional resources for ELI households through programs outlined in this Housing Element within Appendix G. Additional fair housing actions, outlined under Actions to Affirmatively Further Fair Housing, also aim to increase housing opportunities for lower income households. While there are resources available for ELI households, they remain a vulnerable group throughout the region, including in Danville.

Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances. In Contra Costa County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 75.9% are unsheltered. Of homeless households with children, most are sheltered in emergency shelter (see Figure 44).

FIGURE 44. HOMELESSNESS BY HOUSEHOLD TYPE AND SHELTER STATUS, CONTRA COSTA COUNTY



Universe: Population experiencing homelessness. Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019). For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-01.

Every January, Contra Costa's Homeless Continuum of Care (CoC), along with hundreds of communities across the nation, conducts a comprehensive Point in Time (PIT) count of families and individuals experiencing homelessness across the County. With the help of partnering agencies and over one-hundred community volunteers, information is collected on families and individuals residing in emergency shelters, transitional

housing, and places not meant for habitation, including but not limited to people sleeping in their vehicles, on the streets, tents and make-shift shelters, and abandoned buildings. The PIT count is intended to measure the prevalence of homelessness on any given night across the community and collect important information describing the history, challenges, and needs of this population. The data is then used for local, regional, and federal strategic planning, decision making, allocation of resources, and advocacy to prevent and end homelessness in Contra Costa County.

While the federal agency Housing and Urban Development (HUD) requires a biennial PIT count for all communities receiving federal funding for housing, crisis, and homeless services, Contra Costa County has been conducting annual PIT counts since 2013 to improve our understanding of homelessness at the local level and support prioritization of vulnerable populations' needs.

According to the PIT count for 2020, canvassers found seven unsheltered homeless people living on the streets of Danville. Although demographics are not available for the individuals, the following are some key statistics from the countywide data. See <https://cchealth.org/h3/coc/reports.php#PIT> for more information.

Households -- The 2,277 people identified on the night of the PIT count made up 1,972 households; 92 households (5%) were families with children and 1,880 households (95%) were adult-only. Adult-only households consisted of one or more adults in the household with no minors or dependent children (Figure Seven). There were 261 people in the 92 families (averaging 2.8 persons per family) and 2,016 people in adult-only families (average 1.1 persons per household).

Gender -- Men represented the majority of those identified in the PIT count (65%, n=1,483), followed by women (35%, n=788), and transgender/gender non-conforming (n=6, less than 1%). Men were more likely to be unsheltered than women; 72% of men (n=1,072) were unsheltered and 27% (n=494) of women were unsheltered.

Age -- The majority of individuals (55%) identified in the PIT count were adults ages 25 to 54, followed by older adults ages 55 to 61 (17%) and seniors 62+ (16%). Transition Age Youth (TAY) ages 18 to 24 made up 5% and minors under age 18 made up 7%. No unaccompanied minors were identified during the 2020 PIT.

Race/Ethnicity - More than half the people identified in the count reported White/Caucasian race (54%, n=1,227), followed by 29% (n=674) who reported Black/African American race, and American Indian (8%, n=179).

Sheltered/Unsheltered -- Far more White people were unsheltered (88%) relative to all other races (45% Asian and 41% Black/African American were unsheltered). Pacific Islanders and people with multiple races had higher rates of being sheltered the night of the count (77% and 75%, respectively).

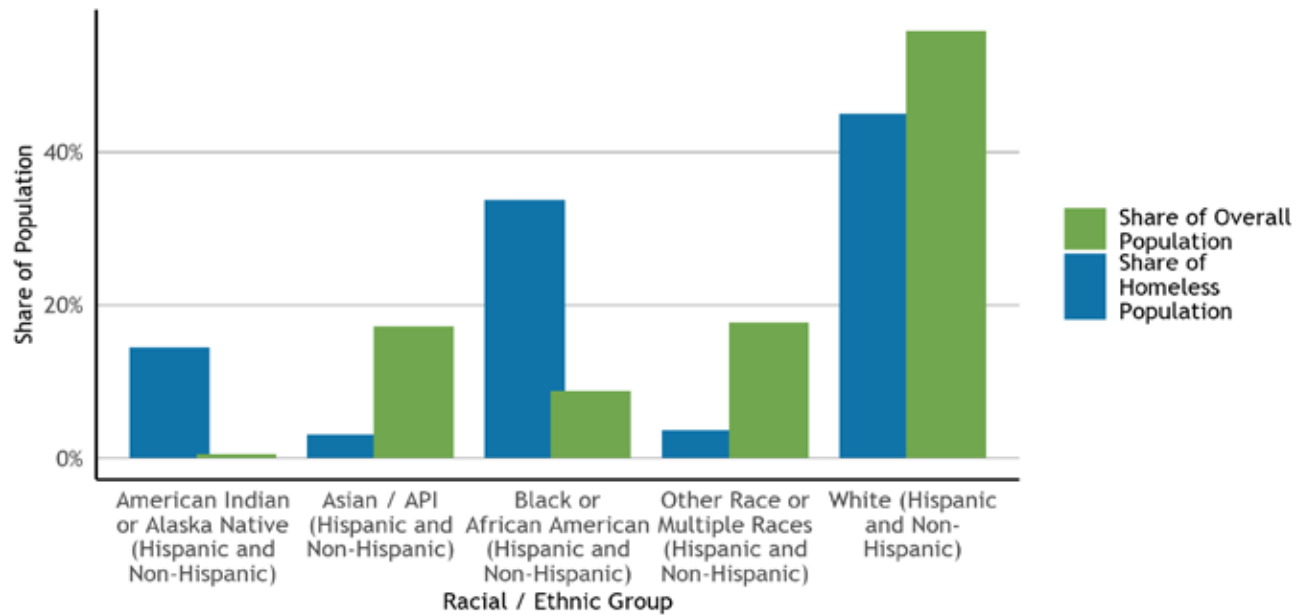
Veterans -- There were 115 veterans identified in the 2020 PIT count (making up 6% of the adult population). Although there was an overall 6% decrease since 2015, shifts since 2017 are indicating an upward trend (16%) in the number of veterans identified.

Other indicators include:

- **Sexual identity:** 94% of those surveyed reported being straight/heterosexual and 6% reported being gay/bisexual/queer
- **Educational attainment:** 20% had less than a high school degree; 48% had a high school degree or GED; 23% had some college experience; 9% had a college degree
- **Employment:** 91% were unemployed; 4% reported working full-time; 5% reported working part-time or seasonally

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. In Contra Costa County, White (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness and account for 45.0% of the homeless population, while making up 55.8% of the overall population (see Figure 45).

FIGURE 45. RACIAL GROUP SHARE OF GENERAL AND HOMELESS POPULATION, CONTRA COSTA COUNTY

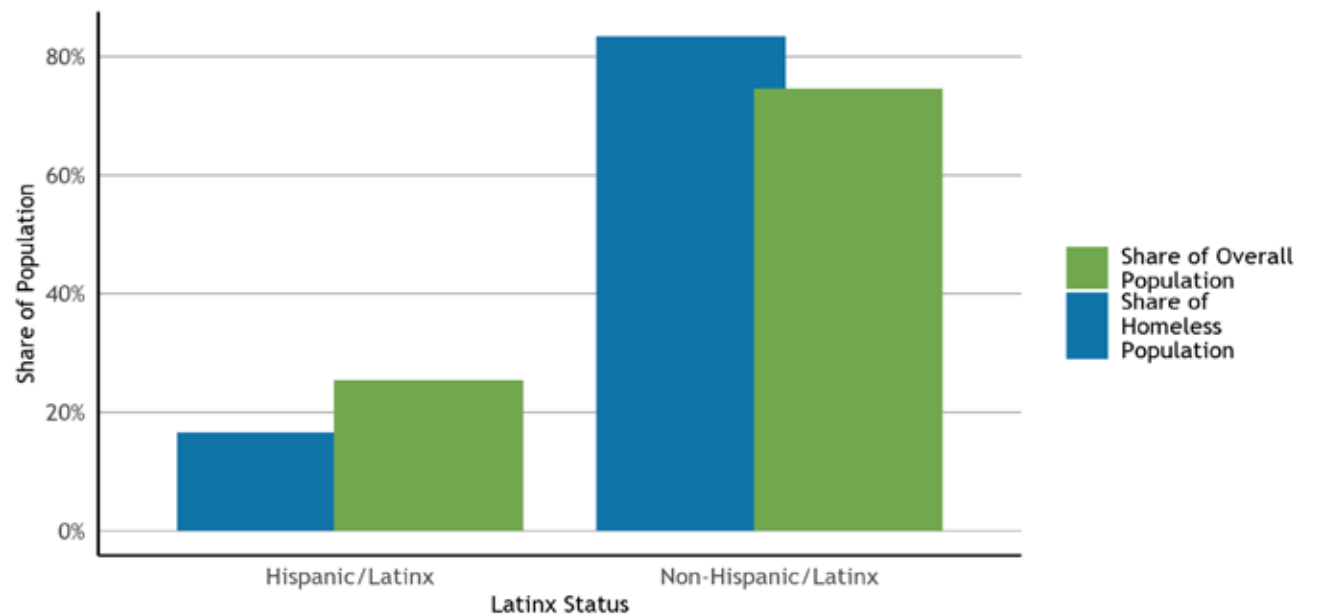


Universe: Population experiencing homelessness. Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. HUD does not disaggregate racial demographic data by Hispanic/Latinx ethnicity for people experiencing homelessness. Instead, HUD reports data on Hispanic/Latinx ethnicity for people experiencing homelessness in a separate table. Accordingly, the racial group data listed here includes both Hispanic/Latinx and non-Hispanic/Latinx individuals. Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I). For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-02.



In Contra Costa, Latinx residents represent 16.6% of the population experiencing homelessness, while Latinx residents comprise 25.4% of the general population (see Figure 46).

FIGURE 46. LATINX SHARE OF GENERAL AND HOMELESS POPULATIONS, CONTRA COSTA COUNTY

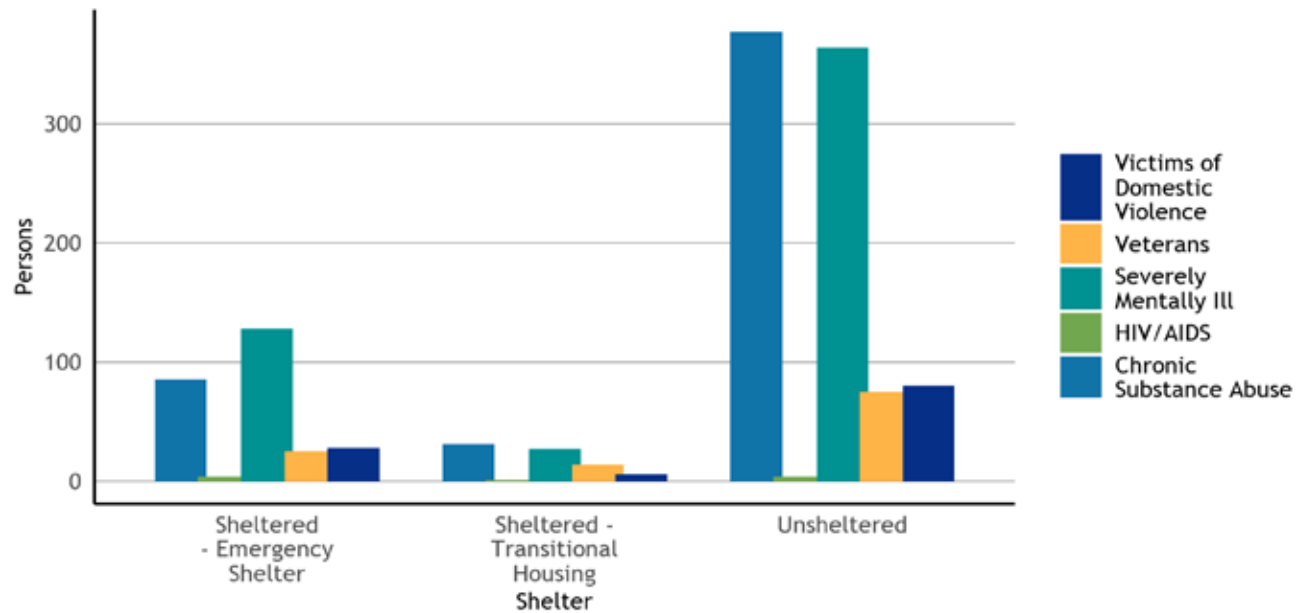


Universe: Population experiencing homelessness. Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD’s requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background. Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I). For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMEELS-03.

Many of those experiencing homelessness are dealing with severe issues – including mental illness, substance abuse and domestic violence – that are potentially life threatening and require additional assistance. In Contra Costa County, homeless individuals are commonly challenged by severe mental illness, with 519 reporting this condition (see Figure 12). Of those, some 70.1% are unsheltered, further adding to the challenge of handling the issue.



FIGURE 47. CHARACTERISTICS FOR THE POPULATION EXPERIENCING HOMELESSNESS, CONTRA COSTA COUNTY



Universe: Population experiencing homelessness. Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. These challenges/characteristics are counted separately and are not mutually exclusive, as an individual may report more than one challenge/characteristic. These counts should not be summed. Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019). For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-04.

In Danville, there were no reported students experiencing homeless in the 2019-20 school year. By comparison, Contra Costa County has seen a 4.4% increase in the population of students experiencing homelessness since the 2016-17 school year, and the Bay Area population of students experiencing homelessness decreased by 8.5%. During the 2019-2020 school year, there were still some 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer term negative effects.

TABLE 14. STUDENTS IN LOCAL PUBLIC SCHOOLS EXPERIENCING HOMELESSNESS

Academic Year	Danville	Contra Costa County	Bay Area
2016-17	0	2,116	14,990
2017-18	0	2,081	15,142
2018-19	0	2,574	15,427
2019-20	0	2,209	13,718

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools. Notes: The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography. Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020). This table is included in the Data Packet Workbook as Table HOMELS-05.

Resources for Persons Experiencing Homelessness

Although no homeless shelters are located within Danville, various facilities located in Contra Costa County and the Tri-Valley area are available to provide shelter for homeless individuals and families. These facilities are categorized and described in detail below. The Town will continue to support the Contra Costa County Continuum of Care (CoC) Board and supporting agencies and organizations to address the problem of homelessness throughout the County. The Town will also continue to analyze and address impediments to the provision of housing for the homeless and near homeless by facilitating and encouraging the development of affordable housing and facilities for the homeless, including homeless shelters, transitional housing, and permanent supportive housing.

- **Multi-Service Centers:** The County Health Services operates four Multi-Service Centers (MSCs) throughout the region to coordinate a variety of services and provide accessibility for homeless individuals and families. The MSCs offer comprehensive services, operating as “one-stop” sites for meals, temporary housing, respite for detoxification, and social services. Supportive services are offered on a drop-in basis, and include case management, food, showers, clothing, employment training, housing counseling, transportation, health care, educational programs, life skills programs and information and referrals to substance abuse and mental health treatment.
- **Shelter Plus Care Supportive Housing and the Health, Housing and Integrated Services Network (HHISN):** Contra Costa County’s largest supportive housing programs are the Shelter Plus Care Programs. Housing is provided through scattered site units that are held by a master lease and subsidized through tenant housing subsidy vouchers. Linked to the housing is an integrated array of support services including health, mental health and substance abuse services as well as case management and access to other social services.
- **Health Care for the Homeless:** Contra Costa County provides comprehensive health coverage to all of its low-income uninsured residents, many of whom are homeless. The County’s mobile Health Care for the Homeless program facilitates access to these mainstream health services by assisting homeless people in gaining access to health care and services.
- **Synergy Program:** The Synergy Program offers treatment-on-demand to homeless people in licensed alcohol and drug treatment programs, and provides linkages to other needed services, including health, mental health, and case management services.
- **Rubicon Programs:** Rubicon Programs promotes the self-sufficiency of unemployed and underemployed individuals who are disabled, homeless, and/or economically disadvantaged. This nationally recognized organization provides a variety of services including job preparation, placement, retention and career advancement services. In addition, Rubicon operates Training Programs in Bakery Production and Commercial Property Maintenance.
- **SHELTER, Inc.:** This organization provides an array of homeless prevention services to individuals and families in Contra Costa County, including rental assistance, rental subsidies linked with case management (for up to one year), financial assistance with rent and mortgage arrears, assistance with move-in costs, landlord/tenant counseling, and short-term housing linked to support services and assistance in locating permanent housing.
- **HOPE Solutions:** Established in 1991, Hope Solutions (formerly known as the Contra Costa County Interfaith Transitional Housing) is a coalition of 15 congregations in Contra Costa County to address the growing issues of homelessness. In 2000, the coalition added Mercy Housing as a development partner and co-sponsor. HOPE Solutions now operates several service sites that provide permanent supportive housing: Garden Park Apartments (Pleasant Hill); Lakeside Apartments (Concord); Bella Monte Apartments (Bay Point); and Los Medanos Village (Pittsburg). HOPE Solutions also operates scattered sites supportive housing program.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal or permanent agricultural work. Farmworkers have special housing needs because they earn lower incomes than many other workers. Finding decent and affordable housing can be challenging, particularly in the current housing market. In many parts of Northern California, agriculture production is an important contribution to local economies, especially in Napa and Sonoma Counties. According to the U.S. Department of Agriculture Census of Farmworkers, the number of hired farmworkers in Contra Costa County has decreased since 2002, totaling 1,310 in 2017, representing a decrease of nearly half since 2002. The number of permanent farm workers decreased to 450 in 2017, while the number of seasonal farm workers decreased, totaling 860 in 2017 (see Figure 48).

In Danville, there are no known farmworkers. Further, no land within the Town is designated for agricultural use. According to ACS 2019 five-year data, there could be an estimated 129 people employed in agricultural, fishing, forestry, hunting, and mining industries combined in Danville; however, the margin of error for this figure is ± 102 , meaning that this information is unreliable. Maps from the State of California Department of Conservation Farmland Mapping and Monitoring Program show no farmland in Danville. Due to the low number of agricultural workers in the Town, the housing needs of migrant and/or farmworker housing need can be met through general affordable housing programs.

In Danville, there were no reported students of migrant workers in the 2019-20 school year. The trend for the region for the past few years has been a decline of 2.4% in the number of migrant worker students since the 2016-17 school year.

TABLE 15. MIGRANT WORKER STUDENT POPULATION

Academic Year	Danville	Contra Costa County	Bay Area
2016-17	0	0	4,630
2017-18	0	0	4,607
2018-19	0	0	4,075
2019-20	0	0	3,976

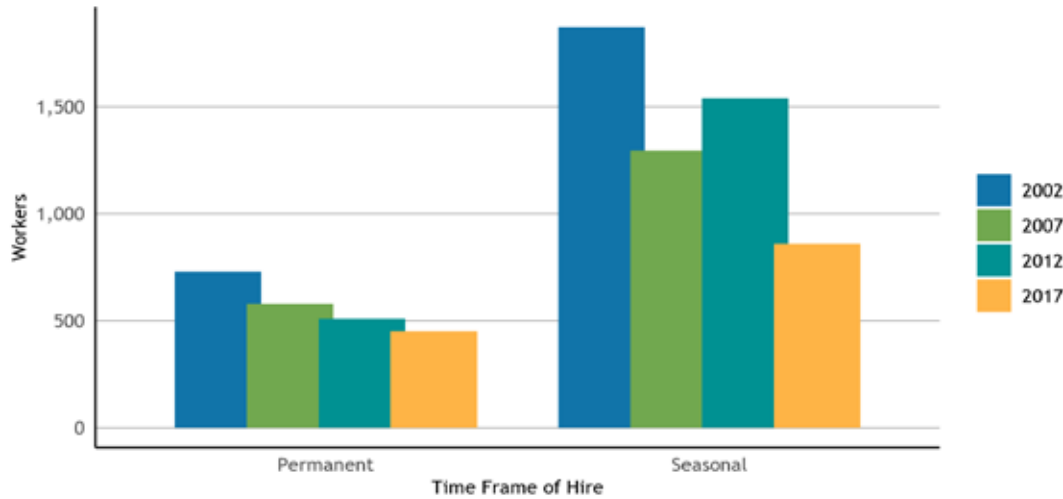
Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools. Notes: The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography. Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020). This table is included in the Data Packet Workbook as Table FARM-01.

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Contra Costa County has decreased since 2002, totaling 450 in 2017, while the number of seasonal farm workers has also decreased, totaling 860 in 2017 (see Figure 48).

Resources for Migrant and/or Farm Workers

As mentioned above, there are no known persons employed in the farming, fishing, and forestry occupations. As such, no special programs target this population in Danville but they can be generally assisted with Housing Choice Vouchers or other affordable housing resources that benefit extremely low and very low income households.

FIGURE 48. FARM OPERATIONS AND FARM LABOR BY COUNTY, CONTRA COSTA COUNTY

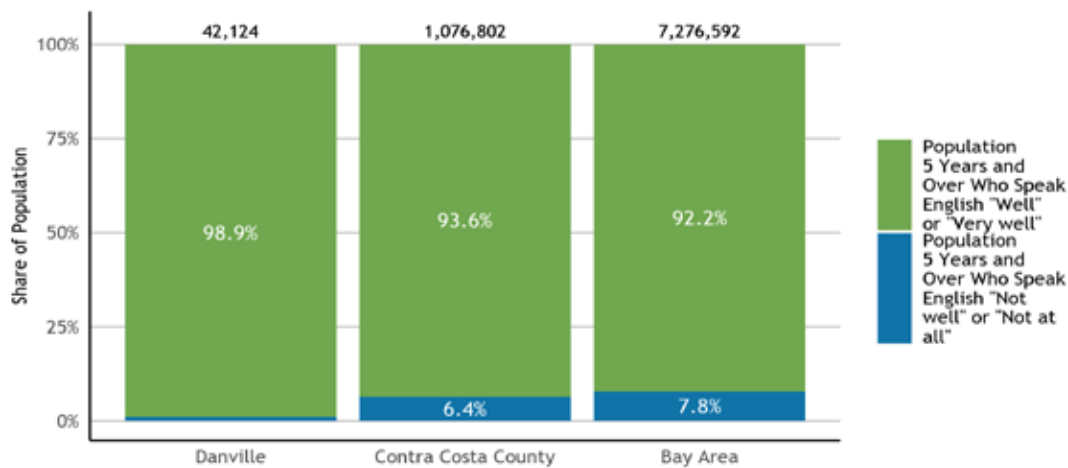


Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors). Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm. Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor. For the data table behind this figure, please refer to the Data Packet Workbook, Table FARM-02.

Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights or they might be wary to engage due to immigration status concerns. In Danville, 1.1% of residents 5 years and older identify as speaking English not well or not at all, which is below the proportion for Contra Costa County. Throughout the region the proportion of residents 5 years and older with limited English proficiency is 8%.

FIGURE 49. POPULATION WITH LIMITED ENGLISH PROFICIENCY



Universe: Population 5 years and over. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005. For the data table behind this figure, please refer to the Data Packet Workbook, Table AFFH-03.





2023–2031

HOUSING ELEMENT

Town of Danville

Appendix B

Constraints Analysis



Table of Contents



1.	Introduction.....	B-1
2.	Non-Governmental Constraints	B-2
	Availability Of Financing	B-2
	Development And Construction Costs.....	B-3
	Community Opposition	B-4
	Environmental Constraints	B-5
	Requests For Housing Development At Lower Densities and Project Timing.....	B-9
	Local Efforts To Remove Non-Governmental Constraints	B-10
3.	Governmental Constraints	B-11
	Land Use Controls	B-11
	Development Standards.....	B-12
	Analysis Of Land Use Controls: Impacts On Recent Developments	B-12
	Density	B-16
	Inclusionary Housing.....	B-17
	On- and Off-Site Improvements	B-18
	Housing Types	B-19
	Accessory Dwelling Units.....	B-20
	Design Review	B-20
	Annexation Standards	B-21
	Wildfire Safety Requirements.....	B-21
	Affirmatively Furthering Fair Housing	B-22
	Condominium Conversions	B-22
	Development Fees.....	B-22
	Building And Municipal Codes	B-24
	Processing Time	B-25
	Infrastructure Constraints	B-27
	Transitional, Supportive, And Farmworker Housing	B-29
	Emergency Shelters	B-29
	Constraints On Housing for People with Disabilities	B-29
	Conclusions	B-30

List of Tables

Table 1. Concessions And Waivers For Recent Density Bonus Projects.....	B-13
Table 2. Analysis Of Alexon Riverwalk	B-14
Table 3. Analysis Of Abigail Circle.....	B-15
Table 4. Analysis Of Edendale	B-16
Table 5. Densities of Multifamily Projects	B-17
Table 6. Zoning for Different Housing Types	B-19
Table 7. Development Fee Analysis Summary	B-24
Table 8. Estimated Processing Times	B-26
Table 9. Processing Times for Selected Projects	B-27
Table 10. Processing Times for Selected Projects	B-31



1. INTRODUCTION

Potential constraints to the provision of adequate and affordable housing can be created by government policies and regulations as well as non-governmental factors, such as costs associated with land and construction. These constraints may increase the cost of housing or may render residential construction economically and/or politically infeasible for developers. Housing production constraints can also significantly impact households with low and moderate incomes and special needs. Land use controls as summarized below may constrain the maintenance, development, and improvement of housing.

The purpose of this section, per Government Code Section 65583(a)(5-6), is to identify non-governmental and governmental factors (constraints) that inhibit the development, maintenance, or improvement of housing. Examples of such constraints are land and construction costs, access to credit, permit fees, development standards, and compliance with Federal and State laws intended to facilitate housing for lower-income and special needs households.

Clearly, the potential list of all constraints on the development could be quite long and might include information on national economic conditions and regional geology. A thorough understanding of the constraints to development can help to create appropriate policy responses to mitigate constraints and make it easier and more affordable to develop housing. The Town has analyzed both its own regulations as well as those of nearby jurisdictions and regional market trends to assess what constraints exist in Danville and identify potential modifications to Town policies to remove these barriers to development to the maximum extent feasible.





2. NON-GOVERNMENTAL CONSTRAINTS

The availability and cost of housing is strongly influenced by market forces over which local governments have little or no control. Nonetheless, State law requires that the Housing Element contain a general assessment of these constraints, which can serve as the basis for actions to offset their effects on the maintenance, improvement, or development of housing for all income levels. Potential nongovernmental constraints are largely determined by market conditions over which local jurisdictions have little control and may include the availability of financing, the price of land, and the cost of construction. However, local governments can influence market conditions and their associated costs, even if only indirectly.

This section provides an analysis of various potential and actual constraints to housing development in the Town. The primary non-governmental constraints to the development of new housing in the County can be broken into the following categories: availability of financing, development and construction costs, environmental constraints, school capacity, and requests of housing development at reduced densities.

Availability Of Financing

Availability of Financing

The availability of financing is a critical factor that can influence the cost and supply of housing. There are generally two types of financing used in the housing market: (1) capital used for initial site preparation and construction; and (2) capital used to finance the purchase of units by homeowners and investors. Interest rates substantially impact home construction, purchase, and improvement costs. A small fluctuation in rates can make a dramatic difference in the annual income needed to qualify for a loan. However, interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect interest rates.

In general, financing for new residential development for both construction and long-term mortgages is available in Contra Costa County, subject to normal underwriting standards. However, economic fluctuations in recent years due to the pandemic have caused caution among lenders and may have lasting effects on the availability of financing through this Housing Element planning period. While interest rates began low in 2022, they have been rising significantly as the Federal Reserve has raised its key lending rates to help control inflation. The availability of financing for developers under these economic conditions may pose a constraint on development outside the Town's control.

Cost of Land

The cost of land has also increased substantially over the past decade, and many jurisdictions are now essentially built out, with no available vacant land for development. With this limited land availability, most locations in the Bay Area are experiencing substantially higher land values than in other areas of the State because of the attractiveness of living along the coast, with its mild climate, access to high-tech jobs, and plentiful amenities.

There are multiple factors that may affect the cost of land, such as lot size, topography, site conditions, shape of the parcel, location and amenities, neighboring uses, access, proximity to public services, noise and the financing arrangement between buyer and seller. Available information is not comprehensive and any summaries or averages at the Town level may not be valuable for reaching conclusions. That said, a cursory review of sold prices on Zillow.com for building lots in Danville during the fourth quarter of 2021 indicated that the average price per acre for land was approximately \$1,350,000.

Development And Construction Costs

According to a report released in March 2020 on multifamily construction costs in California from the Turner Center, many different factors layer together to affect the bottom-line costs of building new housing and whether or not a project will ultimately “pencil”: the costs of acquisition (e.g., land and closing costs), hard construction costs (e.g., materials and labor), soft costs (e.g., legal and professional fees, insurance, and development fees), and the costs of conversion once a project is completed (e.g., title fees and the operating deficit reserve). According to its research, the largest share of a project’s total cost comes from materials and labor, or hard costs.

In addition, hard construction costs make up more than 60 percent of total development costs. The Turner Center study found that on average, construction costs were about \$222 per square foot in 2018 compared to \$177 in 2008-2009, representing a 25 percent increase. While these increases have been felt across the state, costs are highest in the Bay Area, which saw costs rising by 119% during the same time period to over \$380 per square foot. The reasons for this increase in construction costs are complex, but the Turner Center suggests this is in part because of higher labor costs to attract workers to the Bay Area where the cost of living is very high; local regulations that require certain materials or building components to be used; lengthy review processes; and other local constraints.

Statewide, labor costs have also increased in recent years, as the labor pool has not kept pace with the increase in demand, likely due to costs of housing in the state. Since the recession in the mid-2000’s, California has seen a severe tightening in the construction labor market, especially for workers trained in specific construction trades. The lack of an available labor force drives up the cost of labor and leads to project delays as workers are either unavailable or lost to more profitable projects.

Adding to the overall development costs are the high land costs in Danville as well as the limited availability of vacant or underutilized land. Not only is acquiring the property a large expense when compared to many other Contra Costa County jurisdictions, but also “buying out” businesses for relocation or demolition of existing structures further contribute to the necessary expenses to redevelop property in Danville and add to the overall development costs.

Several additional factors have caused the increased cost of materials, including global trade patterns and federal policy decisions, such as tariffs, as well as state and local regulations, such as building codes. The COVID-19 pandemic has also influenced the cost and availability of construction materials. Supply chain disruptions have resulted in project delays and increased costs due to a shortage of construction materials and equipment.

The cost of land has also increased substantially over the past decade. Many jurisdictions are now essentially built out, with no available vacant land for development. Many locations in the Bay Area experience substantially higher land values than in other areas of the State because of the attractiveness of living along the coast, with its mild climate, access to high-tech jobs, and plentiful amenities. A desk review of vacant land sales in 2021 and shows that the average sales price for one acre was \$1.4 million, with one-acre listings asking an average of \$1.8 million.

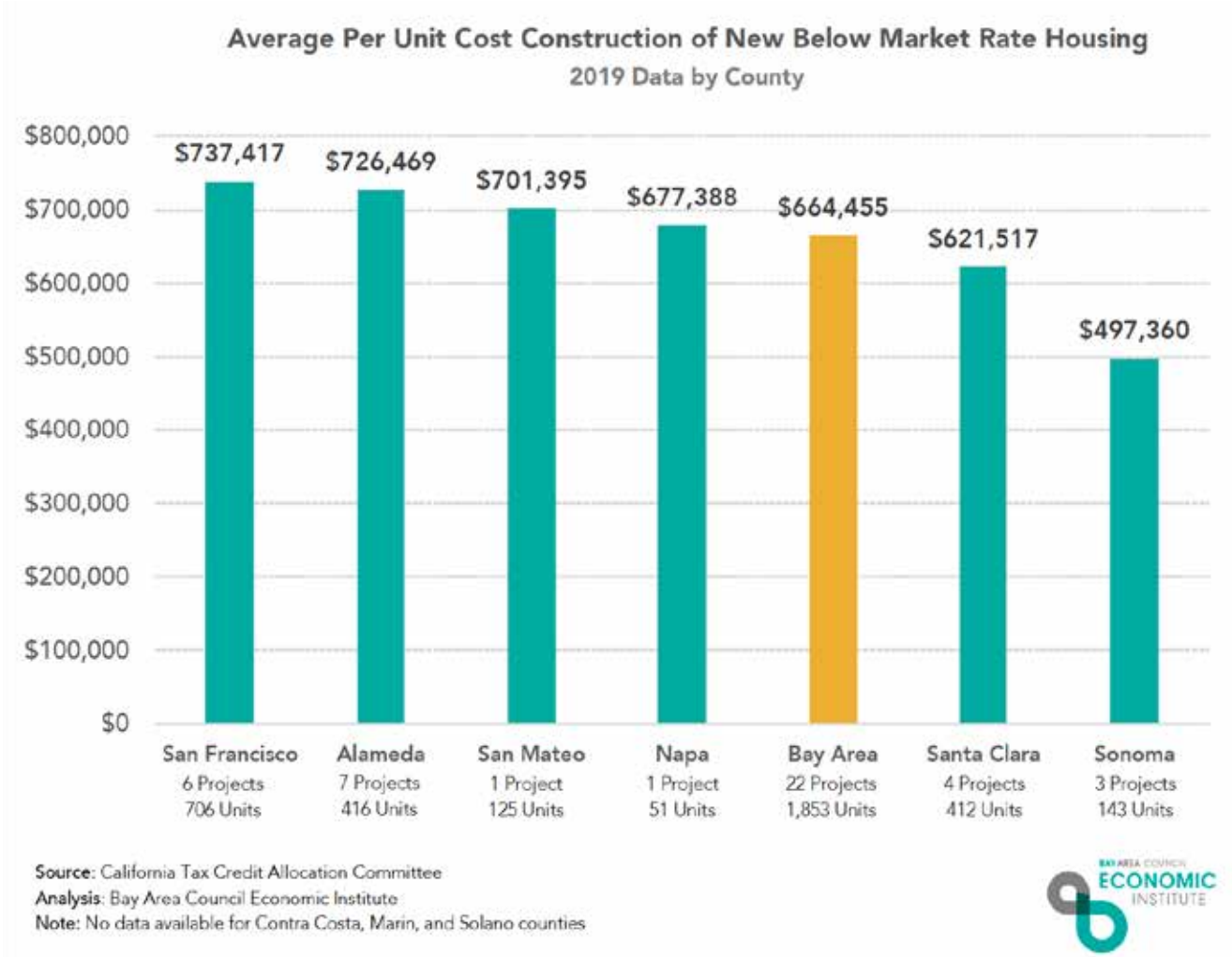
All of these factors work together to make it so developers must charge substantial rents and sales prices to cover the development costs for financing and construction. For example, the Turner report notes that a multifamily unit that costs \$800,000 to build will need to charge approximately \$4,000 in monthly rent—a price well over the typical monthly earnings in the State—to cover those costs and meet return on investment requirements for investors.

The impact of high construction costs on affordable housing cannot be underestimated. According a study by the Bay Area Council, in 2019 there were 23 new construction projects of below market-rate housing financed through the California Tax Credit Allocation Committee, with a total of 1,912 units, across six counties of the nine-county Bay Area. Each project in California requested federal and/or state tax credits to finance the new construction of housing units with rents affordable to households earning 30-60% of area median income

¹ See the Turner Center’s series on housing costs at <https://turnercenter.berkeley.edu/research-and-policy/the-cost-of-building-housing-series/>.

(AMI), which are very low-income households. The project costs consist of land and acquisition, construction costs, construction contingency, architectural/engineering, construction interest, permanent financing, legal fees, reserves, other costs, developer fees, and commercial costs. Project costs were analyzed to determine the reasonableness of all fees within TCAC’s underwriting guidelines and TCAC limitations.

The report found that the average construction cost of new below market rate housing in the Bay Area was \$664,455 per unit, far more than lower income households can afford without subsidies. In comparison, other projects across California (excluding the Bay Area), on average cost \$385,185 per unit of below market rate housing.



Community Opposition

Another constraint to housing production in many communities is public opposition to higher-density or affordable housing. Such objections may be based on concerns about traffic, parking, school overcrowding, police and fire response times, fiscal impacts, and other issues. However, they may also be based on misinformation and misconceptions about affordable housing, or concerns that can be directly mitigated, such as the appearance and quality of such housing.

The potential for community opposition means that good design and planning are essential in high-density projects. Such design efforts require early consultation with the public, close collaboration with neighbors and homeowners’ associations, genuine respect for public concerns, and public education as to the need for and

2 <http://www.bayareaeconomy.org/how-much-does-it-cost-to-produce-one-unit-of-below-market-housing-in-the-bay-area/>

benefits of affordable and higher density housing. Design guidelines and standards will become increasingly important, as will community benefits, such as public open space and childcare facilities. High-quality architecture, “green” construction, good tenant screening processes, and commitments to maintenance and upkeep will all be important. Continued attention to public input will be critical.

Environmental Constraints

The San Ramon Valley has a variety of natural conditions that impact the design, construction and final cost of new residential development. If not properly recognized and accommodated, these environmental constraints have the potential to endanger lives and property. Concurrent with the Town's adoption of this Housing Element in January 2023, the Town completed General Plan land use amendments and rezoning necessary to accommodate the RHNA. A Programmatic Environmental Impact Report (PEIR) was prepared to study and provide information regarding potential environmental impacts related to the development of all these sites. The PEIR found that buildout of all the new housing units required to meet the Town's RHNA would result in no environmental impact or constraints in the areas of Aesthetics, Agricultural and Forestry Resources, Biological Resources, Cultural Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, and Wildfire. The PEIR found potential significant and unavoidable environmental impacts related to Air Quality, Transportation, and Utilities and Service Systems. However, the Town adopted a statement of overriding consideration for the impacts in these three areas, as the Town recognizes that adoption of the Housing Element and development of the RHNA sites is an overriding priority. Information regarding the presence of environmental constraints on individual opportunity sites is also included in the inventory.

Wildfire

The entirety of the Town is designated as a Local Responsibility Area (LRA) by the California Department of Forestry and Fire Protection (CalFire). The same is true for the surrounding incorporated communities of Lafayette, Walnut Creek, and San Ramon. The unincorporated area to the north of the Town is a State Responsibility Area (SRA), with CalFire or its designee providing fire protection services.

As part of its Fire and Resources Assessment Program (FRAP), CalFire has mapped areas of significant fire hazards throughout the state. The maps classify lands into fire hazard severity zones, based on a hazards scoring system that takes into account localized factors such as fuel loading, slope, fire weather, and other relevant considerations, including areas where winds have been identified as a major cause of wildfire spread. Edges of the Town are either undeveloped or managed as some form of open space, including areas of open grassland and oak woodland and have been designated by the FRAP as a Very High Fire Hazard Severity Zone (VHFHSZ).

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

The PEIR which was prepared to study potential environmental impacts related to development of the Town's RHNA sites included a chapter on Wildfire. None of the Town's RHNA sites are located within Extreme or Very High Fire Hazard Severity Zones. The PEIR found that, with compliance to existing fire and building codes, wildfire impacts on these sites are less than significant. Therefore, wildfire impacts would not be a constraint to development.

Seismic/Geologic Hazards

A number of active faults paralleling and associated with the San Andreas Fault are found in and near the San Ramon Valley, including the Calaveras Fault, the Pleasanton Fault, the Bollinger Fault, and the Mt. Diablo Fault. These four fault structures constitute some of the major faults in California at the latitude of San Francisco. The

2011 Hazard Mitigation Plan for Contra Costa County indicates there is a 75 percent probability of a magnitude 7.0 or greater earthquake in the Bay Area during the next 30 years. In 2002, the United States Geologic Survey (USGS) estimated an 11 percent probability for one or more magnitude 6.7 or greater earthquakes by 2032 on the Calaveras Fault alone. The Calaveras Fault Zone has been designated as a Special Study Zone pursuant to the Alquist-Priolo Special Study Zones Act.

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

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

The PEIR which was prepared to study potential environmental impacts related to development of the Town's RHNA sites included a chapter on Geology and Soils. None of the Town's housing sites are in locations where soils or geology would significantly constrain development.

Topography

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

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

Hazards associated with landslides and soil erosion are addressed through the environmental and development review and permitting process and through imposition of the regulations contained in the Town's Grading Ordinance, the Scenic Hillside and Major Ridgeline Development Ordinance and through observance of Danville's Hillside Development Guidelines. None of the Town's RHNA sites are on steep sloping or hillside areas.

Creeks and Flood Zones

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

The Contra Costa County Flood Control and Water Conservation District, with assistance from the Soil Conservation Service, has reshaped and widened segments of San Ramon, Sycamore, and Green Valley Creeks and constructed various flood protection structures over the years. These efforts, along with Danville's drainage

improvement and maintenance efforts, have reduced the potential for serious floods. Flood hazards are addressed through required creek structural setbacks, through imposition of requirements on new projects to make appropriate flood control improvements and through observance to the standards of the Flood Disaster Preservation Act of 1973.

As discussed within the project PEIR, none of the RHNA sites are within a FEMA identified flood area of 100 years or less. As such, flood zones are not a significant constraint to development.

Several RHNA sites, including 455 La Gonda Way, 425 El Pintado Road, 344 Rose Avenue, 363, 315 & 319 Diablo Road, 2900 Camino Tassajara, and 699 Old Orchard Drive contain creek area within the parcels. While creek areas are unbuildable, the General Plan land use and zoning designations for these sites allow development density to be based on gross acreage, not net acreage (which is derived by subtracting the unbuildable creek area from the total parcel acreage). Therefore, development density from the creek areas can be transferred to the buildable areas of the parcel. As a result, creek areas are not a significant constraint to development.

Infrastructure, Urban Services, and Facilities Constraints

A lack of adequate infrastructure or urban services and facilities can be a substantial constraint to residential development if it is to avoid impacting existing residences. On a yearly basis, the Town reviews its Capital Improvement Program (CIP). The CIP is a compilation of the capital improvements planned for construction over the next five-year period in Danville. It includes cost estimates, the phasing of specific improvements and associated costs, and methods with which specific improvements will be financed.

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

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

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

All of the Town's RHNA sites are infill development locations in areas served by existing infrastructure. The vast majority of the incorporated limits of the Town lie within the service boundaries for water and sewer service, virtually assuring that the vacant and underutilized parcels identified in this document could develop by the end of the 2023-2031 Housing Element planning period.

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

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

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

The population of the service area is approximately 471,000. In 2013, the wastewater treatment plant’s average flow dry weather rate was 35.8 million gallons per day (MGD). This rate is well within the permitted 53.8 MGD average dry weather flow limit allowed for by Order No. R2-2012-0016 issued by the SF Bay Region of the California Regional Quality Control Board and by National Pollutant Discharge Elimination System (NPDES) Permit No. CA0037648. CCCSD has indicated it will be able to serve the planned growth provided through the Danville 2030 General Plan and the 2023-2031 Housing Element.

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

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

As part of the Housing Element, jurisdictions must provide information regarding water and sewer capacity to accommodate future development. In addition, jurisdictions must include narratives about how they will comply with two specific pieces of legislation, SB 1087 and SB 244.

- **SB 1087 – Housing Elements** – Requires a city to immediately forward its adopted Housing Element to its water providers so they can grant priority for service allocations to proposed housing developments that include units affordable to lower-income households.
- **SB 244 – Land Use and General Plans** – Requires cities and counties, prior to adoption of a housing element, to address the infrastructure needs of disadvantaged unincorporated communities outside the city’s limits but within the city’s planning area. The Town’s sphere of influence is limited to an area northeast of the Town limits, including the already developed residential neighborhoods of Bettencourt Ranch and Shadow Creek. These unincorporated communities are not considered disadvantaged.

A Final Program Environmental Impact Report (FPEIR) which was prepared for implementation of this Housing Element determined that water demand necessary to serve all of the new sites redesigned for multifamily housing to meet the Town’s RHNA would exceed water projections in EBMUD’s adopted 2020 Urban Water Management Plan (UWMP). The UWMP relied on population projections published in ABAG’s Plan Bay Area Projections 2040. The ABAG projections for Danville are as follows:

	Households	Population
Plan Bay Area 2040		
Housing Element Update	16,020	47,350
(2031)	18,409	51,5451

The FPEIR found water supply to be a significant environmental impact. This conclusion would be true for every jurisdiction in the EBMUD service area. Despite the existence of significant adverse impacts that may not be mitigated to below the level of significance, the Town Council has balanced the benefits of the project against these significant and unavoidable environmental impacts and adopted a statement of overriding considerations. The Council determined the benefits of the project to outweigh the potential significant adverse impacts of the project.

Like all proposed developments, the Town will consult with EBMUD on a project-by-project basis to determine the availability of water supply for the project. As development of housing sites is expected to occur over time, it is anticipated that water supply will be available as these individual applications are reviewed and approved. Also, all of the Town’s housing sites are within the EBMUD’s service district.

In accordance with Government Code Section 65589.7, new water service connections are required to be prioritized for proposed developments that include affordable housing units. Moreover, consistent with SB 1087, this Housing Element will be provided to SFPUC immediately upon adoption so that those projections may

be accounted for in the next water allocation planning cycle so they can grant priority for water allocations to proposed developments that include affordable units. EMMUD's Urban Water Management Plan (UWMP) is updated every five years and is expected to be updated in 2025.

Danville continues to implement water conservation measures, including requiring development to utilize water efficient plumbing fixtures and must comply with the Town's Model Water Efficiency Landscape Ordinance (MWEL). For Town maintained roadsides and medians, the Town allows only drought tolerant landscaping to be planted. The Town also actively replaces previously installed passive grass areas with drought tolerant landscaping. The Town has invested in technology which monitors moisture levels in the soil and water landscaped areas in an efficient manner. Most Town active sport fields have been replaced with artificial turf, resulting in significant water savings.

The Danville 2030 General Plan several Policies related to water conservation, including: Policy 31-01 – "Promote the efficient use of water by encouraging drought tolerant landscaping, plumbing fixtures and irrigation systems designed for water efficiency, and other building and landscape systems designed to reduce potable water use and water waste;" Policy 31-02 – "Support the use of reclaimed water (gray water) for landscape irrigation on medians, in parks, and in other landscaped areas."

To further reduce water supply impacts, the Town has added Policies 3.1.d to continue to enforce the MWEL program, 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.

Environmental Constraints Conclusion

Potential environmental constraints were evaluated by an EIR as part of the vetting process for each site to determine the viability of development for each site. As the Town adopted a Statement of Overriding Considerations in several areas where significant environmental impacts were identified, as described above, all of the sites have environmental clearance for development.

In addition, a detailed analysis of potential redevelopment options and scenarios was completed for each site (see Appendix C). The analysis included site characteristics, such as access and availability of utilities for each site and found no significant constraints for development or redevelopment.

Requests For Housing Development At Lower Densities and Project Timing

California Government Code, Section 65583(a)(6), requires an analysis of requests to develop housing at densities below those anticipated in the Sites Inventory and the length of time between receiving approval for housing development and submittal of an application for building permit. The analysis must also look at local efforts to remove nongovernmental constraints that create a gap in the jurisdiction's ability to meet the Regional Housing Needs Assessment (RHNA) by income category.

This analysis is required to examine local efforts to remove nongovernmental constraints that create a gap in the jurisdiction's ability to meet the RHNA by income category. The primary nongovernmental constraint is the overall cost of affordable housing development (high land and development costs) and the lack of public funding sources to subsidize the development of these units. Data on construction costs indicates that, even with by-right density bonuses pursuant to California's Density Bonus Law, constructing affordable housing (particularly for households with low and very low incomes) is not profitable for developers and results in a loss without public funding sources. Developers requiring funding from investors and lending institutions are required to submit a pro forma analysis (i.e., an analysis showing the costs to develop and the revenues available to fund the development) demonstrating financial feasibility or costs that are less than or equal to revenues.

Development densities proposed by developers are often influenced by market demand and profitability. In Danville, the achieved development densities typically exceed the allowable densities due to the use of density bonus in conjunction with the Town's inclusionary housing requirements. Occasionally, townhome projects may come in at a density from 16 to 22 units per acre, below the allowable density of medium density residential zones. However, the Town's Zoning Ordinance prohibits developments to go below the established minimum density for the zone.

Therefore, public subsidies are typically necessary to develop affordable housing. The subsidy typically comes in the form of LIHTC, State grants, HOME funds, dedication of land for projects, and/or other public sources. The lack of funding options can result in affordable projects that are more concentrated in areas with lower development and land costs. It is important to note that the Town can offer concessions, such as expedited permit processing, building permit fee waivers, development impact fee deferrals.

The length of time between receiving approval for a housing development is largely dependent upon the speed in which the applicant prepares and submits the building permit plans to the Town's Building Division. Delays in applying for building permits may be impacted by various factors, the most common ones being labor shortage and availability of construction financing. Once submitted, the Town's plan check process takes a maximum of 14 days. For any resubmittals, the plan check process takes a maximum of seven days. Items like changes to construction costs or other development costs that affect the feasibility, financing, or negotiations with design professionals are outside the Town's control but may delay projects.

Local Efforts To Remove Non-Governmental Constraints

Government Code 65583(a)(6) also requires a review of local efforts to remove nongovernmental constraints that create a gap in the jurisdiction's ability to meet RHNA by income category. The primary non-governmental constraint is the overall cost of affordable housing development (high land and development costs) in most parts of the State. In general, constructing affordable housing, especially for low- and very low-income households is not profitable to housing developers. Therefore, deed-restricted affordable units (beyond what is required under the Town's Inclusionary Housing Ordinance) require subsidy beyond available density or financial incentives.

This places the construction burden on affordable housing developments and may result in affordable projects that are not always dispersed throughout the region but are concentrated in limited areas with lower development costs. While the Town can offer developer incentives such as expedited permit processing or fee deferrals, it cannot afford to fully mitigate the high cost of development for affordable housing developments. County Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funding helps support gap financing for affordable housing projects; however, the Town's ability to support projects is limited by available funds.





3. GOVERNMENTAL CONSTRAINTS

Governmental policies and regulations can result in both positive and negative effects on the availability and affordability of housing. This section, as required by Government Code Section (a)(5), describes Town policies and regulations that may constrain the Town's ability to achieve its housing goals. Potential constraints to housing include land use controls (through General Plan policies and zoning regulations), development standards, infrastructure requirements, development impact fees, and development approval processes. While government policies and regulations are intended to serve public objectives and further the public good, the Town recognizes that its actions can potentially constrain the availability and affordability of housing to meet the community's future needs.

Land Use Controls

General Plan

Danville's current General Plan, the 2030 General Plan, is the third General Plan adopted by the Town since incorporation in 1982. The General Plan expresses the Town's overall vision and goals, policies and methods for implementing this vision. The General Plan's overall goals for planning and land use are to preserve the Town's high quality residential neighborhoods, preserve and enhance the Town's historic downtown core area, and to preserve open space and natural resources in and around the Town. The General Plan lists zoning districts which are compatible with each General Plan land use designation. The plan balances housing needs with infrastructure capacity and environmental planning considerations. The General Plan does not envision major changes in the character of the Town, nor does it anticipate any significant growth in the Town's employment base.

The Plan includes a Land Use Map that identifies the types of uses and densities/intensities of use permitted within the Danville planning area. The map includes 13 residential categories, as well as commercial, open space, and Downtown Danville categories. The 13 residential categories are as follows:

- Residential – Rural Residential – 1 unit per 5 acres
- Residential – Country Estates – 1 unit per acre
- Residential – Low Density – 1 to 3 units per acre
- Residential – Medium Density – 3 to 5 units per acre
- Residential – Single/Multifamily – 4 to 8 units per acre
- Residential – Multifamily Low Density – 8 to 13 units per acre
- Residential – Multifamily Low/Medium Density – 13 to 20 units per acre
- Residential – Multifamily High/Medium Density – 20 to 25 units per acre
- Residential – Multifamily High Density – 25 to 30 units per acre
- Residential – Multifamily High Density Special – 30 to 35 units per acre
- Downtown Business District Area 9 – Multifamily Residential High/Medium Density
- Downtown Business District 12 – Multifamily Residential High Density
- Downtown Business District 13 – Multifamily Residential High Density Special

In order to meet the Town's RHNA, on January 17, 2023, the Town approved General Plan Amendments creating new multifamily land use districts; the Residential – Multifamily High Density Special (30-35 units per acre) and Downtown Business District 13 – Multifamily Residential High Density Special districts. These new designations

were applied to a total of 74 parcels totaling 67 acres of land Town-wide. Several multifamily housing sites in the downtown area which abut primary commercial streets are required to provide a commercial area equal to 8-10 percent of the total building area on the ground floor along the street to maintain the Town's commercial continuity.

As the Town has already approved all of the General Plan land use amendments and rezonings necessary to meet the RHNA, no legislative acts are required to allow residential development on these sites. All of the Town's General Plan land use density ranges establish minimum/maximum density developments and developments are not allowed to go above or below the density range, even if a development includes mixed uses, such as commercial use on a portion of the ground floor. In that case, the residential development must still be within the specified density range. However, housing developers often take advantage of the Town's Density Bonus Ordinance or the State Density Bonus Law to achieve densities above the top of the density range.

Zoning Ordinance

The Danville Zoning Ordinance is the primary tool for implementing the Town's General Plan land use goals and policies. The Zoning Ordinance sets forth zoning designations which incorporate allowed and conditionally allowed land uses and specific development standards such as lot size, setbacks, and height. Zoning standards are also intended to implement General Plan policies such as preserving neighborhood character, managing traffic and service impacts, and protecting environmental quality.

Development Standards

The Zoning Ordinance establishes two primary types of residential zoning: Single-Family Residential (D-1, R-6, R-7, R-10, R-12, R-15, R-20, R-40, R-65, and R-100) and Multifamily Residential (M-8, M-13, M-20, M-30, M-35, Downtown Business District (DBD) -9, DBD -12, and DBD 13). Residential use is also allowed by right above the ground floor in downtown zoning districts DBD-5 and DBD 11. Tables included in Attachment A illustrate the Town's basic development standards for each of these zoning districts. Detailed descriptions of the Town's residential zoning districts and associated development standards are available on the Town's website at [Zoning Ordinance & Map | Danville, CA](#).

As part of this Housing Element update, on January 17, 2023 the Town adopted two new zoning districts, M-35 and DBD Area 13, and applied them to all of the Town's new RHNA sites, including 74 sites covering 67 acres of land. The M-35 District was applied to all of the RHNA sites outside of the Downtown Business District area and is a multifamily district allowing a minimum/maximum density of 30-35 unit per acre. The DBD Area 13 District was applied to all RHNA sites within the Downtown Business District Area and is a multifamily district allowing a minimum/maximum density of 30-35 unit per acre.

Regarding the Town's P-1; Planned Unit Development zoning district, the Town has chosen to rezone the housing sites to either M-35 or DBD Area 13, and not use the P-1 District. Unlike the P-1 district, the M-35 and DBD Area 13 Districts provide specific development standards, giving potential developers specific knowledge and certainty regarding development requirements. Since all of the Town's RHNA sites has already received General Plan Amendments and rezoning, no legislative acts are necessary to allow for development. It should be noted that the PUD is an optional process, and there are no areas mapped as PUDs.

Analysis Of Land Use Controls: Impacts On Recent Developments

Danville's Multifamily – High Density Special Zoning Districts (i.e. M-35 and DBD 13) establish development standards for development of the sites, such as height, floor area ratio, setbacks, and parking requirements. Current standards include a 37-foot height limit, an 80% floor area ratio, a 10' average front yard setback, and no required side and rear setbacks in DBD 13, and side and rear setbacks of 20' in the M-35 District.

The concessions and waivers sought by developers for projects utilizing the State Density Bonus Law have provided insights into elements of existing zoning standards that may act as constraints to development. Of the four recently proposed projects using the State Density Bonus Law, there has been some level of consistency across the concessions and waivers to development standards, which have been outlined in Table 1 below. While each

site and project have unique site considerations, the development standards that serve as the biggest constraints to multifamily development are setback and height requirements based on these projects.

Based on this information, the Town has committed to adopting revised and less restrictive development standards for the M-20, M-25, M-30, M-35 and DBD 13 multifamily sites, increasing the floor area ratio from 80% to 120%; and reduced parking standards to better reflect current multifamily parking demand. In addition, the Town will amend zoning development standards for four significant housing sites to allow four story and maximum 45 foot high building. These sites are 510 La Gonda Way, 425 El Pintado Road, 315 & 319 Diablo Road, and 363 Diablo Road (see Appendix G, Policies 6.1.i, 6.1.j, and 6.1.k).

TABLE 1. CONCESSIONS AND WAIVERS FOR RECENT DENSITY BONUS PROJECTS

Project	Setback	Height	Parking	Building Design	Fee Deferral	Inclusionary Housing	Other
Abigail Cl.	x					x	
Edendale	x					x	
375 W. El Pintado	x	x	x			x	
Alexon Riverwalk	x	x				x	
Borel - Truemark	x	x				x	

Source: Town of Danville, 2022



The following tables analyze the impacts of the Town's development standards on three recent development proposals:

TABLE 2. ANALYSIS OF ALEXON RIVERWALK

Alexon Riverwalk – 373 Diablo Road

Total Lot Area: 3.68; Zone: DBD Area 12

Regulation	Town Requirement	Proposed Project	Comments
Allowed Uses	Multifamily Residential	Three Story 144-unit apartment development	<i>Regulation is not a constraint as housing is allowed by right.</i>
Minimum Lot Area	No Minimum	3.68 acres	<i>Regulation is not a constraint.</i>
Maximum Density	30 units/acre	40 units/acre	<i>The maximum density may be a constraint as the developer sought and received an incentive under State Density Bonus Law for higher density.</i>
Maximum Height	35'	37'	<i>The 35- foot height limit may be a constraint as the developer sought and received an incentive under State Density Bonus Law for higher height.</i>
Floor Area Ratio (FAR)	80%	90%	<i>FAR may be a constraint as the developer sought and received an incentive under State Density Bonus Law to allow a higher FAR.</i>
Front Setback	Site-specific, no standard	28'	<i>Regulation is not a constraint</i>
Side yard setback	Site-specific, no standard	63'	<i>Regulation is not a constraint</i>
Rear yard setback	Site-specific, no standard`	44' to creek	<i>Regulation is not a constraint</i>
Parking	265	265	<i>Regulation is not a constraint</i>
Other Regulations Building Design	The development includes three stories, and maximum building height of 37 feet while the maximum allowed height is 35 feet. The project also exceeds the maximum 80 percent FAR with an FAR of 90 percent.		

TABLE 3. ANALYSIS OF ABAGAIL CIRCLE

Abagail Circle – Old Blackhawk

Total Lot Area: 2.57; Zone: P-1

Regulation	Town Requirement	Proposed Project	Comments
Allowed Uses	Single/Multifamily Residential (4-8 units per acre)	19 lot residential development including two BMR units`	<i>Regulation is not a constraint as housing is allowed by right.</i>
Minimum Lot Area	No Minimum	2.57	<i>Regulation is not a constraint.</i>
Maximum Density	8 units per acre	7.4 units per acre	<i>Regulation is not a constraint.</i>
Maximum Height	28'	27.9	<i>Regulation is not a constraint.</i>
Front Setback	Project-specific standard	20' minimum	<i>Regulation is not a constraint.</i>
Side yard setback	Project-specific standard	5' minimum	<i>Regulation is not a constraint.</i>
Rear yard setback	Project-specific standard	20' minimum	<i>Regulation is not a constraint.</i>
Parking	2 per unit	2 per unit	<i>Regulation is not a constraint.</i>
Other Regulations Building Design	Neighborhood compatibility	Compatible with neighborhood	<i>Regulation not a constraint.</i>



TABLE 4. ANALYSIS OF EDENDALE

Edendale

Total Lot Area: 5.05; Zone: P-1

Regulation	Town Requirement	Proposed Project	Comments
Allowed Uses	Single Family Residential	18 lot single family development incorporating 8 ADUs	<i>Regulation is not a constraint as housing is allowed by right.</i>
Minimum Lot Area	10,000 s.f.	6,745 – 10,054	<i>The 10,000 s.f. lot minimum may be a constraint as the applicant asked for smaller lots as an incentive.</i>
Maximum Density	3 units per acre	3.56 units per acre	<i>Regulation may be a constraint as the applicant requested a 20 percent density bonus.</i>
Maximum Height	35'	35'	<i>Regulation is not a constraint.</i>
Front Setback	20'	15"	<i>Regulation may be a constrain as the applicant requested 15' front yard setbacks.</i>
Side yard setback	10' minimum	10' minimum	<i>Regulation is not a constraint.</i>
Rear yard setback	20' minimum	20' minimum	<i>Regulation is not a constraint.</i>
Parking	2 per unit	3 per unit	<i>Regulation is not a constraint.</i>
Other Regulations Building Design	Building design is required to be compatible with the neighborhood. The development was allowed to implement 15' front yard setbacks in combination with side-loaded garages.	The buildings are compatible with the surrounding neighborhood	Regulation is not a constraint.
Inclusionary Housing	The applicant chose to incorporate 8 BMR ADUs into the project.		Regulation is not a constraint.

Density

Since 2014, the maximum density allowed under the General Plan was 30 units per acre. In January, 2023, the Town added two new General Plan Land Use designations, each allowing a range of 30-35 units per acre. Though this figure is the maximum permitted density, the Town has established a track record of approving even higher density residential and mixed-use projects. The Town received five applications to build new, high density multifamily housing projects in the last five years and four have been approved and one is pending. The average yield of those projects is 113% of the maximum units permitted by zoning, in part because all but one has used the State Density Bonus Law. Table 5 provides more detailed information on these projects. As previously discussed, most proposals for new residential development in Danville use the State Density Bonus Law not only to seek concessions and waivers to existing development standards, but also to increase the overall unit count of a given project. While other factors like Town subsidies or developer interest in developing lower-income units can affect below-market-rate production, the development track record in the Town indicates that the permitted density is a potential constraint to new housing development. Thus, the Town has implemented the new 30-35 unit per acre designation.

Danville's General Plan Land Use Designation establish a maximum as well as a minimum allowed density. Any housing proposal below the minimum density would require approval of a General Plan Amendment. A General Plan change to allow a lower residential density would not generally be allowed as that would violate General Plan Policy 1.05 which requires the Town to "discourage General Plan Amendments and retain existing multifamily residential sites".

The Town's newly adopted M-35 and DBD 13 Multifamily Zoning Districts include a zoning standard that allows the development density of a site to be based on gross parcel size rather than net parcel size. This removes a development constraint as potential housing units within unbuildable portions of a site, such as creeks and steep slopes, can be transferred to the buildable area of a site. This will result in additional units and additional unit density for the buildable portion of a development site.

TABLE 5. DENSITIES OF MULTIFAMILY PROJECTS, 2017-2022

Project Name	VLI units	LI units	Mod units	AM units	Base Units	Density Bonus Units	Total Units	% BMR (of Base Units)	Density Bonus (%)	Project Density (units/acre)	Mathematical Capacity (units)	Yield % Units/capacity
373-383 Diablo Road – Alexon Riverwalk	10	0	0	134	113	31	144	9%	27%	40	113	127%
600 Hartz Avenue (FAZ)	0	0	6	31	37	0	37	15%	0	30	37	100%
3020 Fostoria Way (Borel)	0	50	0	118	168	0	168	30%	0	24	200	84%
375 & 359 West El Pintado	0	0	0	50	33	17	50	0%	51%	31	40	125%
2550 Camino Tassajara (Edendale)	0	8	0	18	15	11	26	30%	73%	5.1	15	173%
TOTALS:	10	58	6	351	366	59	425	20%	16%		375	113%

Inclusionary Housing

Inclusionary zoning programs, of which the Town's local Below Market Rate or BMR program is one variation, are sometimes perceived as adding to the cost of housing by requiring the market-rate units to subsidize the affordable units. This is an area of much dispute, both in the Bay Area and nationally. There are as many positive aspects of inclusionary programs than there are negative aspects. For example, a study conducted by the National Housing Conference's (NHC) Center for Housing Policy (2000) highlighted several important contributions to inclusionary zoning to communities, not the least of which is the creation of income-integrated communities without sprawl.

Many studies have been published that specifically address the issue of who pays for inclusionary zoning. Some of these studies assert that the costs associated with inclusionary programs are passed on to the market priced homes, while other studies assert that in fact the cost is not borne by the end users at all. In an article published in the Hastings School of Law Review in 2002 which provided one of the first comprehensive reviews of inclusionary zoning and its cost implications for jurisdictions in California, Barbara Kautz, former Director of Community Development for the City of Dan Mateo and now a lawyer with Goldfarb and Lipman, noted that:

Most cities that have conducted economic analyses have concluded that, in the long run, most of the costs are borne by landowners [rather than market rate renters or buyers.] Initially, before land prices have had time to adjust, either the market-rate buyers or the developer pays, depending on whether the market allows the developer to increase his prices. If

the developer cannot raise the market price for the non-inclusionary units or lower his total costs, or some combination, his profits will decline.... To put this another way, builders will pay less for land because inclusionary zoning lowers their profits.

Based on the research and many years of implementation (since 1994), the Town's inclusionary program is not a constraint to development. Developers have a variety of options for complying with the provisions of the Ordinance and may use either the Town's Density Bonus Ordinance or the State Density Bonus Law to obtain additional concessions and waivers.

The Town last updated its Inclusionary Housing Ordinance (Municipal Code Section 32-73) in 2014. The Ordinance applies to any residential project with eight or more units. For developments that are less than 20 units per acre, 10% of the units are required to be provided as moderate income units. For developments that have a density of 20 units per acre or greater, 15% of the units are required to be provided as moderate income units. All below market rate units (BMRs) are subject to an affordable housing agreement approved by the Danville Town Council and are deed-restricted to be rented or sold to a qualifying moderate income household at moderate income rate. The deed restrictions are typically in effect for a period of 20 years.

In addition, under the Ordinance, a developer may opt to incorporate Accessory Dwelling Units (ADUs) into a minimum of 25% of the units. These units are typically less than 500 square feet in size and are considered to be affordable by design. A number of detached single family developments have chosen this option over the last 30 years. Often, the builder ultimately includes ADUs in more than 25% of the units, as they are a popular option for buyers and the builder can recover construction costs as part of the sales price for the unit. This option results in no financial burden for the builder and is not a development constraint.

The cost of the burden for provision of the deed-restricted moderate income units is mostly borne by the builder. However, the Town's Density Bonus Ordinance (Municipal Code Section 32-74) allows for density bonuses and other development concessions in exchange for additional affordability. In addition, the Town Inclusionary Housing Ordinance provides for the waiver of Town fees related to construction of the affordable units, as well as a streamlined review process. Given these provisions, the Town's Inclusionary Housing Ordinance has not resulted in a constraint on development.

The Town Housing Plan includes a program to review the Inclusionary Housing Ordinance and to conduct a financial study to determine whether reducing the affordability level from moderate income to low income would be a constraint to development, and to identify additional fee waivers and incentives to help offset costs to the builder. The Town will also review the possibility of accepting affordable housing in-lieu fees for applicable developments.

In the last five years, all developers seeking a density bonus have chosen to invoke the State Density Bonus Law. This law provides for incentives, including additional project density in exchange for additional affordability, and provides for additional legal protections relate to a local government's review and approval process.

On-And Off-Site Improvements

The standards for on-and off-site improvements contained in the Subdivision Ordinance do not constitute a constraint to housing development. They are no more restrictive than those typically found in other Contra Costa County cities. Sewer and water connection fees are established by the Contra Costa Central Sanitary District and the East Bay Municipal Utilities District and are therefore similar to fees in other jurisdictions served by these districts in the County.

Subdivision-level improvement requirements are defined in the Town's Municipal Code. These requirements stipulate standards for streets, sidewalks, water and sewer, drainage, curbs and gutters, utility easements, and landscaping. Such improvements may be considered as a housing cost constraint if they are more costly than what is minimally required to meet health and safety standards or involve requirements that are atypical or exceptionally high relative to other jurisdictions in the vicinity. In Danville, the Town's infrastructure, including streets, storm drains, water lines, sewer pipes, and dry utilities, is already in place, greatly reducing potential infrastructure impacts on housing costs. Subdivision improvement standards are

included in Chapter XXXI of the Danville Municipal Code. Standards are included for public and private streets, sidewalks and paths, underground utilities, curbs and gutters, and other standard improvements. The Town's housing sites are in urbanized areas where streets and ready access to public utilities exists. **Lot Area And Coverage**

The Town's M-35 and DBD 13 multifamily zoning districts, which cover most of the Town's housing inventory, have no minimum lot size and no minimum lot width and depth requirements. In addition, there are no maximum lot coverage requirements. Therefore, lot area, and coverage requirements are not a development constraint in Danville.

Housing Types

The kinds of housing allowed by-right or with a permit in zoning districts as well as the overall land area covered by those zoning districts can affect the ability to provide a range of housing types that meet the needs of the current and future population. The Town has analyzed the types of housing allowed in its zoning districts and a summary of those findings are provided in Table 6. Two kinds of housing that are not currently permitted by right in the Town include farmworker housing and low barrier navigation centers.

While these housing types are not currently allowed, this Housing Element includes a program to remove this constraint. Beyond these two cases, the Town has limited restrictions on the housing types permitted in its zoning districts.

TABLE 6. ZONING FOR DIFFERENT HOUSING TYPES

Housing Types	Zoning Districts Where Permitted
Multifamily Rental Housing	D-1, M-30, M-25, M-20, M-13, M-8, P-1 (where multifamily housing is permitted)
Housing for Agricultural Employees	This type of residential land use is not currently permitted in the Town. It is however allowed as a conditional use in the Town's A-2; General Agricultural district. The Town has included in this Element a program to incorporate this use into the Zoning Code to allow farmworker housing in appropriate zoning districts.
Emergency Shelters	DBD 3; In addition, this Housing Element includes a program (Policy 7.1.k) to add emergency shelters as an allowed use in the DBD Areas 9 and 13 residential districts with occupancy up to 20 allowed by right.
Low Barrier Navigation Centers	Low Barrier Navigation Center (LBNC) is a housing-first, low-barrier (for admission), temporary, service-enriched shelter focused on helping homeless individuals and families to quickly obtain permanent housing. This type of residential land use is not currently permitted in the Town, but included in this Element is a program to incorporate this use into the Zoning Code to allow low barrier navigation centers in the appropriate zoning districts.
Transitional Housing	All residential zoning districts
Supportive Housing	All residential zoning districts
Single-Room Occupancy Units	All residential zoning districts
Manufactured Homes	All residential zoning districts
Mobile Home Parks	There are not currently any mobile home parks in the Town and future development of this housing type is unlikely given the amount of land needed for this residential use and the cost of land in Danville.
Accessory Dwelling Units	All residential zoning districts

Accessory Dwelling Units

Section 32-76 of the Town's Municipal Code sets forth regulations for accessory dwelling (ADU) units in all single-family and multifamily zoning districts. The ADU ordinance was updated in 2018, 2021, and 2023 to conform to several changes to California legislation, including: S.B. 1069 (Chapter 720, Statutes of 2016) amending Government Code § 65582.1, 65583.1, 65589.4, 65852.150, 65852.2, and 66412.2, AB 2299 (Chapter 735, Statutes of 2016) amending Government Code §65852.2, and AB 2406 (Chapter 755, Statutes of 2016) adding Government Code §65852.22.

Pursuant to State law, the Town's development standards allow two ADUs and one junior ADU per parcel by right within all single-family residential districts provided that certain objective development standards are met. ADUs are also allowed by-right within multifamily zoning districts consistent with State law. Objective development standards include:

- An ADU may have a maximum size of 2,000 square feet if the lot is one acre in size or more and 1,200 square feet for all other lots;
- An ADU must maintain a minimum four foot sideyard and rearyard setback;
- The maximum height of an attached ADU is 25 feet, or 35 feet if it meets the same setback requirements of the primary residence
- The maximum height of a detached ADU is up to 20 feet;
- Junior ADUs may be created from a conversion of up to 500 square feet of existing floor space.
- ADUs must comply with all applicable building codes
- ADUs must conform to fire and other health and safety codes

The Town's review of ADUs is limited to review for compliance with the objective development standards through the building permit review, thus reducing the time and expense previously required when similar projects would go through discretionary review. The Town's ADU standards are designed to promote the development of new ADUs and do not create a constraint on development.

In addition, the Town created a "Garden Cottage" program to further encourage the development of ADUs. The program includes free fully-designed and ready to build ADUs, with sizes of 600, 800, and 1000 square feet. Each plan includes three available architecture styles. The "Garden Cottage Program" reduces building structural plan review fees by 75%.

To further encourage production of ADUs, a Policy (Policy 6.3.c) has been included to 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.

In addition, to encourage additional infill development in all of the Town single family residential districts, the Town will amend the ADU Ordinance to allow up to two JADUs in any single family residence (see Policy 6.3.e).

Finally, the Town will work to encourage additional use of ADU laws and SB 9 by conducting a public outreach and education campaign related to rights under these laws (see Policy 6.1.h.3).

Design Review

Danville requires design review for new multifamily development, residential development that is part of a new subdivision, and for any new development within a Town-identified Major Ridgeline or Scenic Hillside area. New single family re-development in the majority of Danville does not require a design review process and are subject to a streamlined review through the Town's Building Division.

For new multifamily residential projects in the downtown area, the Town adopted Architectural Development Standards in 2008. The design standards insure the compatibility of new development with the existing character of Danville.

For residential development within a Town-identified Major Ridgeline or Scenic Hillside, development and design standards are included within the Town's Major Ridgeline and Scenic Hillside Ordinance (Municipal Code Section 32-69). The design review process is intended to 1) minimize the visibility of structures and other improvements and to protect views to the hills, 2) retain natural features of the land, and 3) protect vulnerable habitat and native vegetation. The guidelines set forth criteria for site and building design and landscaping, with emphasis on hillside and ridgeline areas and are made available online for review prior to proposal submittal.

For new residential subdivisions, design review is intended to assure new residences are compatible with surrounding existing neighborhoods. The Town does not have specific design standards for residential development outside the downtown or hillside areas. A work program to develop objective design and development standards has been included as a work program as part of this Housing Element (Appendix G, Policy 9.1.a).

The Town has also developed a Design Review Board Submittal Checklist to facilitate complete applications to streamline the review process (see Attachment B).

The Town's residential design review process provides specific guidance for development applications and does not result in a significant constraint to housing production in Danville.

Recent changes to State law have limited the scope of Design Review for local jurisdictions. SB330 took effect January 1, 2020, and was aimed at increasing residential unit development, protecting existing housing inventory and expediting permit processing. This law modified existing legislation, such as the Permit Streamlining Act and the Housing Accountability Act and instituted the Housing Crisis Act of 2019. Under this legislation, municipal and county agencies are restricted in the local ordinances and policies that can be applied to review of housing development proposals. One such restriction is review of housing developments against objective design standards that are uniform in their application. In 2020, the Town adopted objective design standards for residential developments and plans to continue development of objective standards as part of this Housing Element. The objective criteria laid out in these standards remove constraints on development and aid in streamlining housing production and reducing overall development costs. The Town regularly conducts reviews for ongoing compliance with State Density Bonus law and the Housing Accountability Act.

Annexation Standards

Although the Town of Danville does not expect to annex land within the planning period, an important land use regulation affecting development in Danville, as well as other cities in Contra Costa County, is the policy adopted by the Contra Costa County Local Agency Formation Commission (LAFCO) regarding annexation proposals. The standards and procedures set forth in the LAFCO policy affect its review of requests for Town annexation of lands proposed for development. The application of these standards will affect development of land outside existing Town limits.

Currently, the Town's Sphere of Influence does not extend substantially beyond the Town limits in most areas. The Town's sphere of influence extends beyond the Town limits in the eastern Tassajara Valley area. However, most of these areas are already developed or beyond the Urban Service Boundary.

It is not expected that the existing Sphere of Influence area will be altered to include vacant lands that would yield many more developable lots; therefore, annexation standards are not a constraint to development for Danville.

Wildfire Safety Requirements

Recent State laws have imposed more intensive local planning efforts to mitigate wildfire hazards in communities identified as being at an elevated risk for wildfires. Only a small area of Danville is designated as Very High Fire Hazard Severity Zones. A large area of Town is within a High Fire Hazard Zone. Developments within these

areas necessitate additional planning and building requirements for housing development in these areas. Such requirements might include retrofits to existing structures, the use of fire-resistive materials in new construction. While State law requires jurisdictions to adopt local ordinances for wildfire planning, many of these requirements have been implemented through the California building and residential codes, which are the standards used for development in Danville.

Given that wildfire mitigation requirements are imposed throughout the State, these safety measures are not a constraint to development.

Affirmatively Furthering Fair Housing

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, which overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes.

AB 686 requires that all Housing Elements prepared on or after January 1, 2021, assess fair housing through the following components:

- An assessment of fair housing within the jurisdiction that includes the following components: a summary of fair housing issues and assessment of the Town’s fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities; an assessment of contributing factors; and identification and prioritization of fair housing goals and actions.
- A sites inventory that accommodates all income levels of the Town’s share of the RHNA that also serves the purpose of furthering more integrated and balanced living patterns.
- Responsive housing programs that affirmatively further fair housing, promote housing opportunities throughout the community for protected classes, and address contributing factors identified in the assessment of fair housing.
- The analysis must address patterns at a regional and local level and trends in patterns over time.
- This analysis compares the locality at a county level for the purposes of promoting more inclusive communities.

The analysis completed for this work includes a series of actions to address fair housing concerns in the community. The complete analysis is found in Appendix D.

Condominium Conversions

The conversion of apartment units to condominium units was a major regional concern identified by the Association of Bay Area Governments in the late 1970’s.

In 2014, the Town adopted a Residential Condominium Ordinance (Municipal Code Section 31.7.1) which is consistent with State law requirements. This Ordinance establishes an application process, noticing requirements to existing residents, and established inclusionary housing requirements and the availability of density bonus options.

To date, the Town has not received any application for a residential condominium conversion.

Development Fees

The Town requires payment of fees as a condition of development approval. Fees are tied to the Town’s actual costs of providing necessary services such as project review and plan checking fees or are set to recover the cost of needed infrastructure. The current fee schedule is made available online for review.

These fees are reviewed and adjusted annually. Planning fees are a small percentage of the total fees charged so even if the fees are increased, they would not constitute a deterrent to development.

A comparison of Danville's permit, development, and impact fees to other cities in Contra Costa County are included as Attachment C. Based on this survey, Danville's fee levels for developers are comparable, but above the average fees charged by other cities in Contra Costa County. Total estimated fees for construction of a 3,100 square foot single-family home are \$62,489. It should be noted that 72% of this total is from development fees imposed by agencies outside the Town's control, such as the Contra Costa County Central Sanitary District and the School District.

Since fees, particularly development impact fees, are set to recover the cost of needed infrastructure so that new development can proceed while maintaining desired public service levels, it can be concluded that the Town's existing fee levels are appropriate and do not constitute an undue governmental constraint on housing production. However, there is an imbalance in the proportion of Town fees paid across different housing types. Though the cost per unit was lowest for large multifamily projects, the proportion of impact fees to other fees is significantly higher for these projects. Similarly, the cost per square foot for small multifamily projects is more than twice that of a single-family home. This disparity across types of development is a constraint to development and the Town has incorporated a program to amend its fee structure to reduce the cost burden of fees for multifamily development (Policy 6.1.m).



TABLE 7: DEVELOPMENT FEE ANALYSIS SUMMARY

Single Family		Multifamily – Large		Multifamily – Small	
Units S.F.	3100	Unit S.F.	800	Unit S.F.	800
# Units	1	# Units	100	# Units	10
Cost Per Unit	\$62,489	Cost Per Unit	\$33,369	Cost Per Unit	\$34,708
Planning and Permit %	28%		3.67%		8.62%
Impact Fee %	72%		96.33%		91.38%
Fees					
Development Plan					
Preliminary Residential Development Application	\$3,120	Administrative- to include minor Scenic Hillside	\$600-\$1,200	Administrative- Single Family	\$2,400
Development Plan – Public Hearing					
Residential – Minor Projects	\$5,100		Residential – Larger or More Complex Projects		\$7,650
Scenic Hillside or Major Ridgeline – Minor Projects	\$5,100		Scenic Hillside or Major Ridgeline – Larger and/or More Complex Projects		\$7,650
Land Use Permit					
Temporary Mobile Home	\$1,200	Minor Project without Public Hearing	\$260-\$900	Minor Item with Public Hearing	\$2,250
Congregate Care Facility	\$5,100		Major Item with Public Hearing		\$9,900
Subdivision					
Major Subdivision – Five lots or more	\$7,650		Minor Subdivision – Four lots or less		\$5,100
Rezoning					
PUD – Rezoning – for Smaller and/or Less Complex Projects	\$6,600		PUD – Rezoning – for Larger and/or More Complex Projects		\$9,900
Variance					
Single Family Residence Processed as Administrative Permit – Complex – Moderate - Simple			\$1,500 - \$1,150 - \$800		

Building And Municipal Codes

Building codes and enforcement do not constrain housing development in Danville. New construction is required to meet the requirements of the California Building Code (CBC), which is updated every three years by the California Building Standards Commission. There are no local amendments to the code.

The Town's Building Division plan checks building permit applications and inspects the construction as it is built to ensure compliance with the approved plans. The Building Division and Code Enforcement Division also perform inspections when a specific complaint relating to the health and safety of the building occupants is

received. In conformance with the CBC, the Town requires new construction to meet all building codes currently in effect.

The Town's Code Enforcement Officer meets regularly with the Building, Planning, and Engineering Divisions to coordinate tasks. The Town strives to strike a balance between preventing blighted conditions and not setting the standard unnecessarily high. The Code Enforcement Officer also serves as an information officer, providing the homeowners with copies of the Town's regulations and advising them of ways to bring their properties into compliance.

Processing Time

In an effort to meet the affordable housing goals, SB 35 requires cities and counties that have not made sufficient progress towards their state-mandated affordable housing goals to streamline the review and approval of certain qualifying affordable housing projects through a ministerial process. SB 35 requires cities and counties to streamline review and approval of eligible affordable housing projects through a ministerial approval process, exempting such projects from environmental review under the California Environmental Quality Act ("CEQA"). If it is determined that the project is eligible, SB 35 specifies the timeframes within which the jurisdiction must make a final decision on the application (between 90-180 days). To further streamline project review, this ministerial process also restricts design review of the project to objective design standards.

For projects that do not qualify for permit streamlining under SB 35, Danville's zoning code stipulates that residential land uses are permitted by right in each of its residential zoning districts, subject to compliance with objective development standards.

There are ten single-family zoning districts in which single family residences are allowed by right (D-1, R-6, R-10, R-12, R-15, R-20, R-40, R-65, and R-100), and only require issuance of a building permit. Discretionary review by the Town is not required unless the residences are part of a new subdivision or located within a Town-identified Major Ridgeline or Scenic Hillside area. Proposed developments within a scenic hillside area can be approved administratively, while development within a major ridgeline area require approval by the Planning Commission.

Under the Town's General Plan and Zoning Ordinances, all proposed multifamily developments have a right to construct housing within the specified density ranges. The Town has adopted objective design and development standards as part of the residential zoning districts. As such, the Town review of residential development applications is limited to review for compliance with the adopted standards, and compliance with the California Environmental Quality Act (CEQA) as applicable.

All the Town's residential zoning districts include objective development standards to guide new development. Development standards include height, stories, floor area ratio, setbacks, and parking requirements. When considering approval of an application, the findings for approval are limited to a determination of the development's consistency with the adopted objective development standards. All new multifamily housing applications require review by the Design Review Board and review and approval by the Town's Planning Commission. The time taken to process development applications affects housing costs, since interest on development loans must continue to be paid. The longer it takes for the development to be approved, the higher the overall project costs will be. The following are estimated processing times for residential development. The time to process residential developments does not constitute a constraint in Danville.



TABLE 8: ESTIMATED PROCESSING TIMES

Type of Approval or Permit	Processing Time	Approval Body
Building Permit	Planning Division - .5-1 hour Building Division – 2 hours – 10 days	Town staff
Variance	1-2 weeks	Town Staff
Land Use Permit	1-2 weeks	Town Staff
Development Plan (Design Review)	2-4 months	DRB, PC
Minor Subdivision	1-3 months	PC
Major Subdivision	2-4 months	PC
Rezoning	2-4 months	TC
General Plan Amendment	4-6 months	TC
Mitigated Negative Declaration	2-4 months	PC
Environmental Impact Report	6-12 months	PC
SB 9 Urban Lot Split	2-4 weeks	Town Staff

Note: DRB: Design Review Board, PC: Planning Commission, TC: Town Council

These processing times are comparable, and in some cases faster, than the time taken for processing similar projects in surrounding cities. The following table shows the length of time taken to approve recent housing and commercial development applications in Danville. This table illustrates that the cumulative impact of various Town-imposed reviews generally does not negatively impact the time it takes to move projects through the approval process.

Standard single family residential developments only require Building Permits and no additional planning entitlements. The Building Permit process is streamlined with a 10 day review period.

Multi-family residential developments require Building Permits which have a 10-day review period for the first plan check comments for building permit issuance. If additional review and submittals are required, the Town completes subsequent plan checks in seven days. Development of new single family homes, and additions to existing homes are reviewed ministerially, requiring only a building permit, in most areas of Town. New residential subdivisions, multifamily buildings, and developments within Town-identified Major Ridgeline and Scenic Hillside areas require review by the Town's Design Review Board and approval by the Town's Planning Commission in most cases. Development Plans requiring Planning Commission approval typically include one Design Review Board hearing and one Planning Commission hearing. The Town has approved a resolution establishing objective development and design standards for residential developments processed under SB 330. The Town also prepared an FAQ handout and a list of submittal requirements, for SB 330 development, which is available on the Town's website and at the front counter. The Town complies with all requirements under SB 330.

In order to further reduce potential review time constraints, the Town has added a work program (Appendix G, 6.1.m) to amend the Town's Municipal Code to allow proposed multifamily development with 10 or fewer units to be approved administratively. This would allow these developments to be approved at a staff level, with no required Planning Commission public hearings.

TABLE 9: PROCESSING TIMES FOR SELECTED PROJECTS

Name of Project	Entitlement Sought	Deemed Complete	Approved	Time Taken
194 Diablo	Development Plan for major remodel of a commercial building	3/27/20	6/11/20	2.5 months
134 El Dorado	Minor Subdivision and Development Plan to subdivide the property to allow three attached units and two detached units	7/6/20	12/9/20	4 months
600 Hartz Avenue	37 unit mixed use condo development with 4,000 s.f. of commercial and basement parking	1/13/22	5/10/22	4 months
Magee Ranch Architecture	Development Plan for units to be constructed on a previously approved 76 unit subdivision	11/3/21	1/25/22	2.75 months
2460 Tassajara Ln.	Development Plan to allow a 4,618 square foot residence	3/8/21	4/9/21	1 month

To further reduce the time taken to process and review discretionary applications, the Town has implemented the following measures:

- Objective design standards for new multifamily housing to establish clear criteria for project review.
- Providing all application forms, design guidelines, and relevant planning documents online.
- Conduct pre-application meetings between Town Staff and the property owner/developer at no cost to the applicant to discuss and resolve any problems associated with a proposed development.
- Schedule informal study sessions with the Design Review Board and/or Planning Commission at no cost to the applicant.
- Scheduling pre-application joint meetings of the Town Council, Planning Commission and Design Review Board for major projects at no cost to the applicant

Infrastructure Constraints

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

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

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

The Growth Management Element of the General Plan serves to ensure that the infrastructure and urban services and facilities are in place to serve new development.

Many of Danville's affordable housing opportunities are infill development locations in areas already served by existing infrastructure. The vast majority of the incorporated limits of the Town lie within the service boundaries for water and sewer service, virtually assuring that the vacant and underutilized parcels identified in this document could develop by the end of the 2023-2031 Housing Element planning period.

East Bay Municipal Utility District (EBMUD) is the water purveyor for the Danville area. EBMUD's current (2020) Water Supply and Management Program (WSMP) serves as the basis for water conservation and recycling programs and for development of supplemental supply initiatives. The WSMP seeks to provide a diverse and robust water supply portfolio that ensures water reliability in an uncertain future while also protecting the environment.

Through the implementation of the WSMP, EBMUD is meeting future growth with aggressive conservation and recycling, while supplemental supply components allow a lower rationing level and thereby decrease direct impacts on EBMUD customers during dry years. However, the water supply needs to accommodate build-out of the Town's RHNA exceeds EBMUD's project water supply for the area. As a result, the Town adopted a Statement of Overriding Considerations for the Housing Element implementation project, allowing development projects to go forward despite this impact.

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

The population of the service area is approximately 471,000 residences and thousands of businesses within a 144 square mile area. In 2022, the wastewater treatment plant's average flow dry weather rate was 45 million gallons per day (MGD). This rate is well within the permitted 53.8 MGD average dry weather flow limit allowed for by Order No. R2-2012-0016 issued by the SF Bay Region of the California Regional Quality Control Board and by National Pollutant Discharge Elimination System (NPDES) Permit No. CA0037648. CCCSD has indicated it will be able to serve the planned growth provided through the Danville 2030 General Plan and the 2023-2031 Housing Element.

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

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

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

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

Transitional, Supportive, And Farmworker Housing

The Town's Municipal Code lists transitional and supportive housing with six or fewer residents as uses allowed by right in all residential zoning districts. Transitional and supportive housing with more than six residents are subject to approval of a Land Use Permit. As such, transitional and supportive housing with six or fewer residents are treated the same as any residential household in all residential districts and will receive the same consideration as other residential uses when included in mixed use projects. The Town wishes to remove the constraint of capacity and streamline the process for allowing transitional and supportive housing of any size by right within residential districts, consistent with State Law. Therefore, the Town has added a program to be consistent with State law (Policy 7.1.h).

The Town does not currently define farmworker housing as a specific allowed by right use in its municipal code, but has provided a program as part of its housing strategy to permit this use as required under the California Employee Housing Act to remove any constraints to production of this housing type.

Emergency Shelters

The Town's Municipal Code lists emergency shelters with six or fewer residents as uses allowed in Downtown Business District 3. Emergency shelters with more than six residents are subject to approval of a Land Use Permit. As such, emergency shelters with six or fewer residents are treated the same as any other use allowed in Downtown Business District 3.

As part of the work plan for this Housing Element, the Town will amend the municipal code to also allow emergency shelters as a by-right use with up to 20 occupants within Downtown Business Districts DBD Areas 9 and 13 (Policy 7.1.k).

The Town's Municipal Code requires transit accessibility where ongoing alternate means of transportation shall be provided by the facility operators, such as provision of a shuttle bus service to and from the bus route station, unless the emergency shelter is located within one-half mile of an existing bus route station. All properties located within Downtown Business District 3 are within one-half mile of a bus route station.

The parking demand for Downtown Business Districts 3, 9 & 13 are specific to individual uses. As a part of the work plan, the Town will revise parking standards for emergency shelters in all three districts to comply with State law (Policy 7.1.k).

Constraints On Housing for People with Disabilities

Both the Federal Fair Housing Act (FHA) and the California Fair Employment and Housing Act (FEHA) impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations and practices when such accommodations “may be necessary to afford” disabled persons “an equal opportunity to use and enjoy a dwelling.” This directive was further enhanced by adoption of Senate Bill 520 in 2002, which amended Housing Element law to require local governments to analyze constraints upon the development and maintenance of housing for persons with disabilities and to remove those constraints or provide reasonable accommodations for housing designed for persons with disabilities.

“Reasonable accommodation” is defined as the act of making existing facilities used by residents readily accessible to and usable by individuals with disabilities, through the removal of constraints within the zoning, permit, and processing procedures. Reasonable accommodation was originally meant to provide accommodation for housing for people who needed accommodation on a personal basis.

However, the State has taken an expanded view and now considers reasonable accommodation to include land use, development improvements, and accessibility, as well as processing and administration. An accommodation is deemed “reasonable” if it does not impose “undue financial and administrative burdens” on the jurisdiction

or require a “fundamental alteration in the nature” of its zoning scheme. In other words, the Town must create a process to allow disabled persons or developers and operators of housing for people with disabilities to make a claim for relief from whatever constraints they assert exist.

In response to Senate Bill 520 and amended Housing Element law, a program was added to the 2014-2022 Housing Element to analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520 enacted on January 1, 2002. The analysis included an evaluation of existing land use controls, permit and processing procedures and building codes.

In 2014, the Town adopted a Reasonable Accommodation Ordinance (Section 32-71 of the Municipal Code). The stated purpose of the ordinance is to provide individuals with disabilities reasonable accommodation in regulations and procedures to ensure equal access to housing, and to facilitate the development of housing.

The Town's Reasonable Accommodation Ordinance provides an application submittal process, objective findings for approval, and an administrative process for review and approval of requests. Findings for approval include: The housing will be used by a disabled person; The requested accommodation is necessary to make specific housing available to a disabled person; The requested accommodation would not impose an undue financial or administrative burden on the Town and; The requested accommodation would not require a fundamental alteration in the nature of a Town program or law, including land use and zoning. Requests for reasonable accommodation may include yard encroachments for ramps and other accessibility improvements, hardscape additions that result in noncompliance with required landscaping or open space provisions, and reduced parking where the disability clearly limits the number of persons operating vehicles. All applications must be acted upon within 30 days.

In order to further streamline the reasonable accommodation process, the Town has added a program (Policy 7.1.m) to 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.

Conclusions

The biggest constraint concerning the development of housing, especially that which is affordable, is the very high cost of development, which includes high land costs, and the lack of funding to support that development or underwrite the cost of land.

The dissolution of Redevelopment Agencies in California has left Danville with few tools to support the development of affordable housing. With the lack of State or local funding sources, even high density multifamily housing typically does not rent or sell at an affordable rate.

Construction and labor costs account for the largest proportion of development costs and, while the Town will make concerted efforts to remove constraints, these factors are out of the Town's control and will remain a challenge to housing development without State or Federal intervention.

With the proposed density increases in various parts of the Town to meet the RNHA requirement, analysis of past projects and the Town's zoning standards have identified, height, setback, and other standards may become potential governmental constraints to the development of housing. The Implementation Plan includes a variety of actions to address these potential constraints, including but not limited to working with real estate professionals, economists, developers, and others to analyze the specific impacts of various building standards on the cost to develop housing. From this work, the Town will be able to make informed and appropriate modifications to zoning requirements to eliminate these constraints.

In addition, while the per-unit development and impact fees assessed on single-family developments are almost twice the amount of the costs per unit for multifamily housing, the fees disproportionately impact multifamily

development on a square foot basis. This disparity across types of developments is a constraint to development and the Town has incorporated a program to amend its fee structure to reduce the cost burden of fees for multifamily development.

TABLE 10: DANVILLE RESIDENTIAL DEVELOPMENT STANDARDS

Chapter Number	Zoning Symbol	Zoning District	MINIMUM STANDARDS						Maximum Standards	
			Lots			Yards			Building Height	Floor Area Ratio
			Area	Width	Depth	Front	Side	Rear		
32-22	R-6	Single Family Residential	6,000 sq. ft.	60'	100'	20'	5' 15' total	20'	35' 2.5 stories	-
32-22	R-7	Single Family Residential	7,000 sq. ft.	70'	100'	20'	5' 15' total	20'	35' 2.5 stories	-
32-22	R-10	Single Family Residential	10,000 sq. ft.	80'	100'	20'	10' 20' total	25'	35' 2.5 stories	-
32-22	R-12	Single Family Residential	12,000 sq. ft.	100'	100'	20'	10' 25' total	25'	35' 2.5 stories	-
32-22	R-15	Single Family Residential	15,000 sq. ft.	100'	100'	20'	10' 25' total	25'	35' 2.5 stories	-
32-22	R-20	Single Family Residential	20,000 sq. ft.	120'	120'	25'	15' 35' total	30'	35' 2.5 stories	-
32-22	R-40	Single Family Residential	40,000 sq. ft.	140'	140'	25'	20' 40' total	30'	35' 2.5 stories	-
32-22	R-65	Single Family Residential	65,000 sq. ft.	140'	140'	25'	20' 40' total	30'	35' 2.5 stories	-
32-22	R-100	Single Family Residential	100,000 sq. ft.	200'	200'	30'	30' 60' total	30'	35' 2.5 stories	-
32-28	M-8	Multi Family Residential	6,000 sq. ft.	-	-	25'	20'	20'	35' 2.5 stories	50%
32-27	M-13	Multi Family Residential	8,000 sq. ft.	-	-	25'	20'	20'	35' 2.5 stories	65%
32-26	M-20	Multi Family Residential	10,000 sq. ft.	-	-	25'	20'	20'	35' 2.5 stories	80%
32-24	M-30	Multi Family Residential	10,000 sq. ft.	-	-	25'	20'	20'	37'	80%
32-29	M-35	Multi Family Residential	-	-	-	25'	20'	20'	3 Stories	80%
32-45	DBD-5	Downtown Business District	-	-	-	20' Avg. 10' for corner lots	5' 15' total	20'	35' 2.5 stories	65%
32-45	DBD-9	Downtown Business District	-	-	-	25'	20' 40' total	20'	35' 2.5 stories	-
32-45	DBD-12	Downtown Business District	-	-	-	-	-	-	35'	80%
32-45	DBD-13	Downtown Business District	-	-	-	10'	0	0	3 Stories	80%
32-63	P-1	Planned Unit District	Flexible							

* Residences located within a Town-identified Scenic Hillside/Major Ridgeline Aea may be subject to a 28' average height limit.



SUBMITTAL REQUIREMENTS FOR:

DESIGN REVIEW BOARD

PLANNING

DEAR APPLICANT:

In order for Staff and the Design Review Board to be able to properly evaluate your project, the following information relevant to the project needs to be included on the Project Plans submitted for review. Please indicate which items have not been included in the packet and provide a statement as to why they cannot be supplied.

GENERAL SUBMITTAL REQUIREMENTS

1. Prepare a Cover Sheet with the following information:

- ☐ Sheet index
- ☐ Project data (lot size, zoning, parking etc)
- ☐ Vicinity map showing sufficient detail to locate site

2. Prepare a Site Plan, clearly and legibly drawn to scale with the following information:

- ☐ Property lines
- ☐ Existing and proposed improvements with dimensions to all property lines
- ☐ Buildings on adjacent sites (approximate location to shared property lines)
- ☐ Site section (for projects involving hillside/ridgeline lots)
- ☐ Topography lines (for projects involving hillside/ridgeline lots)
- ☐ Site details (i.e., screen walls, trash enclosures, trellises, decks, etc.)
- ☐ Photos with locations keyed to site plan
- ☐ Aerial photos (where appropriate)

TOWN OF DANVILLE • 500 LA GONDA WAY • DANVILLE, CA 94526-1740
925.314.3310 PHONE • 925.838.0360 FAX • WWW.DANVILLE.CA.GOV

3. Prepare a Floor Plan, clearly and legibly drawn to scale with the following information:

- ☐ Overall Floor Plan
- ☐ Windows and exterior doors located
- ☐ Exterior dimensions

4. Prepare Exterior Building Elevations, clearly and legibly drawn to scale with the following information:

- ☐ Building elevations with height dimensions (for Downtown projects, show adjacent structures, and include photo-simulation where appropriate)
- ☐ Door and window locations
- ☐ Roof elements
- ☐ 3-Dimensional analysis (Downtown-where appropriate)

5. Prepare a Roof Plan, clearly and legibly drawn to scale with the following information:

- ☐ Eave overhangs, ridges, hips and valleys
- ☐ Roof pitch

6. Prepare a Preliminary Landscape Plan, clearly and legibly drawn to scale with the following information:

- ☐ Existing trees (show species type, drip line and tree diameter measured 4 ½ feet above natural grade)
- ☐ Proposed tree location, type, quantity, and size (i.e. 15 gal)
- ☐ Proposed plant materials, type, location, and size
- ☐ Hardscape locations and finishes
- ☐ Water features

MATERIALS AND COLORS LABELING

Windows

- ☐ List type of frames (wood, aluminum, vinyl, etc.)
- ☐ Indicate color of exterior frames
- ☐ Label type of muntins or grilles (i.e., indicate use of: no muntins; interior muntins; simulated divided light or true divided light)

Exterior doors

- ☐ List type of frames (wood, aluminum, vinyl, etc.)
- ☐ Indicate color
- ☐ Label type of muntins or grilles (i.e., indicate use of: no muntins; interior muntins; simulated divided light or true divided light)

Siding

- ☐ Show locations of all siding (if more than one type)
- ☐ Show direction of material for wood siding (horizontal or vertical)
- ☐ Label masonry manufacturer and model for manufactured stone or brick
- ☐ Label type of stone, indicate if real
- ☐ Show/label masonry caps and trim
- ☐ Label type of texture if stucco
- ☐ Label sizes of all decorative trim for doors, windows, skirts, braces, posts, etc.
- ☐ Label with color scheme (Body, Trim, and Accent) and list colors in a legend

Roofing

- ☐ Label with type of material (wood, simulated shakes, metal, tile, composition)
- ☐ Label with manufacturer and color

Driveways, walks, decks & patios

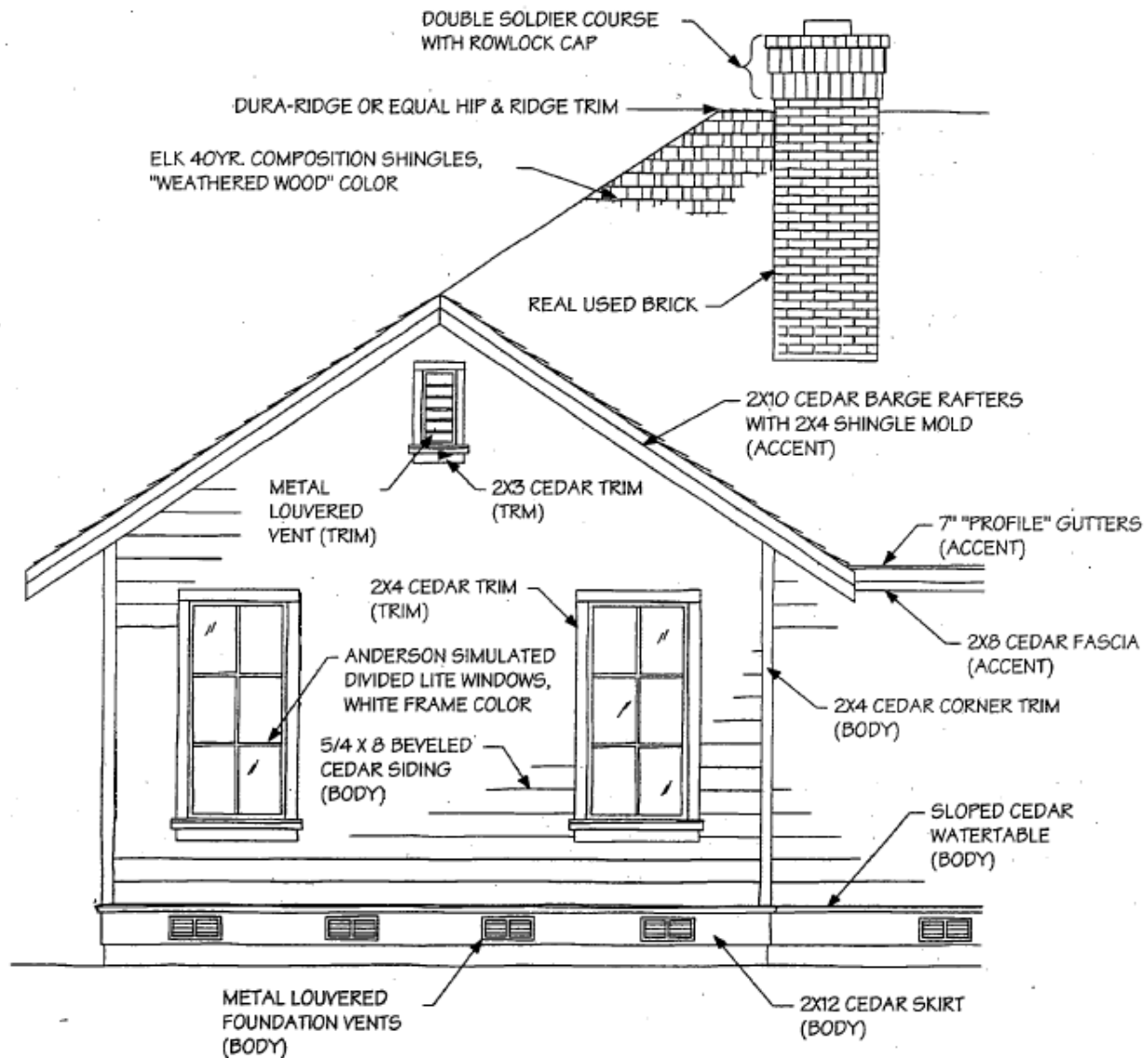
- ☐ Label with type of material
- ☐ Label with color and finish texture
- ☐ Show railing details, finishes and materials

Lighting

- ☐ Show location and type of fixture (uplight, downlight, flood, lantern)
- ☐ Show proposed landscape lighting, fixture type, and size (i.e. height)
- ☐ Provide fixture cut-sheets (commercial projects)

Please submit a copy of the completed checklist along with your project plans to the Planning Division each time you submit an application for Planning Review

SAMPLE OF MATERIALS AND COLORS LABELING



FRONT ELEVATION

1/4" = 1'-0"

"()" DESIGNATES PAINT COLOR

BODY = KELLY MOORE #XYZ

TRIM = KELLY MOORE #XY

ACCENT = KELLY MOORE #X

TOWN OF DANVILLE DESIGN REVIEW BOARD 12/99

 TOWN OF DANVILLE, CA									
Site Information	Single Family			Multifamily - Large			Multifamily - Small		
	Unit S.F.	3100	Unit S.F.	800	Unit S.F.	800	Unit S.F.	800	
	# of Units	1	# of Units	100	# of Units	100	# of Units	10	
	Valuation	\$432,647.00	Valuation	\$12,521,600.00	Valuation	\$12,521,600.00	Valuation	\$1,252,160.00	
Fee Classification	Multiplier	Per	Cost	Multiplier	Per	Cost	Multiplier	Per	Cost
Entitlement Fees									
Development Plan Pre-submittal	\$300.00	Set	\$300.00	\$300.00	Set	\$300.00	\$300.00	Set	\$300.00
Preliminary Residential Development	\$3,120.00	Set	\$3,120.00	\$3,120.00	Set	\$3,120.00	\$3,120.00	Set	\$3,120.00
Administrative - Single Family	\$2,400.00	Set	\$2,400.00	\$2,400.00	Set	\$2,400.00	\$2,400.00	Set	\$2,400.00
Fire Department Review	\$342.00	Hr	\$684.00	\$342.00	Hr	\$684.00	\$342.00	Hr	\$684.00
DRB - Pre-Submittal	\$250.00	Set	\$250.00	\$250.00	Set	\$250.00	\$250.00	Set	\$250.00
DRB - Administrative	\$400.00	Set	\$400.00	\$3,600.00	Set	\$3,600.00	\$3,600.00	Set	\$3,600.00
TOTAL ENTITLEMENT FEES			\$7,154.00			\$10,354.00			\$10,354.00
Building Fees									
Building Permit Fee	Based on Valuation		\$2,856.57	Based on Valuation		\$41,901.79	Based on Valuation		\$6,403.05
Building Plan Check Fee	65% of Permit Fee		\$1,856.77	65% of Permit Fee		\$27,236.16	65% of Permit Fee		\$4,161.99
Electrical Permit	20% of Permit Fee		\$571.31	20% of Permit Fee		\$8,380.36	20% of Permit Fee		\$1,280.61
Plumbing Permit	17% of Permit Fee		\$485.62	17% of Permit Fee		\$7,123.30	17% of Permit Fee		\$1,088.52
Mechanical Permit	18% of Permit Fee		\$514.18	18% of Permit Fee		\$7,542.32	18% of Permit Fee		\$1,152.55
Electrical Plan Check	17% of Plan Check		\$315.65	17% of Plan Check		\$4,630.15	17% of Plan Check		\$707.54
Plumbing Plan Check	20% of Plan Check		\$371.35	20% of Plan Check		\$5,447.23	20% of Plan Check		\$832.40
Mechanical Plan Check	18% of Plan Check		\$334.22	18% of Plan Check		\$4,902.51	18% of Plan Check		\$749.16
SMIP Fee	0.013% of Valuation		\$56.24	0.013% of Valuation		\$1,627.81	0.013% of Valuation		\$162.78
CA Building Standards Fee	\$1 per \$25k Valuation		\$17.31	\$1 per \$25k Valuation		\$500.86	\$1 per \$25k Valuation		\$50.09

Comprehensive Planning Fee	0.1% of Valuation (\$2k min.)		\$2,000.00	0.1% of Valuation (\$2k min.)		\$2,000.00	0.1% of Valuation (\$2k min.)		\$2,000.00
	\$300.00	Set	\$300.00	\$300.00	Set	\$300.00	\$300.00	Set	\$300.00
	\$300.00	Set	\$300.00	\$300.00	Set	\$300.00	\$300.00	Set	\$300.00
	\$373.00	Set	\$373.00	\$373.00	Set	\$373.00	\$373.00	Set	\$373.00
TOTAL BUILDING FEES			\$10,352.24		\$112,265.50		\$19,561.68		
Impact Fees									
School District Fee	\$3.79	SF	\$9,854.00	\$3.79	SF	\$303,200.00	\$3.79	SF	\$30,320.00
CCC Sanitary District Connection Fee	\$9,300.00	Unit	\$9,300.00	\$9,300.00	Unit	\$930,000.00	\$9,300.00	Unit	\$93,000.00
Childcare Facilities	\$335.00	Unit	\$335.00	\$115.00	Unit	\$11,500.00	\$115.00	Unit	\$1,150.00
Park Land In Lieu	\$12,449.00	Unit	\$12,449.00	\$7,251.00	Unit	\$725,100.00	\$6,824.00	Unit	\$68,240.00
Southern Contra Costa Regional Fee	\$1,593.00	Unit	\$1,593.00	\$1,593.00	Unit	\$159,300.00	\$1,593.00	Unit	\$15,930.00
Southern Contra Costa Sub Regional Fee	\$4,395.00	Unit	\$4,395.00	\$4,395.00	Unit	\$439,500.00	\$4,395.00	Unit	\$43,950.00
Transportation Improvement Program	\$2,000.00	Unit	\$2,000.00	\$1,400.00	Unit	\$140,000.00	\$1,400.00	Unit	\$14,000.00
Tri-Valley Transportation Fee	\$5,057.00	Unit	\$5,057.00	\$5,057.00	Unit	\$505,700.00	\$5,057.00	Unit	\$50,570.00
TOTAL IMPACT FEES			\$44,983.00		\$3,214,300.00		\$317,160.00		
TOTAL PROJECT FEES			\$62,489.24		\$3,336,919.50		\$347,075.68		

Cost Per Unit \$62,489.24 \$33,369.19 \$34,707.57

Planning and Permit % 28.01% 3.67% 8.62%

Impact Fee % 71.99% 96.33% 91.38%





2023–2031

HOUSING ELEMENT

Town of Danville

Appendix C

Resources & Inventory



Table of Contents



1.	Overview.....	C-1
	Financial Resources	C-1
	Town Funds.....	C-1
	County Funds	C-1
	Other Funding Sources	C-2
2.	Administrative Resources.....	C-4
	Town of Danville	C-4
	Contra Costa County Housing Authority.....	C-4
	Site Inventory Overview	C-4
3.	RHNA Status.....	C-5
4.	Redevelopment Trends	C-7
5.	Available Sites.....	C-10
	Housing Opportunity Site A.....	C-21
	Housing Opportunity Site B.....	C-26
	Housing Opportunity Site C.....	C-30
	Housing Opportunity Site D	C-35
	Housing Opportunity Site E	C-39
	Housing Opportunity Site G	C-44
	Housing Opportunity Site H	C-50
	Housing Opportunity Site K-1	C-55
	Housing Opportunity Site K-2.....	C-62
	Housing Opportunity Site M.....	C-70
	Housing Opportunity Site N	C-75
	Housing Opportunity Site O	C-79
	Housing Opportunity Site P-1	C-84
	Housing Opportunity Site P-2.....	C-88
	Housing Opportunity Site Q	C-92
	Housing Opportunity Site R-1	C-97
	Housing Opportunity Site R-2.....	C-101
	Housing Opportunity Site S	C-105
	Housing Opportunity Site T	C-111
	Housing Opportunity Site U	C-117
	Housing Opportunity Site W.....	C-122
	Housing Opportunity Site X.....	C-126
	Housing Opportunity Site Y.....	C-130
	Housing Opportunity Site Z	C-134

Table of Contents



List of Tables

Table 1. Funding Sources C-2

Table 2.Credits Against Rhna C-6

Table 3. Summary Of Rhna Status C-6

Table 4. Non-Vacant Sites - Recent Projects, Pipeline Projects..... C-7

Table 5. Adequate Sites For Rhna (Vacant Versus Nonvacant) C-11

Table 6: Adequate Sites For Rhna (Housing Opportunity Sites) C-12

Table 7: Missing Middle – Sites To Be Rezoned C-13

Table 8. Detailed Sites Inventory C-14

Table 9. Land Use C-20





1. Overview

This appendix presents information on staff resources and funding available to support the Town of Danville's housing developments. It provides a detailed list of the various programs developers of housing can avail themselves of to fund housing projects, especially housing that is affordable. Most affordable projects require multiple sources of funding to fully address the cost of housing, sometimes as many as 12 sources of funding or more.

Financial Resources

The extent to which Danville can achieve its Housing Element goals and objectives is in large part dependent on the availability of financial resources for implementation. A variety of funds are available to support affordable housing activities in the Town, described below. Many, if not most, of these funds do not flow directly to the Town, but rather are administered through the County, the State, or the federal government. The Town will work with developers to pursue these funding sources.

Town Funds

Successor Agency

The primary local source of funds for affordable housing in Danville has traditionally been its Redevelopment Agency's Low- and Moderate-Income Housing Fund. However, due to passage of Assembly Bill (AB)x1 26, redevelopment agencies across California were eliminated as of February 1, 2012, removing the primary local tool for creating affordable housing. With the subsequent passage of AB 1484 in June 2012, the Supplemental Educational Revenue Augmentation Funds (SERAF) borrowed by the State from Redevelopment Agencies Low- and Moderate-Income Housing Funds were required to be repaid and deposited into each Successor Agency's Housing Asset Fund, which is set up as the Town's Low- and Moderate-Income Housing Funds. According to the 2021-2022 final budget, the Town of Danville expects to have about \$1.28M in its Low- and Moderate-Income Housing Asset Fund by June 30, 2022.

County Funds

Community Development Block Grants (CDBG)

The County is an Entitlement jurisdiction under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. As such, the County receives funding from HUD on an annual basis and is able to provide grants to non-profit and governmental agencies to develop viable urban communities through the provision of services to the low- and moderate-income community. Programs and services include development of housing for persons with special needs; services to the elderly, those with disabilities, and children; expanding economic opportunities; and public improvements.

HOME Investment Partnership Program

The County also uses HOME Investment Partnership Program (HOME) funds for projects to acquire, rehabilitate, and construct housing for lower-income households. HOME funds can also be used for home buyer or rental assistance.

Emergency Solutions Grants (ESG)

ESG funds are used to provide shelter and related services to the homeless. The County Department of Conservation and Development (DCD) coordinates the allocation of ESG funds with the County's Homeless Program office and the Continuum of Care (CoC) Board.

Other Funding Sources

The following table identifies additional funding federal and State resources for affordable housing activities, including but not limited to new construction, acquisition, rehabilitation, and homebuyer assistance. This list includes those funding sources most likely to be available for housing development in Danville.

Table 1. Funding Sources

Program	Description
Federal Programs	
1BContinuum of Care (CoC) Program	2BFunding is available on an annual basis through HUD to quickly rehouse homeless individuals and families.
5BHousing Choice Vouchers	The government's major program for assisting very low-income families, the elderly, and the disabled to afford housing through rental subsidies that pays the difference between the current fair market rent and what a tenant can afford to pay (i.e., 30 percent of their income).
7BHome Ownership for People Everywhere (HOPE)	8BProvides grants to low-income people to achieve homeownership.
9BHousing Opportunities for Persons with AIDS (HOPWA)	10BFunds are made available countywide for supportive social services, affordable housing development, and rental assistance to persons living with HIV/AIDS.
11BHousing Preservation Grants	12BGrants to sponsoring organizations for the repair or rehabilitation of housing owned or occupied by low- and very-low-income rural citizens.
13BLow-Income Housing Tax Credit (LIHTC) Program	Tax credits for the for the acquisition, rehabilitation, or new construction of rental housing for lower-income households. Project equity is raised through the sale of tax benefits to investors. 4% and 9% credits available.
17BHUD Section 202 Supportive Housing for the Elderly Program	18BInterest-free capital advance to private, non-profit sponsors to cover the costs of construction, rehabilitation, or acquisition of very low-income senior housing.
21BSection 811 Project Rental Assistance	22BSection 811 Project Rental Assistance offers long-term project-based rental assistance funding from HUD. Opportunities to apply for this project-based assistance are through a Notice of Funding Availability published by CalHFA.
23BState Programs	
24BAffordable Housing and Sustainable Communities Program (AHSC)	25BFunds land use, housing, transportation, and land preservation projects that support infill and compact development and GHG emissions.
26BCalHome	27BGrants to local public agencies and non-profits to assist first-time homebuyers become or remain homeowners through deferred-payment loans. Funds can also be used for ADU/JADU assistance (i.e., construction, repair, reconstruction, or rehabilitation).
28BCalHFA Residential Development Loan Program	29BLoans to cities for affordable, infill, owner-occupied housing developments.
30BCalifornia Emergency Solutions and Housing (CESH)	31BGrants for activities to assist persons experiencing or at-risk of homelessness.
34BCommunity Development Block Grant-Corona Virus (CDBG-CV1) – CARES Act Funding	35BA subsidiary of the CDBG program that provides relief to eligible entities due to hardship caused by COVID-19.

Table continues next page...

Continued:

Program	Description
36BEmergency Housing Assistance Program (EHAP)	37BFunds for emergency shelter, transitional housing, and related services for the homeless and those at risk of losing their housing.
38BGolden State Acquisition Fund (GSAF)	39BShort-term loans (up to five-years) to developers for affordable housing acquisition or preservation.
40BHomekey	41BGrants to acquire and rehabilitate a variety of housing types (e.g., hotels, motels, vacant apartment buildings) to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19.
42BHomeless Emergency Aid Program (HEAP)	43B\$500 million block grant program designed to provide direct assistance to cities, counties and CoCs to address the homelessness crisis.
Homeless, Housing Assistance and Prevention (HHAP) Program	45BHHAP Round 1: \$650 million grant to local jurisdictions to support regional coordination and expand or develop local capacity to address immediate homelessness challenges. 46BRound 2: \$300 million grant that provides support to continue to build on regional collaboration to develop a unified regional response to homelessness.
Housing for a Healthy California (HHC)	48BFunding for supportive housing opportunities intended to create supportive housing for individuals who are recipients of or eligible for health provided through Medi-Cal.
Housing Navigators Program	50B\$5 million in funding to counties for the support of housing navigators to help young adults aged 18 to 21 secure and maintain housing, with priority given to young adults in the foster care system.
53BInfill Infrastructure Grant Program (IIG)	54BGrant funding for infrastructure improvements for new infill housing in residential and/or mixed-use projects.
55BLocal Early Action Planning (LEAP) Grants	56BAssists cities and counties to plan for housing through providing one-time, non-competitive planning grants.
57BLocal Housing Trust Fund Program (LHTF)	58BLending for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60%AMI. State funds matches local housing trust funds as down-payment assistance to first-time homebuyers.
59BMortgage Credit Certificate (MCC) Program	60BIncome tax credits to first-time homebuyers to buy new or existing homes.
61BMulti-Family Housing Program (MHP)	62BLow-interest, long-term deferred-payment permanent loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households.
63BNo Place Like Home	64BInvests in the development of permanent supportive housing for persons who need mental health services and are experiencing homelessness or chronic homelessness, or at risk of chronic homelessness.
65BPermanent Local Housing Allocation Program (PLHA)	66BGrants (competitive for non-entitlement jurisdictions) available to cities to assist in increasing the supply of affordable rental and ownership housing, facilitate housing affordability, and ensure geographic equity in the distribution of funds.
67BPredevelopment Loan Program (PDLP)	68BShort-term loans to cities and non-profit developers for the continued preservation, construction, rehabilitation, or conversion of assisted housing primarily for low-income households.

Table continues next page...

Continued:

Program	Description
69BRegional Early Action Planning (REAP) Grants	70BGrant funding intended to help COGs and other regional entities collaborate on projects that have a broader regional impact on housing.
73BSupportive Housing Multi-Family Housing Program (SHMHP)	74BLow-interest loans to developers of permanent affordable rental housing that contain supportive housing units.
75BTransformative Climate Communities (TCC) Program	76BCompetitive grants for planning and implementation of community-led development and infrastructure projects that achieve major environmental, health, and economic benefits in the state's most disadvantaged communities.
77BTransit Oriented Development Housing Program (TOD)	78BLow-interest loans and grants for rental housing that includes affordable units near transit.
79BTransitional Housing Program (THP)	80BFunding to counties for child welfare services agencies to help young adults aged 18 to 25 find and maintain housing, with priority given to those previously in the foster care or probation systems.
81BVeterans Housing and Homelessness Prevention Program (VHHP)	82BLong-term loans for development or preservation of rental housing for very low- and low-income veterans and their families.
83BWorkforce Housing Program	84BGovernment bonds issued to cities to acquire and convert market-rate apartments to housing affordable to moderate-/middle-income households, generally households earning 80% to 120% of AMI.

2. Administrative Resources

Town of Danville

The Town of Danville's Development Services provides administrative services, housing and community development services to residents, developers, and others interested in housing issues.

Contra Costa County Housing Authority

The Town does not operate its own housing authority but is served by HACCC. HACCC provides rental subsidies and manages and develops affordable housing for low-income families, seniors, and persons with disabilities in Contra Costa County. HACCC administers approximately 9,000 vouchers under the Housing Choice Voucher Program and offers rental assistance for units at 23 properties through the Project Based Voucher Program. HACCC also manages 1,168 public housing units across the county, though none of these units are within Danville. The Housing Authority does provide Housing Choice Vouchers to approximately 11 households in Danville.

Site Inventory Overview

A key component of the Housing Element is a projection of a jurisdiction's housing supply. State law requires that the element identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and make adequate provision for the existing and projected needs of all economic segments of the community. This includes an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, including analysis of the development capacity that can realistically be achieved for each site.

Per State law, the State of California, in conjunction with Association of Bay Area Governments (ABAG), has projected future population figures for the nine Bay Areas counties, which translates into the need for

additional housing units. Each jurisdiction is then assigned a portion of the regional need based on factors such as growth of population and adjusted by factors including presence of a major transit station, such as a BART station, proximity to jobs, and high resource areas that have excellent access to amenities, such as good school and employment centers. This assignment is known as the Regional Housing Needs Allocation (RHNA). Each jurisdiction must ensure that there is enough land at appropriate zoning densities to accommodate its RHNA in its Housing Element in four income categories (very low-, low-, moderate- and above moderate-income). The RHNA for Town of Danville for the Housing Element 2023-2031 is 2,241 units.

The purpose of the Sites Inventory is to evaluate whether there are sufficient sites with appropriate zoning to meet the RHNA goal. It is based on the Town's current land use designations and zoning requirements. The analysis does not include the economic feasibility of specific sites, nor does it take into consideration the owner's intended use of the land now or in the future. It does not dictate where residential development will actually occur, and the decision whether or not to develop any particular site always remains with the owner of the property, not the Town. Based on previous Housing Elements, the Town anticipates that some of the sites on the list will be developed with new housing, some will not, and some housing will be built on sites not listed in the inventory.

Based on the proposed list of sites, the number of units that might be able to be developed at various affordability levels is then estimated, e.g., available land zoned at higher densities can be counted toward the very low- and low-income level needs, and land zoned at lower densities are counted toward the moderate and above moderate-income housing need. The analysis was also completed using the actual average built densities for developments built on land with various zoning designations over the past five years.

The adequate sites analysis demonstrates that there is enough land to meet the ABAG Regional Housing Needs Allocation with the proposed rezonings. The analysis for affordable housing units for extremely low, very low, and low-income households is based on the assumption that land zoned at densities higher than 30 units to the acre can facilitate affordable housing development. A more thorough discussion of the methodology is provided in the Housing Element base document.

The Sites Inventory was developed to meet all applicable statutory requirements and provide a realistic and achievable roadmap for the Town to meet and potentially exceed its RHNA. The Sites Inventory is summarized as follows:

- The housing sites are spread throughout the Town, with all located in high resource areas, to meet AFFH requirements.
- It includes conservative production and density assumptions for the identified housing sites.
- The housing projections do not have any reliance on new units developed under SB9.

3. RHNA Status

Units Approved, Permitted, or Under Construction

For the 6th cycle Housing Element update, the Town of Danville has been assigned a RHNA of 2,241 units. While the Housing Element planning period for the ABAG region covers from January 31, 2023 through January 23, 2031, the RHNA projection period began on June 30, 2022. Therefore, any housing units that can be finalized after June 30, 2022 can be credited toward the RHNA.

Table 2 (Pg. C-6) list projects that were under construction, approved, and entitled as of July 2023. These projects can be credited toward the Town's RHNA. Affordability of these units is based on how the projects were approved. The 50-unit project W. El Pintado is a senior condominium project at market rate. The Hartz Avenue project includes five density bonus units at moderate income level. Construction of this project is underway as of November 2023, with the demolition of the existing FAZ restaurant. Magee Ranch has 69 units, including

seven affordable ADUs. As of November 2023, 36 units have already been issued building permits. All units at Magee Ranch have already been sold. Therefore, all of these units shown in Table 2 are reasonable expected to be available during the Housing Element planning period.

Table 2. Credits Against RHNA

As of July 2023	Very Low	Low	Moderate	Above Moderate	Total
Under Construction					
359 & 375 W. El Pintado	0	0	0	50	50
600 Hartz Avenue	0	0	5	32	37
Magee Ranch	0	7	0	69	76
Total	0	7	5	151	163

Projected ADUs

Furthermore, State law allows local jurisdictions to project the number of ADUs that may be constructed over the Housing Element planning period based on historical trends. For the Town of Danville, ADUs activities have been fairly robust during the last three years since the State changed the ADU law in 2020 and the City's adoption of the local ADU Ordinance in 2021. In addition, the City also prepared pre-approved plans for different unit sizes (600, 800, and 1,000 square feet) that are available to property owners at no costs. As a result, there is a clear upward trend of ADU activities as demonstrated by the records below:

- 2020 – 17 ADUs permitted
- 2021 – 46 ADUs permitted
- 2022 – 35 ADUs permitted

An average of 32 units of ADUs have been permitted in Danville over the last few years. The Town anticipates this trend to continue to produce 240 ADUs over eight years. Based on ABAC's ADU Rent Survey that was approved by HCD, the income/affordability distribution of these 240 units is: 72 very low income units; 72 low income units; 72 moderate income units; and 24 above moderate income units.

Accounting for the units under construction/approved/entitled and projected ADUs, the Town has a remaining RHNA of 1,838 units. The Town must identify sites with adequate capacity to fully accommodate this remaining RHNA.

Table 3. Summary of RHNA Status

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	652	376	338	875	2,241
Under Construction	0	7	5	151	163
Projected ADUs	72	72	72	24	240
Remaining RHNA	580	297	261	700	1,838



4. Redevelopment Trends

State law requires that for nonvacant sites, the Town must demonstrate the potential and likelihood of additional development within the planning period based on extent to which existing uses may constitute an impediment to additional residential development, past experience with converting existing uses to higher density residential development, current market demand for the existing use, any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites.

Further, if nonvacant sites accommodate 50 percent or more of the lower-income RHNA, demonstrate the existing use is not an impediment to additional development and will likely discontinue in the planning period, including adopted findings based on substantial evidence.

New multifamily development within Danville will be predominantly located within the downtown where there are few sites that can be considered vacant. Given the lack of vacant land, the Town has developed a track record of nonvacant sites redeveloping from non-housing to housing uses. The following table illustrates that non-vacant sites have been proposed for redevelopment. The uses existing on-site were fully operational at the time development proposals were submitted to the Town demonstrating that even properties with active commercial uses have been changed to residential. The existing uses include offices, retail, service station, older residential, and associated parking areas. In the sites inventory, the Town has identified non-vacant sites with existing uses similar to those on redeveloped sites to best reflect the local market trends.

Table 4. Non-Vacant Sites - Recent Projects, Pipeline Projects

Project Name	Existing Conditions	APN	Acres	Prior Use	Lower	M	AM	TOTAL	COMMENTS
Approved/Under Construction/Recently Completed Projects									
600 Hartz Avenue Mix Use Project 600 Hartz Avenue	IVLR: 0.47	208-022-041	1.19	Restaurant	-	5	32	37	Approved by Planning Commission
El Pintado Residences 375 & 359 West El Pintado	Data Not Available	200-140-011	1.88	Single Family Residence			50	50	50 Senior Condominiums under construction
El Dorado 134 El Dorado Avenue	Data Not Available	208-041-002	0.30	Single Family			5	5	Construction completed in May 2022
Pipeline Projects									
510 La Gonda Way	Year: 1973 FAR: 0.14 IVLR: 0.67	200-131-005	1.70	Vacant Office	80	-		80	Near term

Table continues next page...

Table 4 continued:

Project Name	Existing Conditions	APN	Acres	Prior Use	Lower	M	AM	TOTAL	COMMENTS
107 Town and Country	Year: 1977 FAR: 0.40 IVLR: 0.86	208-060-053	3.89	Commercial Retail	93	18	6	117	Near term
315 Diablo Road	Year: 1981 FAR: 0.83 IVLR: 3.81	216-120-043	0.45	Office	-	4	10	14	Near term
319 Diablo Road	Year: 1978 FAR: 0.35 IVLR: 1.68	216-120-042	1.71	Office	36	6	9	51	Near term
425 El Pintado	Year: 1976 FAR: 0.04 IVLR: 0.45	200-040-012	2.24	Office	48	12	7	67	Near term

FAR = Floor Area Ratio

IVLR = Improvement Value to Land Ratio

In addition, the Town has met with numerous owners of active commercial properties in the downtown area who have indicated a desire to be included as a RHNA housing site and to redevelop their properties. These sites include retail/restraint shopping centers, and sites with existing old office buildings. The detailed sites table includes 32 parcels where the property owners have been in communications with Town staff and specifically have expressed interests in redeveloping their properties into multi-family/mixed use housing. These properties are currently improved with a variety of uses including:

- Auto-related uses
- Commercial stores
- Office buildings
- Parking
- Restaurants
- Residential units
- Shopping centers

The pandemic has accelerated many trends that had already been set in motion due to the increased use of online services:

- Increased online shopping, reducing demand on retail space.
- Increased eBanking, resulting in banks consolidating local branches. A recent article in [Bankingdive.com](https://www.bankingdive.com) discusses the increasing trend of branch closures. Bank of America's strategic plan focuses on pursuing new markets such as Milwaukee and New Orleans and to grow its market share with a small number of centers. For every new location opens, the bank will close two existing locations. Well Fargo Bank is also among some of the major banks that are closing many local branches. In the month of May 2023 alone, Wells Fargo closed 17 branch offices nationwide. Single use bank buildings surrounded by large parking areas are particularly often targeted for closure and disposition of the properties.

- Increased remote working, reducing demand for office space. Even with the ending of shelter in place, many businesses have continued to offer the option of telecommuting and are able to economize by consolidating office spaces.
- Increased fuel efficiency and reliability of vehicles, and popularity of hybrid and electrical vehicles, have reduced demand for auto-related services. Many auto repairs, car dealerships (especially used cars), and gas stations have been converted to other uses.

The 32 parcels with expressed interests from property owners or developers regarding redevelopment all exhibit the following characteristics:

- Year of construction – The median year built is 1967, but ranges between 1946 and 2001. It should be noted however, the quality of the assessor data is such that many parcels are missing the year of structure built data. To the extent possible, other sources, such as real estate listing sites are used to provide supplemental information on age of structure. This analysis uses 30 years of age as the threshold. In general, buildings over than 30 years begin to show signs of fatigue and often require significant investments to modernize. A shopping/retail center, however, is considered outdated if it has not been renovated for more than 15 years. Recent news articles comparing the Westfield Mall in Downtown San Francisco and that in Santa Clara point to the critical difference - Santa Clara Westfield Mall had undergone a \$1.1 billion renovation in 2019 whereas the one in Downtown San Francisco had not been renovated for more than 16 years. Buildings constructed prior to 1990 also are not compliant with ADA requirements. Any major improvements will require the buildings be brought up to codes regarding accessibility. This is often challenging financially in general and physically in particular for older buildings. Therefore, this analysis uses 30+ years as the age threshold.
- Existing FAR (Floor Area Ratio) – The average FAR is 0.30, although office building and commercial centers typically have higher FARs. When multiple parcels form a site, the average FAR may be calculated as some parcels are developed with structures while other parcels are developed as parking to serve the on-site uses. This average FAR is significantly below the currently allowable 0.80 and the proposed change to 1.20. The discrepancy between existing and currently/potentially allowable FAR renders these parcels feasible for redevelopment. Because of the proposed FAR increase, the threshold used is 0.60, less than half of the potential FAR.
- Existing Improvement Value to Land Ratio (IVLR) – The average IVLR is 1.22. Properties that are currently developed as residential uses and commercial centers/office buildings typically have higher IVLR. For example, an old apartment complex in less than adequate conditions are valued high with an IVLR of about 6.0. The owner has expressed interest in redeveloping these units due to the conditions. An office building also has an IVLR of over 3.8, where the owner is interested in redeveloping into housing/mixed use. Shopping centers also typically have higher IVLR, usually around 2.50 to 3.50. A commercial center and office development with high IVLR may represent a financial liability, as property taxes are assessed based on values that are not correlating to market conditions such as rental income and business revenues. Therefore, comparing IVLR should also consider the types of uses. For this analysis, office buildings, shopping centers, commercial centers, and existing multi-family residential uses, the threshold is 3.0, significantly less than the values recorded for similar properties with owner interest to redevelop. For all other uses, the threshold is the average IVLR of 1.22. For IVLR, another consideration is the overall site value. While a specific individual parcel may have a high IVLR due to lot size or other factors, when the site is considered as a whole, the overall value may be significantly different and enhance the redevelopment feasibility of the site. The site IVLR is provided for each site in the detailed descriptions on the following pages.



5. Available Sites

The Town examined its existing land use policies, zoning standards, and development patterns and identified a number of vacant and underutilized sites that are available to accommodate additional housing units over the next eight years. The existing sites alone were not adequate to fully accommodate the remaining RHNA of 1,838. The Town implemented a rezone program to rezone and upzone additional properties to provide expanded opportunities for new housing. This rezoning was completed on January 17, 2023 concurrent with the adoption of the Housing Element and prior to the statutory deadline (January 31, 2023) of the 6th cycle Housing Element update.

In selecting sites for the RHNA, the Town looked for sites that are vacant or underutilized, particularly those with expressed interest from developers/property owners to redevelop the properties. Specifically, the Town identified a number of Housing Opportunity Sites (HOS) that have significant potential for future residential development but were not zoned to facilitate higher density development. These sites have a variety of sizes, including smaller parcels. These HOS are detailed at the end of this appendix and were rezoned to either M-35 or DBD13 on January 17, 2023 along with the first adoption of the Danville 2023-2031 Housing Element. The Town created two new multi-family residential zones -- M-35 and DBD 13 -- with a density range of 30 to 35 units per acre. Sites with Downtown Danville were rezoned to DBD 13 and sites outside of Downtown were rezoned to M-35.

Overall, sites included in the inventory are:

Tier 1: These sites are either currently vacant or with developer/property owner interests to redevelopment and therefore, the existing uses are not likely to impede redevelopment:

1. Vacant;
2. With expressed property owner/developer interest in redevelopment; or
3. Tier 2: These are nonvacant sites that are similar in characteristics exhibited by pipeline/pending projects or sites with expressed redevelopment interests: Nonvacant sites meeting three of the following four criteria:
 - Age of structure – over 30 years
 - Existing FAR – less than 0.30, compared to the allowable FAR of 0.80 for DBD 13 and M-35; the Housing Element includes a program (6.1j) to increase the FAR to 1.20
 - Existing ILVR less than 1.22 for most uses, except for office buildings, shopping/commercial centers, and existing multi-family residential uses, for which a threshold of 3.0 is used
 - Height: Existing buildings are below the allowable height limit of three stories. Because there is no readily available data that documents heights of existing structures, staff checked the height of parcels that meet only two of the above factors. These parcels are developed with single-story structures with a significant potential to intensify on site.

Lower density residential nonvacant sites are mostly excluded from the sites inventory, unless with developer interests, or redevelopment of the site can at least yield 5 times the existing number of units on site. The few nonvacant low density residential sites included typically involve the demolition of only one unit on site to make room for at least 5 times the units, based only on minimum density.

Among the Tier 2 sites, there are only two parcels that are located within the same larger site (HOS L-1), where the parcels only met two of the four factors (age of structure and height). One is a small parcel used as an auto-related use and another is a small office use. However, the site is comprised primarily with older buildings and large parking areas, and marginal uses. A property owner has already expressed interest in redevelopment. Nevertheless, this site has been removed from the inventory as a RHNA site, although it has been rezoned to allow for high density multi-family development.

Small Sites

The sites inventory includes some small sites to accommodate the RHNA. Small sites are primarily used to fulfill moderate or above moderate income RHNA obligations. No small sites, are used for lower income RHNA. When small parcels are being included as part of a larger sites, their capacities are presumed to facilitate moderate income units only. Furthermore, this Housing Element includes an implementation action to facilitate shopping center redevelopment and a separate action to facilitate lot consolidation.

Existing Uses Not as Constraints

Throughout the Housing Element update process, the Town has conducted numerous public meetings and the Town has been in communications property owners. Many property owners have expressed interest in redevelopment of their properties. There are no known long-term leases that may impede redevelopment over the Housing Element planning period.

Through refinements of the sites selection process, multiple sites with existing uses or physical characteristics that are not consistent with regional redevelopment trends or with sites with expressed development interests have been removed from the sites inventory. Overall, 21 parcels, totaling 102 units in capacity (22 lower, 13 moderate, 67 above moderate income units) have been removed from the sites inventory in the originally adopted Housing Element. These include HOS L-1 (commercial and office uses) and HOS-J (BevMo).

Among the sites identified for this RHNA cycle, 53 percent of the capacity is available on sites already with expressed development interest. Specifically, 63 percent of the sites capacity for lower income units is on sites with development interest, representing 83 percent of the remaining lower income RHNA units. Therefore, existing uses on the RHNA sites are not expected to impede the Town's ability in accommodating its Realistic Capacity.

The Town has few vacant residential properties remaining; most are zoned for single-family uses in low density neighborhoods (one to three units per acre). To estimate development capacity on these sites, the minimum density of the zone range is used but each vacant parcel is assumed to hold at least one unit as a legally subdivided parcel. Capacity on multi-family sites was estimated at the minimum density of the zone. Combined, the sites inventory offers adequate capacity for meeting the Town's RHNA for all income groups, with an overall surplus capacity of 315 units (17 percent) over the remaining RHNA after pipeline projects and projected ADUs.

Table 5. Adequate Sites for RHNA (Vacant versus Nonvacant)

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA	652	376	338	875	2,241
Approved/Permitted/Under Construction	0	7	5	151	163
Projected ADUs	72	72	72	24	240
Remaining RHNA	580	297	261	700	1,838
Available Sites					
Vacant	25	0	259	284	
Nonvacant	1,134	294	441	1869	
Total Sites Capacity	1,159	294	700	2153	
Surplus/(Shortfall)	282	33	0	315	
% Buffer Over Remaining RHNA	32%	13%	0%	17%	

Table 6: Adequate Sites for RHNA (Housing Opportunity Sites)

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA	652	376	338	875	2,241
Approved/Permitted/Under Construction	0	7	5	151	163
Projected ADUs	72	72	72	24	240
Remaining RHNA	580	297	261	700	1,838
Available Sites					
Housing Opportunity Sites	1,134		288	391	1,813
Non-Housing Opportunity Sites	25		6	309	340
Total Sites Capacity	1,159		3294	700	2153
Surplus/(Shortfall)	282		33	0	315
% Buffer Over Remaining RHNA	32%		13%	0%	17%

Used in Prior Cycles

None of the sites inventory were used in the previous cycles of the Housing Element.



Missing Middle

The Community Presbyterian Church contacted the Town with its conceptual plan to expand its campus and add multifamily affordable housing for its staff and members. The SRVCA (San Ramon Valley Christian Academy) campus is comprised of 19 parcels and right-of-ways, totaling about 6.5 acres.

Table 7: Missing Middle – Sites to be Rezoned

APN	Acres	Units	Existing Use
196201002	0.24	4	SF Home
196201003	0.24	4	SF Home
196201004	0.25	4	SF Home
196201005	0.25	4	SF Home
196201006	0.24	4	SF Home
196201007	0.24	4	SF Home
196201008	0.024	0	SF Home
196201009	0.31	5	SF Home
196201010	0.3	5	SF Home
196201011	0.275	5	SF Home
196201012	0.23	4	SF Home
196201013	0.23	4	SF Home
196201018	0.22	3	SF Home
196201030	0.23	4	SF Home
196201031	0.23	4	SF Home
196201032	0.43	8	SF Home
196201033	0.21	3	SF Home
196201034	0.39	7	SF Home
196201052	1	20	SF Home
ROW	0.96	19	ROW
Total	6.50	115	

Currently the area is owned by the church and developed with church facilities and 18 single-family homes. The church plans on redeveloping the single-family homes into multi-family housing and is requesting the area to be rezoned from single-family use to medium density residential uses at 20-25 units per acre. At a minimum density of 20 units per acre, redeveloping this area will result in a net increase of 115 units. While the church is committed to providing affordable housing for its staff and members, this project is likely to be privately funded and subject only to the deed restriction requirements of the Town's inclusionary program.

TABLE 8. DETAILED SITES INVENTORY

Site Address/Connection	APN	HQS	OP (Current)	Zoning (Current)	Minimum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Lever Income	Moderate Income	Above Moderate Income	Total	Vacant	Developer Owner Interest	Met 3 of 4	Age 30+ yrs	FAR > 0.3	Height	N. 151.22 (or 23.6 affordable)	Year Built	FAR	Height	M.R.
Hays Ln	156-000-021-7		R-5F	R-15, Single Family Residential Detached	1	3.50	Yes	0	0	0	0	Yes		Yes Potential for 2+ times existing units	Yes	Yes	14'	Yes	1964	0.21	14'	3.05
31710 Ln	156-000-061-6		ILAR	O-1, Single Family Residential Detached	8	0.90	Residential	0	0	0	0											3.00
800 Howard Dr	156-391-052-0		R-5F	R-15, Single Family Residential Detached	1	0.36	Yes	0	0	0	0	Yes										-
800 Howard Dr	156-391-053-8		R-5F	R-15, Single Family Residential Detached	1	0.37	Yes	0	0	0	0	Yes										-
800 Howard Dr	156-391-027-6		R-5F	R-15, Single Family Residential Detached	1	0.40	Yes	0	0	0	0	Yes										-
800 Howard Dr	156-391-028-2		R-5F	R-15, Single Family Residential Detached	1	0.40	Yes	0	0	0	0	Yes										-
888 El Portal Dr	157-130-026-0		R-5E	R-100, Single Family Residential Detached	0.43	2.20	Yes	0	0	0	0	Yes										-
487 El Alamo	157-130-019-7		R-5E	R-100, Single Family Residential Detached	0.43	2.20	Yes	0	0	0	0	Yes										-
481 El Alamo	157-130-020-5		R-5E	R-100, Single Family Residential Detached	0.4	2.51	Yes	0	0	0	0	Yes										-
842 El Portal Rd	157-140-034-4		R-5E	R-100, Single Family Residential Detached	1	2.57	Yes	0	0	0	0	Yes										-
38 Alamo Springs Pl	157-400-007-6		R-5F	R-15, Single Family Residential Detached	1	0.77	Yes	0	0	0	0	Yes										-
17 Hillside Way	159-000-021-8		R-5E	R-100, Single Family Residential Detached	1	1.13	Yes	0	0	0	0	Yes										-
Marble Dr	159-120-004-7		R-5F	R-100, Single Family Residential Detached	0.5	1.98	Yes	0	0	0	0	Yes										-
Quail Avenue	159-440-002-6		R-5E	R-100, Single Family Residential Detached	0.5	2.04	Yes	0	0	0	0	Yes										-
Green Avenue	159-440-007-4		R-5E	R-100, Single Family Residential Detached	0.98	1.70	Yes	0	0	0	0	Yes										-
400 Meadow Pl	159-460-011-2		R-5E	R-100, Single Family Residential Detached	0.69	1.44	Yes	0	0	0	0	Yes										-
Trees Terr	200-070-024-4		R-5E	R-100, Single Family Residential Detached	0.85	1.54	Yes	0	0	0	0	Yes										-
544 El Rio Rd	200-030-020-9		R-5E	R-100, Single Family Residential Detached	1	1.05	Yes	0	0	0	0	Yes										-
Torch Terr	200-030-025-1		R-5E	R-100, Single Family Residential Detached	0.47	2.14	Yes	0	0	0	0	Yes										-
El Rio	200-040-017-2		R-5F	R-100, Single Family Residential Detached	1	0.44	Yes	0	0	0	0	Yes		Yes Potential for 2+ times existing units	Yes	Yes		Yes	1920	0.03	14'	0.54
2401 El Estero	200-200-004-6		R-5F	R-100, Single Family Residential Detached	13	1.25	Residential	0	0	0	0	Yes										-
800 Green Dr	200-240-023-3		Q-20	R-15, Single Family Residential Detached	0.27	2.05	Yes	0	0	0	0	Yes										-
Carmen Trujillo	200-200-059-5		R-5, S-5, S-8	A-2, General Agriculture	0.2	20.30	Yes	0	0	0	0	Yes										-
200 Lawrence Rd	200-170-011-4		R-5E	R-15, Single Family Residential Detached	0.4	10.00	Yes	0	0	0	0	Yes		Yes Potential for 2+ times existing units	Yes	Yes	Yes	1990	0.01	0	0	0.57
3001 Cold Ranch Ln	200-500-017-2		R-5E	R-15, Single Family Residential Detached	1	9.40	Residential	0	0	0	0	Yes										-
3110 El Rio Rd	200-670-004-5		R-5E	R-15, Single Family Residential Detached	0.38	3.37	Yes	0	0	0	0	Yes										-
Laneway Rd	200-670-006-2		R-5E	R-15, Single Family Residential Detached	0.3	3.79	Yes	0	0	0	0	Yes										-
2471 Lodiway Ln	200-680-000-0		R-5E	R-15, Single Family Residential Detached	1	4.00	Yes	0	0	0	0	Yes										-
2403 Lodiway Ln	200-680-000-8		R-5E	R-15, Single Family Residential Detached	1	3.90	Yes	0	0	0	0	Yes										-
2471 Lodiway Ln	200-680-001-9		R-5E	R-15, Single Family Residential Detached	1	6.00	Yes	0	0	0	0	Yes										-
2403 Lodiway Ln	200-680-002-3		R-5E	R-15, Single Family Residential Detached	1	1.30	Yes	0	0	0	0	Yes										-
Cross Bridge Dr	200-680-022-5		R-5E	R-15, Single Family Residential Detached	1	2.20	Yes	0	0	0	0	Yes										-
Lodiway Ln	200-680-022-4		R-5E	R-15, Single Family Residential Detached	2	1.05	Yes	0	0	0	0	Yes										-
2401 Lodiway Ln	200-680-021-3		R-5E	R-15, Single Family Residential Detached	0.5	2.21	Yes	0	0	0	0	Yes										-
Lodiway Ln	200-670-003-9		R-5E	R-15, Single Family Residential Detached	0.4	14.90	Yes	0	0	0	0	Yes										-

Site Address/Intersection	APH	HOS	OP (Current)	Zoning (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Category	Lower Income	Moderate Income	Above Moderate Income	Total	Vacant	Developer/Owner Interest	Met 3 of 4	Age 20+ yrs	FAR 50.3	Height	MLR 22 (for 53.0 min/acre)	Year Built	FAR	Height	MLR
307 S. H. 1004-8			R-10	R-10, Single Family Residential Detached	1	1	4.00	Vacant	0	0	0	4	4	Yes						0			-
Turnbridge Rd	202-210-005-3		A-0	P-1, P-0	0.2	0.2	70.60	Vacant	0	0	0	14	14	Yes						0			-
144 E. Dun Dr	208-021-001-0		R-10	M-20, Multi-Family Residential Detached	13	20	0.34	Residential	0	0	0	6	6		Yes	Yes	Yes		Yes	1953		NA	-
114 E. Dun Dr	208-041-003-4		R-10	M-20, Multi-Family Residential Detached	43	20	0.34	Residential	0	0	0	6	6		Yes	Yes	Yes		Yes	1953	0.17	NA	1.11
910 Posh Ln	208-110-026-6		R-10	M-13, Multifamily Residential Detached	13	20	0.40	Residential	0	2	6	7	7		Yes	Yes	Yes		Yes	1971	0.12	NA	0.45
918 Posh Ln	208-130-025-4		R-10	M-13, Multifamily Residential Detached	13	20	0.50	Residential	0	2	7	9	9		Yes	Yes	Yes		Yes	1971	0.17	NA	0.29
1651 Pelham Ranch Rd	208-270-014-0		R-10	P-1, P-0	0.2	0.2	7.01	Vacant	0	0	0	1	1	Yes									-
1800 Pelham Ranch Rd	208-285-001-5		R-10	P-1, P-0	0.2	0.2	6.02	Vacant	0	0	0	1	1	Yes									-
2570 Sheldonsville Rd	217-070-003-2		R-10	P-1, P-0	1	1	4.26	Vacant	0	0	0	4	4	Yes						1929	0.03		1.68
46 Sheldonsville Rd	217-210-018-0		R-10	P-1, P-0	0.3	0.3	13.28	Vacant	0	0	0	3	3	Yes									-
Sheldonsville Rd	217-210-022-2		R-10	P-1, P-0	0.2	0.2	45.40	Vacant	0	0	0	8	8	Yes									-
2900 Cassin, Tennessee	217-240-021-8	H-05 G, MA	M-1	P-1, P-0	20	25	17.00	Residential	0	8	46	54	54		Yes	Yes	Yes		Yes	1962	0.01	NA	0.21
Elvertys Espl	218-010-009-9		A-0	P-1, P-0	0.2	0.2	10.00	Vacant	0	0	0	19	19	Yes									-
2000 Fatorsa Way	218-030-024-8		R-10	P-1, P-0	20	30	7.00	Vacant	25	0	14	39	39	Yes						0			-
2400 Tennessee Ln	217-261-000		R-10	P-1, P-0	1	1	2.00	Vacant	0	0	0	1	1	Yes									-
525 Dublin Road	195-270-029-8	H-05 W	M-10	M-30		30	2.72	Commercial Stores (incl Supermarkets)	55		14	79	79		Yes	Yes	Yes		Yes	1940	0.01	NA	0.04
30 Railroad	199-330-000-2	H-05 G	M-10	DE-13	30	35	0.13	Commercial Stores (incl Supermarkets)	0	1	3	4	4		Yes	Yes	Yes		Yes	1953	0.15	NA	0.19
199 Hart	199-330-010-0	H-05 G	M-10	DE-13	30	35	0.32	Auto Repair	0	3	7	10	10		Yes	Yes	Yes		Yes	1975	0.12	NA	1.00
117 W. Linda Mena	199-330-017-4	H-05 G	M-10	DE-13	30	35	0.06	Auto Repair	0	0	2	2	2		Yes	Yes	Yes		Yes	1956	0.53	NA	0.88
115 Hart	199-330-027	H-05 G	M-10	DE-13	30	35	0.34	Commercial Stores (incl Supermarkets)	0	3	7	10	10		Yes	Yes	Yes		Yes	1948	0.40	NA	0.92
Railroad Ave	199-330-064-5	H-05 G	M-10	DE-13	30	35	0.13	Public and Private Parking	0	1	3	4	4		Yes	Yes	Yes		Yes	0		NA	0.10
70 Railroad Ave	199-330-066-3	H-05 G	M-10	DE-13	30	35	0.18	Police Building	0	2	3	5	5		Yes	Yes	Yes		Yes	1952	0.31	NA	0.06
147 Hart	199-330-069-9	H-05 G	M-10	DE-13	30	35	0.22	Service Stations, Car Washes, Self-Storage, etc	NA		4	22	22		Yes	Yes	Yes		Yes	2001	0.12	NA	-
171 Hart	199-330-063-9	H-05 G	M-10	DE-13	30	35	0.26	Commercial Stores (incl Supermarkets)	0	0	6	6	6		Yes	Yes	Yes		Yes	1953	0.41	NA	0.68
127 Hart	199-330-064-7	H-05 G	M-10	DE-13	30	35	0.22	Commercial Stores (incl Supermarkets)	0	0	0	6	6		Yes	Yes	Yes		Yes	1948	0.02	NA	0.78

Site Address/Intersection	APN	HQS	GP (Current)	Zoning (Current)	Minimum Density Allowed (units/lot)	Maximum Density Allowed (units/lot)	Parcel Size (Acres)	Existing Use/Function	Lower Income	Moderate Income	Above Moderate Income	Total	Vacant	Overlaid Owner Interest	Met 5.04	Age 30+ yrs	FAR 20.3	Height	Year Built	FAR	Height	M/R
105 Hart	199-30-006-4	HQS C	MF-HD	REB13	30	35	0.11	Commercial Stores (ret. supermarkets)	0	1	2	3	Yes	Yes	Yes	Yes	1995	0.74	NA	0.14	NA	0.14
111 Hart	199-30-007-0		MF-HD	REB13	30	35	0.28	Government-owned with or without improvements	0	2	6	8	Yes	Yes	Yes	Yes	0				NA	-
905 B Pinedale	200-30-010-1	HQS D	MF-HD	M-25	30	35	1.01	Schools & College public or private, with or without improvements	22	3	5	20	Yes	Yes	No	Yes	Yes	Yes	1990	1.00	4.22	4.22
405 El Pinedale	200-30-010-3	HQS C	MF-HD	M-25	30	35	2.24	Other Buildings	40	12	7	63	Yes	Yes	Yes	Yes	Yes	Yes	1998	0.34	NA	0.45
400 La Gorda Way	200-30-014-5	HQS A	MF-HD	M-25	30	35	0.74	Medical, Dental	95	2	4	22	Yes	Yes	Yes	Yes	Yes	Yes	1995	0.25	NA	0.71
510 La Gorda Way	200-31-006-7	HQS A	MF-HD	M-25	30	35	1.70	Medical, Dental	90	0	0	90	Yes	Yes	Yes	Yes	Yes	Yes	1977	0.14	NA	0.66
400 B Quon Blvd	200-30-016-3	HQS E	MF-HD	M-25	30	35	1.36	Medical, Dental	37	4	7	38	Yes	Yes	Yes	Yes	Yes	Yes	1992	0.29	NA	2.26
405 La Gorda Way	200-30-018-5	HQS B	MF-HD	M-25	30	35	4.33	Churches	121	22	7	150	Yes	Yes	Yes	Yes	Yes	Yes	1969	0.63	NA	0.97
Hart Ave	200-30-019-5	HQS H	MF-HD	REB13	30	35	0.22	Restaurants (ret. drive-in, mobile service only)	0	3	7	10	Yes	Yes	No	Yes	Yes	Yes	1983	0.22	NA	3.62
905 Hart	200-30-017-0	HQS H	MF-HD	REB13	30	35	0.41	Restaurants (ret. drive-in, mobile service only)	0	4	8	12	Yes	Yes	Yes	Yes	Yes	Yes	1987	0.17	NA	0.69
100 Hart	200-30-018-8	HQS H	MF-HD	REB13	30	35	0.26	Restaurants (ret. drive-in, mobile service only)	0	2	6	8	Yes	Yes	Yes	Yes	Yes	Yes	1987	0.14	NA	0.37
180 Hart	200-30-021-2	HQS H	MF-HD	REB13	30	35	0.21	Restaurants (drive-in)	0	2	4	6	Yes	Yes	Yes	Yes	Yes	Yes	1987	0.14	NA	0.50
110 Hart	200-30-020-8	HQS H	MF-HD	REB13	30	35	0.95	Restaurants (fast-food, etc.)	0	1	2	4	Yes	Yes	Yes	Yes	Yes	Yes	1972	0.19	NA	0.70
900 Hart	200-30-024-6	HQS H	MF-HD	REB13	30	35	0.21	Commercial Stores (ret. supermarkets)	0	2	4	6	Yes	Yes	No	Yes	Yes	Yes	1974	0.01	NA	1.77
100 Hart	200-30-026-7	HQS H	MF-HD	REB13	30	35	0.40	Commercial Stores (ret. supermarkets)	0	3	6	9	Yes	Yes	Yes	Yes	Yes	Yes	1995	0.30	NA	1.47
744 San Ramon Valley Blvd	207-012-011-5	HQS U	MF-HD	M-25	30	35	0.52	Service Stations, Car washes, Bulk Purch. Mts.	12	2	3	17	Yes	Yes	Yes	Yes	Yes	Yes	1994	0.95	NA	1.34

Site Address/Intersection	APN	HQS	GP (Cum'd)	Zoning (Current)	Maximum Density Allowed (units/acre)	Minimum Density Allowed (units/acre)	Period Size (Acres)	Existing Use/Property	Lower Income	Moderate Income	Above Moderate Income	Total	Vacant	Developer/Owner Interest	Met 3 of 4	Age 20+ yrs	FAS 50.3	Height	Year Built	FAR	Height	M/R
263 San Ramon Valley Blvd	207-012-0007-2	HQS U	MF-HO	MD-13	30	30	0.42	Office Building	0	4	4	8	11		Yes	Yes	Yes	Yes	1978	0.23	NA	1.32
270 San Ramon Valley Blvd	207-012-0009-0	HQS U	MF-HO	MD-13	30	30	0.37	Office Building	0	3	3	6	11		Yes	Yes	No	Yes	1978	0.31	NA	0.51
282 San Ramon Valley Blvd	207-012-0008-8	HQS U	MF-HO	MD-13	30	30	0.38	Office Building	0	3	3	6	11		Yes	Yes	Yes	Yes	1978	0.28	NA	0.69
485 Ford Street	209-043-0007-2	HQS M	MF-HO	MD-13	30	30	0.70	Medical, Dental	65	2	2	4	21		Yes	Yes	Yes	Yes	1971	0.41	NA	1.46
505 San Ramon Valley Blvd	209-043-0036-6	HQS O	MF-HO	MD-13	30	30	0.76	Auto Repair	0	2	2	4	6		Yes	Yes	No	Yes	1971	0.50	NA	0.77
San Ramon Valley Blvd	209-043-0014-4	HQS O	MF-HO	MD-13	30	30	0.07	Vacant Land	0	0	0	0	2		Yes	Yes	Yes	Yes	0	0	NA	0
505 San Ramon Valley Blvd	209-043-0022-2	HQS O	MF-HO	MD-13	30	30	0.07	Auto Repair	0	0	0	0	2		Yes	Yes	Yes	Yes	1964	0.25	NA	0.32
515 San Ramon Valley Blvd	209-043-0024-8	HQS O	MF-HO	MD-13	30	30	0.40	Restaurants (not growing, make a new one)	0	4	4	8	12		Yes	Yes	Yes	Yes	1962	0.15	NA	0.59
515 San Ramon Valley Blvd	209-043-0054-6	HQS O	MF-HO	MD-13	30	30	0.36	Commercial Stores (not Supermarket)	0	2	2	4	8		Yes	Yes	Yes	Yes	1964	0.36	NA	0.60
571 San Ramon Valley Blvd	209-044-0154-5	HQS Q	MF-HO	MD-13	30	30	0.32	Commercial Stores (not Supermarket)	0	3	3	6	10		Yes	Yes	No	Yes	1964	0.36	NA	0.68
591 San Ramon Valley Blvd	209-044-0171-1	HQS Q	MF-HO	MD-13	30	30	0.36	Commercial Stores (not Supermarket)	0	3	3	6	11		Yes	Yes	Yes	Yes	1967	0.25	NA	0.21
595 San Ramon Valley Blvd	209-044-0168-9	HQS Q	MF-HO	MD-13	30	30	0.25	Commercial Stores (not Supermarket)	0	3	3	6	9		Yes	Yes	Yes	Yes	1964	0.34	NA	0.66
577 San Ramon Valley Blvd	209-051-0008-8	HQS Q	MF-HO	MD-13	30	30	0.28	Commercial Stores (not Supermarket)	0	3	3	6	9		Yes	Yes	No	Yes	1966	0.46	NA	1.06
30 Town & Country	209-051-0104-8	HQS Q	MF-HO	MD-13	30	30	0.10	Office Building	0	1	1	2	3		Yes	Yes	No	Yes	1972	0.44	NA	2.77
93 Town & Country	209-051-0114-4	HQS Q	MF-HO	MD-13	30	30	0.31	Commercial Stores (not Supermarket)	0	1	1	2	3		Yes	Yes	Yes	Yes	1970	0.33	NA	0.18
505 San Ramon Valley Blvd	209-050-0026-6	HQS R-1	MF-HO	MD-13	30	30	0.66	Financial Building	15	3	3	4	21		Yes	Yes	Yes	Yes	1967	0.15	NA	0.90
937 Town & Country	209-050-0026-6	HQS S	MF-HO	MD-13	30	30	3.86	Commercial Stores (not Supermarket)	93	18	18	6	117	Yes	Yes	Yes	No	Yes	1977	0.40	NA	0.86
005 San Ramon Valley Blvd	209-060-0056-0	HQS R-2	MF-HO	MD-13	30	30	0.05	Shopping Center (retail without improvements)	14	3	3	7	15		Yes	Yes	Yes	Yes	1973		1.00	4.23

Site Address/Intersection	APN	HOS	GP (Current)	Zoning (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Lower Income	Moderate Income	Above Moderate Income	Total	Vacant	Developer/Owner Interest	Met 3.14	Age 30+ yrs	FAR-c3.3	Height	FAR	Year Built	WLR
803 San Ramon Valley Blvd	208-030-066-8	HOS R-2	MF-HO	OEB-13	30	30	0.21	Shopping Center (with or without improvement)	0	2	4	6	0	Yes	Yes	Yes	Yes	Yes	1.00	5.01	
807 San Ramon Valley Blvd	208-030-067-6	HOS R-2	MF-HO	OEB-13	30	30	0.06	Shopping Center (with or without improvement)	0	0	1	1	1	Yes	Yes	Yes	Yes	Yes	1.00	4.44	
809 San Ramon Valley Blvd	208-030-068-4	HOS R-2	MF-HO	OEB-13	30	30	0.41	Shopping Center (with or without improvement)	0	4	0	10	10	Yes	Yes	Yes	Yes	Yes	1.00	7.07	
San Ramon Valley Blvd	208-030-069-2	HOS R-2	MF-HO	OEB-13	30	30	3.41	Shopping Center (with or without improvement)	16	16	0	101	101	Yes	Yes	Yes	Yes	Yes	NA	0.12	
Boone Ct	216-030-064-2	HOS T	MF-HO	OEB-13	30	30	0.32	Public and Private Parking	0	3	7	10	10	Yes	Yes	Yes	Yes	Yes	NA	0.14	
200 Boone Ct	216-030-075-4	HOS T	MF-HO	OEB-13	30	30	1.30	Building Along Freeway	26	4	7	38	38	Yes	Yes	Yes	Yes	Yes	0.70	NA	1.19
802 San Ramon Valley Blvd	216-030-074-0	HOS P-2	MF-HO	OEB-13	30	30	0.63	Building	17	3	6	26	26	Yes	Yes	Yes	Yes	Yes	1.00	7.16	
864 San Ramon Valley Blvd	216-030-093-2	HOS P-1	MF-HO	OEB-13	30	30	0.61	Commercial Office Building	13	2	3	18	18	Yes	Yes	Yes	Yes	Yes	0.21	NA	0.88
868 San Ramon Valley Blvd	216-030-023-6	HOS P-1	MF-HO	OEB-13	30	30	0.64	Office Building	17	3	0	26	26	Yes	Yes	Yes	Yes	Yes	0.36	NA	0.78
885 San Ramon Valley Blvd	216-101-011-8	HOS N	MF-HO	OEB-13	30	30	1.78	Shopping Center (with or without improvement)	45	6	0	51	51	Yes	Yes	Yes	Yes	Yes	NA	1.22	
480 San Ramon Valley Blvd	216-101-040-6	HOS N	MF-HO	OEB-13	30	30	1.37	Shopping Center (with or without improvement)	29	5	7	41	41	Yes	Yes	Yes	Yes	Yes	0.30	NA	1.75
383 Diablo Road	216-101-072-2	HOS K-2	MF-HO	OEB-13	30	30	0.64	12 units Apartments, 5 Apartments, 25 Apartments, 25	11	2	3	16	16	Yes	Yes	Yes	Yes	Yes	0.34	NA	6.25
Diablo Road	216-101-015-6	HOS K-2	MF-HO	OEB-13	30	30	1.66	25 units Financial Building	34	6	0	40	40	Yes	Yes	Yes	Yes	Yes	NA	5.95	
307 Diablo Road	216-101-028-8	HOS K-1	MF-HO	OEB-13	30	30	0.67	Building	18	3	0	21	21	Yes	Yes	Yes	Yes	Yes	0.14	NA	0.67
First St	216-101-029-8	HOS K-1	MF-HO	OEB-13	30	30	1.06	Office Building	22	3	0	31	31	Yes	Yes	Yes	Yes	Yes	NA	0.29	
315 Diablo Rd	216-101-040-9	HOS K-1	MF-HO	OEB-13	30	30	0.46	Office Building	0	4	10	14	14	Yes	Yes	Yes	Yes	Yes	0.80	NA	3.81
317 Diablo Road	216-101-041-7	HOS K-1	MF-HO	OEB-13	30	30	1.71	Office Building	38	6	0	51	51	Yes	Yes	Yes	Yes	Yes	0.36	NA	1.88

Site Address/Intersection	APN	HOS	GP (Current)	Zoning (Current)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Lower Income	Moderate Income	Above Moderate Income	Total	Vacant	Developed Owner Interest	Met 2 of 4	Age 30+ yrs	FAR S0.3	Height	IVLS01.22 (or S0.3) Affected?	Year Built	FAR	Height	IVLR
869 Old Orchard Dr.	216-220-008-B	HOS Z	NF-HO	M-35	30	36	Schools & Colleges (public or private, with or without improvement)	57	10	10	112		Yes	Yes	Yes	Yes	Yes	NA	Yes			1.58
2500 Camino Tassajara	217-248-021-B	HOS X (M-20)	NF-HO	M-35	20	35	Urban Acreage, 10 acres up to 8.00-40 acres	42	42	3	84		Yes	Yes	Yes	Yes	Yes	NA	Yes		0.01	0.21
2420 Foothill Way	216-048-042-0	HOS Y	NF-HO	M-35	30	35	1.75 Light Industrial	41	10	4	55		Yes	Yes	Yes	Yes	No	NA	1996	0.41	NA	1.41

Table 9: Land Use, Table Starts in A2

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")	General Land Uses Allowed (e.g., "Low-density residential")
P-1; PUD	Low Density Residential
A-4; Agricultural Preserve	Agricultural, one residence per 20 acres
A-2; General Agricultural	Agricultural, one residence per
R-100; Single Family Residential District	Residential, one unit pre 2.5 acres
R-65; Single Family Residential District	Residential, one unit per 1.5 acres
R-40; Single Family Residential District	Residential, one unit per acre
R-20; Single Family Residential District	Residential, one unit per .5 acres
R-15; Single Family Residential District	Residential, one unit per .33 acres
R-10; Single Family Residential District	Residential, one unit per .25 acres
R-7; Single Family Residential District	Residential, 7,000 s.f. lot size minimum
R-6; Single Family Residential District	Residential, 6,000 s.f. lot size minimum
D-1; Two Family District	Residential, two units per lot
M-8; Multifamily Residential District	Residential, eight units per acre
M-13; Multifamily Residential District	Residential, 13 units per acre
M-20; Multifamily Residential District	Residential, 20 units per acre
M-25; Multifamily Residential District	Residential, 25 units per acre
M-30; Multifamily Residential District	Residential, 30 units per acre
M-35; Multifamily Residential District	Residential, 35 units per acre
DBD 9; Multifamily Residential District	Residential, 30 units per acre
DBD 12; Multifamily Residential District	Residential, 30 units per acre
DBD 13; Multifamily Residential District	Residential; 35 units per acre

Housing Opportunity Site A

510 and 520 La Gonda Way / Danville & Hall and 1700 Investors LLC



Current General Plan and Zoning Designations

- General Plan: Commercial - Limited Office
- Zoning: O-I; Limited Office District

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Scenario 1: MF High (30 to 35 dus/ac) / P-1 - For-sale rowhouses and flats 30 dus/ac min. baseline density
- Scenario 2: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 35 dus/ac max. baseline density
- Scenario 3: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 46.88 dus/ac (assumes a 35% density bonus)

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
200-131-005	510 La Gonda Way	Public (Town of Danville)	2.273 (portion)	1.50	Municipal Offices (Vacant)	1973	13,043 sq. ft. 0.14 FAR	0.66
200-052-004	520 La Gonda Way	Private (Danville & Hall and 1700 Investors LLC)	0.74	0.74	Office	Pre 1982	7,920 sq. ft. 0.25 FAR	0.71
Totals			3.013 acres	2.24 acres	-	-	20,963 sq. ft. (21% FAR)	0.68

Existing Uses

These sites front directly onto La Gonda Way, and slope downward to the El Cerro Boulevard and the I680 southbound freeway off-ramp, owned by CALTRANS. 510 Landa Way served as the Town's municipal offices until November 2022. It now sits vacant and is in a state of disrepair. 520 La Gonda Way is currently occupied as a medical office.

Site Characteristics and Analysis:

The following site characteristics render the two properties making up Housing Opportunity Site A (HOS A) viable candidates for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P1 rezoning action, reasonably leading to the redevelopment of HOS A properties with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the properties (i.e., relatively large size and regular shape, absence of slope instability or erosion, presence of onsite slopes that are limited to relatively minor slope gradients, and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Walkability to Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the properties and/or the presence of relatively low floor area ratios (FARs);
- The potential for significant economic return through redevelopment that may be secured through a substantial increase from current FAR and the replacement of relatively older rental office space with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley;
- Ability for the properties to reasonably develop either individually or jointly; and
- 510 La Gonda Way will be donated by the Town to a non-profit for the development of high density affordable housing.

The following table for HOS A depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed under a recalibrated Multifamily - Residential - High Density (30 to 35 units per acre) land use designation and a parallel Town-initiated by-right P-1 rezoning action.

-
-
- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development of both properties with a minimum of 67 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
 - Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development of both properties with a maximum of 78 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
 - Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 105 units and a development density of just under 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 78 units. This scenario envisions development of both properties with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of nine units for very low income households and the other making provision of a minimum of 16 units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS A.

The analysis for HOS A deletes from consideration the possible redevelopment of the adjoining property at 530 La Gonda Way with multiple family uses. That site's ownership frame work (i.e., commercial condominium) is considered to be a barrier to site redevelopment. Additional impediments include the site's relatively higher current FAR; the presence of buildings with newer construction (i.e., recent building additions); and significant recent owner reinvestment to the site (i.e., redevelopment of the site's parking lot). Further complications are the site's irregular shape (i.e., triangle with limited site depth at one end) and the presence of relatively significant slope gradients over upwards of one third of the site.



Housing Opportunity Site A

510 and 520 La Gonda Way / Danville & Hall and 1700 Investors LLC - Development Scenarios reflecting a recalibrated Multifamily - Residential - High Density (30 to 35 units per acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site A / 510 and 520 La Gonda Way / Danville & Hall and 1700 Investors LLC - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
2.24 acres (97,575 sq ft)	67 Units - being 30.0 dus/ac as the minimum density allowed by Multifamily - Residential - High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 78,050-sq. ft. conditioned space	1,165 sq. ft. average size 15% (10 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	10 2-BDRs (15%) - ave 650 sq. ft. (stacked flats) 57 3-BDRs (85%) - ave 1,255 sq. ft. (rowhouses)	27 at-grade (18%) 124 tandem or standard (82%) for 151 total spaces -2.25 spaces per unit

Housing Opportunity Site A / 510 and 520 La Gonda Way / Danville & Hall and 1700 Investors LLC - Development Scenario 2: Podium Apartments at 35 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
2.24 acres (97,575 sq ft)	78 Units - being 35.0 dus/ac the maximum density allowed by Multifamily - Residential - High and P-1 Zoning without density bonus	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 78,050-sq. ft. conditioned space	85.0% Leasable (66,350 sq. ft.) / 850 sq. ft. ave 15% (12 units) for Moderate	Podium Apartments	12 Studios (15%) - ave 725 sq. ft. 39 1-BDRs (50%) - ave 825 sq. ft. 27 2-BDRs (35%) - ave 943 sq. ft.	42 at-grade (30%) 99 podium (70%) for 141 total spaces -1.81 spaces per unit



Housing Opportunity Site A / 510 and 520 La Gonda Way / Danville & Hall and 1700 Investors LLC - Development Scenario 3: Podium Apartments at 46.88 dus/acre after 35% density bonus invoked

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
2.24 acres (97,575 sq ft)	105 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height by P-1 zoning	Development Scenario 3 assumes Density Bonus of 27 units to 46.88 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 92,700 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (78,800 sq. ft.) / 750 sq. ft. ave / 11% (9 units) of baseline units for VL Income or 20% (16 units) of baseline units for Low Income	Podium Apartments	22 Studios (21%) - ave 625 sq. ft. 44 1-BDRs (42%) - ave 725 sq. ft. 39 2-BDRs (37%) - ave 850 sq. ft.	55 at-grade (30% of spaces) / 129 basement (70% of spaces) / 184 total spaces for 1.75 spaces per unit (46% of site occupied by basement pkg.)



Housing Opportunity Site B

455 La Gonda Way / St. Isadore's Church



Current General Plan and Zoning Designations

- General Plan: Commercial - Limited Office
- Zoning: O-I; Limited Office District

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Scenario 1: MF High (30 to 35 dus/ac) / P-1 - For-sale rowhouses and flats 30 dus/ac min. baseline density
- Scenario 2: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 35 dus/ac max. baseline density
- Scenario 3: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 47.11 dus/ac (assumes a 35% density bonus)

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
200-152-008	455 La Gonda Way	Private (Roman Catholic Bishop Oakland)	5.763	4.33	Church / School	1958	890 sq. ft. (sfr as office)	0.27
Totals			5.763 acres	4.33 acres	-	-	890 sq. ft. (<1% FAR)	

Existing Uses

455 La Gonda Way is a relatively flat site, sloping gently toward San Ramon Creek to the southwest. It is a corner lot, fronting onto both La Gonda Way and El Cerro Boulevard. The site is part of the larger St. Isidore's Church and School. The 4.33 acre portion of the site is occupied by one single family home, used by the church, and a playfield.

Site Characteristics and Analysis:

The following site characteristics render the property making up Housing Opportunity Site B (HOS B) a viable candidate for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P-1 rezoning action, reasonably leading to the redevelopment of some or all of the land making up HOS B with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the property (i.e., relatively large size and regular shape, absence of slope instability or erosion, presence of onsite slopes that are limited to relatively minor slope gradients, and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Walkability to Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the property and/or the presence of a relatively low floor area ratio (FAR);
- The potential for significant economic return through redevelopment that may be secured through conversion of this underutilized site with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley; and
- Ability for the property to reasonably develop either as a single large development or in part.

The following table for HOS B depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed under a recalibrated Multifamily - Residential - High Density (30 to 35 units per acre) land use designation and a parallel Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development with a minimum of 130 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development with a maximum of 151 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 204 units and a development density of just over 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 151 units. This scenario envisions development of part or all of the property with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of 17 units for very low income households and the other making provision of a minimum of 30 units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS B.

It is further noted that the cited acreage in and earlier draft of the Danville 2023-2030 Housing Element and in the webpage-hosted Housing Site Suggestion Site were incorrect. The cited acreage of 6.87 acres did not account for 25%+/- of the resultant 5.763 gross acreage that would be required to be placed within a flood control channel for San Ramon Creek, which overlaps the property's west boundary.

Housing Opportunity Site B

455 La Gonda Way / St. Isadore's Church - Development Scenarios reflecting standards of a recalibrated Multifamily- Residential - High (30 to 35 units per acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site B / 455 La Gonda Way / St. Isadore's Church - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
4.33 acres (188,625 sq. ft.)	130 Units - being 30.0 dus/ac the minimum density allowed by Multifamily - Residential - High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 150,900-sq. ft. conditioned space	1,160 sq. ft. ave 15% (20 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	20 2-BDRs (15%) - ave 650 sq. ft. (stacked flats) 110 3-BDRs(85%) - ave 1,255 sq. ft. (rowhouses)	53 at-grade (18%) 240 tandem or standard (72%) for 293 total spaces -2.25 spaces per unit

**Housing Opportunity Site B / 455 La Gonda Way / St. Isadore's Church - Development Scenario 2:
Podium apartments at 35 units/acre**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
4.33 acres (188,625 sq. ft.)	151 Units - being 35.0 dus/ac the maximum density allowed by Multifamily - Residential - High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 150,900-sq. ft. conditioned space	85.0% Leasable (128,265 sq. ft.) / 850 sq. ft. ave 15% (23 units) for Moderate	Podium Apartments	24 Studios (16%) - ave 725 sq. ft. 76 1-BDRs (50%) - @ 825 sq. ft. 51 2-BDRs (34%) - ave 944 sq. ft.	87 at-grade (30%) 204 podium (70%) for 291 total spaces -1.93 spaces per unit

**Housing Opportunity Site B / 455 La Gonda Way / St. Isadore's Church - Development Scenario 3:
Podium Apartments at 47.11 dus/acre after 35% density bonus invoked**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
4.33 acres (188,625 sq. ft.)	204 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height assumed P-1 zoning standards	Development Scenario 3 assumes Density Bonus of 53 units to 47.11 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 179,195 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (152,315 sq. ft.) / 747 sq. ft. ave / 11% (17 units) of baseline units for VL Income or 20% (30 units) of baseline units for Low Income	Podium Apartments	44 Studios (22%) - ave 625 sq. ft. 86 1-BDRs (42%) - ave 725 sq. ft. 74 2-BDRs (36%) - ave 844 sq. ft.	121 at-grade (30% of spaces) / 284 basement (70% of spaces) / 405 total spaces for 1.96 spaces per unit (53% of site occupied by basement pkg.)



Housing Opportunity Site C

425 El Pintado Road / Curtis TRE & Darby TRE



Current General Plan and Zoning Designations

- General Plan: Commercial - Limited Office
- Zoning: O-I; Limited Office District

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Scenario 1: MF High (30 to 35 dus/ac) / P-1 - For-sale rowhouses and flats 30 dus/ac min. baseline density
- Scenario 2: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 35 dus/ac max. baseline density
- Scenario 3: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 46.88 dus/ac (assumes a 35% density bonus)

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
200-040-012	425 El Pintado Rd.	Private (Curtis TRE & Darby TRE)	3.166	2.24	Office	1976	4,992 sq. ft.	0.45
Totals			3.166 acres	2.24 acres	-	-	4,992 sq. ft. (5% FAR)	

Existing Uses:

This site is bordered by El Pintado Road, El Cerro Boulevard, and the I680 northbound freeway on-ramp. A drainage runs along the El Pintado and El Cerro Boulevard frontages. The site is occupied by a single story building used as offices.

Site Characteristics and Analysis:

The following site characteristics render the property making up Housing Opportunity Site C (HOS C) a viable candidate for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P1 rezoning action, reasonably leading to the redevelopment of HOS C with high density multifamily uses during the 2023 to 2030 planning period:

- (After accounting for reduction of the estimated gross area of the site down to around 2.24 acres for anticipated creek setback areas) physical features of the property - (i.e., relatively large size and regular shape of the resultant buildable area, absence of slope instability or erosion, presence of onsite slopes covering the resultant buildable area that are limited to relatively minor slope gradients, and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Relative walkability to Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the property and/or the presence of an extremely low floor area ratio (FAR);
- The potential for significant economic return through redevelopment that may be secured through a substantial increase from current FAR and the replacement of relatively older rental office space with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley;
- Current or prior expressed interest of the property owners to be considered for multiple family residential land use designation in the density range considered under the Danville 2023-2030 Housing Element.

The following table for HOS C depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed under a recalibrated Multifamily - Residential - High Density (30 to 35 units per acre) land use designation and a parallel Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development with a minimum of 67 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing

Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development with a maximum of 78 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 105 units and a development density of just under 47 units after securing a 35% density bonus over the maximum allowed baseline density of 78 units. This scenario envisions development with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of nine units for very low income households and the other making provision of a minimum of 16 units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on HOS C.

It is further noted that the cited acreage in an earlier draft of the Danville 2023-2030 Housing Element and in the webpage-hosted Housing Site Suggestion Site were incorrect. The cited acreage of 3.2 acres did not account for 30%+/- of the gross acreage that would be required to be placed within a drainage easement.

Additional Site-specific Opportunity and Constraints Considerations:

- Housing Opportunity Site C is an extremely underutilized property having been built as a use-specific (i.e., chiropractic offices) in the mid 1970's. The older age and non-standard shape of building, as well as the presence of a non-functional basement area, have made the site difficult to occupy since the initial building use discontinued.
- HOS C is wrapped around two sides by an open drainage channel (which opens out from an upstream closed system that drains portions of the El Pintado loop area and returns to a closed system southwest of the site as drainage improvements cross over the I-680 right-of-way). The drainage channel most likely be required to be retained in some manner due both to water regulatory considerations and the practical consideration that the channel would provide a desirable setback off El Cerro Blvd. and El Pintado Rd. for any future residential project.
- The Site's proximity to I-680 - the west boundary is fronted with the northbound onramp to I-680 - means noise mitigation measures and air quality considerations would need to be considered during project specific development review.
- The Site's proximity to I-680 also creates limitations for placement and design of the project's vehicular entry, likely pointing to a practical need to have access taken off El Pintado Road (aligned with, or close to, the current driveway location). A driveway connection to El Cerro would likely be considered undesirable due to the Site's proximity to the signalized intersection for El Cerro and the on-ramp/off-ramp legs at the east side of the freeway.

- Traffic analysis would need to verify whether the change to multifamily would necessitate signalization of the intersection of El Pintado and El Cerro - which could be problematic due to the limited separation to the signal at the intersection for El Cerro and the east on-ramp/off-ramp.

Housing Opportunity Site C

425 El Pintado Road / Curtis TRE & Darby TRE - Development Scenarios reflecting a recalibrated Multifamily - Residential - High (30 to 35 units per acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site C / 425 El Pintado Road / Curtis TRE & Darby TRE - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability-Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
2.24 acres (97,575 sq ft)	67 Units - being 30.0 dus/ac the minimum density allowed by Multifamily - Residential - High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 78,050 sq. ft. conditioned space	1,165 sq. ft. ave 15% (10 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	10 2-BDRs (15%) - ave 650 sq. ft. (stacked flats) 57 3-BDRs (85%) - ave 1,255 sq. ft. (rowhouses)	27 at-grade (18%) 124 tandem or standard (82%) for 151 total spaces -2.25 spaces per unit

Housing Opportunity Site C / 425 El Pintado Road / Curtis TRE & Darby TRE - Development Scenario 2: For-rent project w/ parking structure

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability-Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
2.24 acres (97,575 sq ft)	78 Units - being 35.0 dus/ac the maximum density allowed by Multifamily - Residential - High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 78,050 sq. ft. conditioned space	85.0% Leasable (66,350 sq. ft.) / 850 sq. ft. ave 15% (12 units) for Moderate	Podium Apartments	12 Studios (15%) - ave 725 sq. ft. 39 1-BDRs (50%) - ave 825 sq. ft. 27 2-BDRs (35%) - ave 943 sq. ft.	42 at-grade (30%) 99 podium (70%) for 141 total spaces -1.81 spaces per unit

**Housing Opportunity Site C / 425 El Pintado Road / Curtis TRE & Darby TRE - Development Scenario 3:
Podium Apartments at 46.88 dus/acre after 35% density bonus invoked**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability-Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
2.24 acres (97,575 sq ft)	105 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height by P-1 zoning	Development Scenario 3 assumes Density Bonus of 27 units to 46.88 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 92,700 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (78,800 sq. ft.) / 750 sq. ft. ave / 11% (9 units) of baseline units for VL Income or 20% (16 units) of baseline units for Low Income	Podium Apartments	22 Studios (21%) - ave 625 sq. ft. 44 1-BDRs (42%) - ave 725 sq. ft. 39 2-BDRs (37%) - ave 850 sq. ft.	55 at-grade (30% of spaces) / 129 basement (70% of spaces) / 184 total spaces for 1.75 spaces per unit (46% of site occupied by basement pkg.)



Housing Opportunity Site D

Fountainhead Montessori



Current General Plan and Zoning Designations

- General Plan: Commercial – Limited Office
- Zoning: O-I; Limited Office District

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Scenario 1: MF High (30 to 35 dus/ac) / P-1 - For-sale rowhouses and flats 30 dus/ac min. baseline density
- Scenario 2: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 35 dus/ac max. baseline density
- Scenario 3: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 46.88 dus/ac (assumes a 35% density bonus)

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
200-020-010	939 El Pintado Road	Private (Lindl and Zimmerman)	1.634	1.014	Preschool	1950 (remodeled sfr for commercial)	Not indicated Danville Pioneer	4.82
Totals			1.634 acres	1.014 acres	-	-	Not available	

Existing Uses:

This site is located at the corner of El Pintado and El Rio Roads. It is also near the I680 southbound off-ramp. The area is a predominantly residential neighborhood. The site is occupied by Fountain Montessori daycare, which operates out of an olde building along El Pintado. The majority of the site slopes up to the east and is vacant.

Site Characteristics and Analysis:

The following site characteristics render the property making up Housing Opportunity Site D (HOS D) a viable candidate for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P1 rezoning action, reasonably leading to the redevelopment of HOS D with high density multifamily uses during the 2023 to 2030 planning period:

- (After accounting for a reduction of the site from the estimated gross area by up to 40% to remove areas considered too steep to readily redevelop) physical features of the property - (i.e., relatively large resultant size and regular shape, resultant absence of slope instability or erosion, presence of onsite slopes that are limited to minor to moderate slope gradients, and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Proximity to high performing public and private schools;
- Age of improvements on the property and/or the presence of a relatively low floor area ratio (FAR); and
- The potential for significant economic return through redevelopment that may be secured through conversion of this underutilized site with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley.

The following table for HOS D depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed under a recalibrated Multifamily - Residential - High Density (30 to 35 units per acre) land use designation and a parallel Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development with a minimum of 30 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development with a maximum of 35 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 47 units and a development density of just under 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 35 units. This scenario envisions development with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of four units for very low income households and the other making provision of a minimum of seven units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS D.

It is further noted that the cited acreage in an earlier draft of the Danville 2023-2030 Housing Element and in the webpage-hosted Housing Site Suggestion Site were incorrect. The cited acreage of 1.7 acres did not account for 40%+/- of the site that appears to be too steep to be readily redeveloped with a high density multiple family project.

Housing Opportunity Site D

939 El Pintado Road / Fountainhead Montessori - Development Scenarios reflecting standards of a recalibrated Multifamily - Residential - High (30 to 35 units per acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site D / 939 El Pintado Road / Fountainhead Montessori - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
1.014 acres (44,175 sq. ft.)	30 Units - being 30.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 35,350 sq. ft. conditioned space	1,178 sq. ft. ave 15% (4 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	4 2-BDRs (15%) - ave 650 sq. ft. (stacked flats) 26 3-BDRs (85%) - ave 1,259 sq. ft. (rowhouses)	13 at-grade (19%) 55 tandem or standard (71%) for 68 total spaces -2.25 spaces per unit

**Housing Opportunity Site D / 939 El Pintado Road / Fountainhead Montessori - Development Scenario 2:
Podium apartments at 35 units/acre**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability-Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
1.014 acres (44,175 sq. ft.)	35 Units - being 35.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 35,350 sq. ft. conditioned space	85.0% Leasable (30,050 sq. ft.) / 858 sq. ft. ave 15% (4 units) for Moderate	Podium Apartments	6 Studios (16%) - ave 725 sq. ft. 18 1-BDRs (50%) - @ 825 sq. ft. 11 2-BDRs (34%) - ave 986 sq. ft.	20 at-grade (30%) 48 podium (70%) for 68 total spaces -1.94 spaces per unit

**Housing Opportunity Site D / 939 El Pintado Road / Fountainhead Montessori - Development Scenario 3:
Podium Apartments at 46.35 dus/acre after 35% density bonus invoked**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability-Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
1.014 acres (44,175 sq. ft.)	47 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height assumed P-1 zoning standards	Development Scenario 3 assumes Density Bonus of 12 units to 46.35 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 41,950 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (35,650 sq. ft.) / 758 sq. ft. ave / 11% (4 units) of baseline units for VL Income or 20% (7 units) of baseline units for Low Income	Podium Apartments	10 Studios (21%) - ave 625 sq. ft. 20 1-BDRs (43%) - ave 725 sq. ft. 17 2-BDRs (36%) - ave 876 sq. ft.	28 at-grade (30% of spaces) / 64 basement (70% of spaces) / 92 total spaces for 1.96 spaces per unit (51% of site occupied by basement pkg.)



Housing Opportunity Site E

400 El Cerro Blvd / El Cerro Hldgs LLC & Nearon Enterprises LLC



Current General Plan and Zoning Designations

- General Plan: Commercial – Limited Office
- Zoning: O-I; Limited Office District

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Scenario 1: MF High (30 to 35 dus/ac) / P-1 - For-sale rowhouses and flats 30 dus/ac min. baseline density
- Scenario 2: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 35 dus/ac max. baseline density
- Scenario 3: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 46.88 dus/ac (assumes a 35% density bonus)

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size	IVLR
200-140-016	400 El Cerro Blvd.	Private (400 El Cerro Blvd / El Cerro Holdings LLC & Nearon Enterprises LLC)	1.26	1.26	Office	1982	16,128 sq. ft.	2.35
Totals			1.26 acres	1.26 acres	-	-	16,128 sq. ft. (29% FAR)	

Existing Uses:

This site is bounded by El Cerro Boulevard and West El Pintado. The site is relatively flat, but sits low below the adjacent roads. The site is occupied by a two-story medical office building occupied by doctors and dentists. The site includes a large parking lot and is adjacent to a multifamily condominium development to the south.

Site Characteristics and Analysis:

The following site characteristics render the property making up Housing Opportunity Site E (HOS E) a viable candidate for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P1 rezoning action, reasonably leading to the redevelopment of some or all of the land making up HOS E with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the property (i.e., relatively large size and regular shape, absence of slope instability or erosion, presence of onsite slopes that are limited to relatively minor slope gradients, and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Walkability to Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the property and/or the presence of a relatively low floor area ratio (FAR);
- The potential for significant economic return through redevelopment that may be secured through conversion of this underutilized site with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley; and
- Ability for the property to reasonably develop either as a single large development or in part.

The following table for HOS E depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed under a recalibrated Multifamily - Residential - High Density (30 to 35 units per acre) land use designation and a parallel Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development with a minimum of 37 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development with a maximum of 44 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 59 units and a development density of just under 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 44 units. This scenario envisions development with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of five units for very low income households and the other making provision of a minimum of nine units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS E.

Additional site-specific Opportunity and Constraints Considerations:

- These medical and dental offices, while recently receiving an exterior face-lift, are still 1983-era construction, marketed as two-story Class B office space with 50 surface parking spaces. The recent upgrade makes the site less likely for redevelopment during the first portion of the 2023-2030 Planning Cycle.
- The site has two triangular pieces that would serve to challenge / compromise site redevelopment efficiencies – but this fact is somewhat offset as podium parking could fit well into northeast corner of the site because it sits 10'+ below surrounding street grade.
- The Site's proximity to I-680 - the west boundary is fronted with the northbound onramp to I-680 - means noise mitigation measures and air quality considerations would need to be considered during project specific development review.
- The Site's proximity to I-680 also creates limitations for placement and design of the project's vehicular entry, likely pointing to a practical need to have access taken off El Pintado Road (aligned with, or close to, the current driveway location). Existing driveway connections to El Cerro are angled with intent to limit them to one-way entry of exit.



Housing Opportunity Site E

400 El Cerro Blvd / El Cerro Hldgs LLC & Nearon Enterprises LLC - Development Scenarios reflecting a recalibrated Multifamily - Residential - High (30 to 35 units per acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site E / 400 El Cerro Blvd / El Cerro Hldgs LLC & Nearon Enterprises LLC Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability-Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
1.26 acres (54,875 sq ft)	37 Units - being 30.0 dus/ac the minimum density allowed by Multifamily - Residential - High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 43,900 sq. ft. conditioned space	1,186 sq. ft. average size 15% (5 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	6 2-BDRs (16%) - ave 650 sq. ft. (stacked flats) 31 3-BDRs (84%) - ave 1,290 sq. ft. (rowhouses)	16 at-grade (19%) 68 tandem or standard (81%) for 84 total spaces -2.25 spaces per unit

Housing Opportunity Site E / 400 El Cerro Blvd / El Cerro Hldgs LLC & Nearon Enterprises LLC Development Scenario 2: For-rent project w/ parking structure							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability-Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
1.26 acres (54,875 sq ft)	44 Units - being 35.0 dus/ac the maximum density allowed by Multifamily - Residential - High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 43,900 sq. ft. conditioned space	85.0% Leasable (37,315 sq. ft.) / 848 sq. ft. ave 15% (6 units) for Moderate	Podium Apartments	6 Studios (14%) - ave 725 sq. ft. 22 1-BDRs (50%) - ave 825 sq. ft. 16 2-BDRs (36%) - ave 926 sq. ft.	23 at-grade (31%) 52 podium (71%) for 75 total spaces -1.79 spaces per unit

Housing Opportunity Site E / 400 El Cerro Blvd / El Cerro Hldgs LLC & Nearon Enterprises LLC
Development Scenario 3: For-rent project with podium parking structure and with 35% density bonus invoked

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability-Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
1.26 acres (54,875 sq ft)	59 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height by P-1 zoning	Development Scenario 3 assumes Density Bonus of 15 units to 46.83 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 52,125 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (44,300 sq. ft.) / 751 sq. ft. ave / 11% (5 units) of baseline units for VL Income or 20% (9 units) of baseline units for Low Income	Podium Apartments	12 Studios (20%) - ave 625 sq. ft. 25 1-BDRs (43%) - ave 725 sq. ft. 22 2-BDRs (37%) - ave 849 sq. ft.	30 at-grade (30% of spaces) / 69 basement (70% of spaces) / 99 total spaces for 1.68 spaces per unit (44% of site occupied by basement pkg.)



Housing Opportunity Site G

North Hartz & Railroad / Eleven DBD 4 Parcels



Current General Plan and Zoning Designations

- General Plan: Downtown Master Plan
- Zoning: Downtown Business District (DBD) - Area 4 Resident Serving Commercial

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 35 dus/ac max. baseline density
- Option 3: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 47.03 dus/ac 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
199-330-035	115-A Hartz Ave.	Private (Oroville Property LLC)	0.34	0.239	Restaurant	1946	1,398 sq. ft.	0.52
	115-B Hartz Ave.				Retail		807 sq. ft.	
	121 Hartz Ave.				Office		997 sq. ft.	
	123 Hartz Ave.				Restaurant		1,248 sq. ft.	
	125 Hartz Ave.				Restaurant		1,580 sq. ft.	
199-330-064	127 Hartz Ave.	Private (Reyes TRE)	0.22	0.197	Retail	1946	5,796 sq. ft.	0.76
199-330-055	Railroad Ave.	Private (JKDSQ LLC)	0.128	0.128	Parking	n/a	0 sq. ft.	0.10
199-330-058	145 Hartz Ave.	Private (145 Hartz LLC)	0.72	0.72	Chevron - Retail	2001	2,804 sq. ft.	--
					Car Wash		1,047 sq. ft.	
					Fuel Canopy		2,288 sq. ft.	
199-330-063	177 Hartz Ave.	Private (SSN Inv., Inc.)	0.28	0.28	Retail	1953	5,156 sq. ft.	0.68
	175 Hartz Ave.				Retail		2,846 sq. ft.	
	171 Hartz Ave.				Restaurant	1949	912 sq. ft.	
199-330-056	70 Railroad Ave.	Private (Bates TRE)	0.18	0.18	Office	1952	2,432 sq. ft.	0.06
199-330-065	179, 181 & 183 Hartz Ave.	Private (Wong)	0.107	0.107	Retail & Personal Service	1953	3,550 sq. ft.	0.14
199-330-009	80 Railroad Ave.	Private (Achf Kaplan)	0.129	0.129	Personal Service	1953	816 sq. ft.	0.19
199-330-010	195 Hartz Ave.	Private (Hirsch TRE)	0.32	0.32	Service Commercial	1965	1,653 sq. ft.	1.00
199-330-027	112 W. Linda Mesa	Private (DeOliveira TRE)	0.06	0.06	tbd	Pre-1982	1,617 sq. ft.	0.68
Totals			2.484	2.360	-	-	13,826 sq. ft. (tbd FAR)	0.46

Existing Uses:

This site consists of 11 separate parcels located between Hartz Avenue and Railroad Avenue. The site is flat, with existing urban utilities. Except for a Chevron Service station, the buildings are older single-story retail and restaurant spaces, and have not seen any significant remodeling or reinvestment over the years. Two of the parcels are vacant and used for public and private parking. There is a pool of private parking behind the buildings. These 11 parcels occupy an entire urban block and currently have parking pools behind.

Site Characteristics and Analysis:

The following site characteristics render the properties making up Housing Opportunity Site G (HOS G) viable candidates for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P-1 rezoning action, reasonably leading to the redevelopment of HOS G properties with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the properties (i.e., a range of small, medium and larger sized properties, absence of slope instability or erosion, absence of any onsite slopes that would limit redevelopment, and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Walkability to the core area of Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the properties and/or the presence of relatively low floor area ratios (FARs);
- The potential for significant economic return through redevelopment that may be secured through a substantial increase from current FAR and the replacement of older commercial properties with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley;
- Ability for the properties to reasonably develop either in pairs or groupings of three or four properties or, for the case of the property occupied by the Chevron gas station, individually; and
- Current or prior expressed interest of some of the affected property owners to be considered for multiple family residential land use designation in the density range considered under the Danville 2023-2030 Housing Element.

The following table for HOS G depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed after application of standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and a site-specific Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development of the properties with a minimum of 71 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development of the properties with a maximum of 82 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 111 units and a development density of just over 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 82 units. This scenario envisions development of the properties with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for

conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of ten units for very low income households and the other making provision of a minimum of 23 units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS G.

It is also noted that redesignation of HOS G for Multiple Family High Density use, while being substantially consistent with the policy direction for the area set forth in Danville 2030 General Plan Special Concern Area discussion for the North Hartz area, would still necessitate revisions to the current Special Concern Area text. The current pertinent language affecting HOS G reads as follows:

"The North Hartz Area is bounded by Railroad Avenue on the west, San Ramon Creek on the east, San Ramon Valley High School on the north, and Linda Mesa Avenue on the south. Hartz Avenue bisects the area. This 8-acre area includes a mix of retail, office, and residential uses which have been developed incrementally over many decades. Parcels vary in size and shape compared to the more standardized lot pattern in the Downtown core.

While the North Hartz Area is part of Downtown Danville, the area lacks the fine-grained, pedestrian-friendly character of the Old Town area to the south. Whereas Old Town is characterized by continuous storefronts, interesting facades, historic buildings, and pedestrian-friendly streets, the North Hartz Area is less cohesive in building placement, size and orientation. The Town's vision is to extend the walkable character of Old Town into the area over the next 20 years through a combination of streetscape improvements, infill development, and rehabilitation of older structures.

Property owners in this area may propose improvements or new structures in the coming decades. As this occurs, high-quality development is strongly supported, with parcels aggregated to create larger development sites wherever possible. Parcels along San Ramon Creek should include a conservation easement along the creek bank, anticipating the possibility of a future public trail. An update of the Downtown Master Plan is recommended to identify new strategies for enhancing this area.

Where larger projects occur in the North Hartz area, buildings should be articulated into smaller components, creating a scale and rhythm that effectively extends Old Town Danville. The eclectic, finely detailed, and architecturally diverse character of Old Town should be carried forward to the blocks north of Linda Mesa Avenue. Building heights should not exceed existing zoning limits. Ground floor retail and restaurant uses are strongly encouraged to create a lively street environment and enhance the image of the area as an integral part of Downtown Danville."

Parallel Special Concern Area discussion for Downtown Danville calls for an expansion of the pedestrian-oriented development scale found along Hartz Avenue to new areas, calling for the creation of more walkable streets and gathering places and directing that future growth in the area be compatible in scale with existing development in Danville, with buildings that respect the Town's architectural heritage and character. In addition, the text underscores the perceived importance of the current design review process as a tool for achieving the desired form of development, preserving the area's historic buildings, and extending the pedestrian-oriented qualities that make Downtown a desirable destination.

Housing Opportunity Site G

North Hartz & Railroad / Eleven DBD 4 Parcels - Development Scenarios reflecting standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use and site-specific P-1 zoning

Housing Opportunity Site G / North Hartz & Railroad - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
2.36 acres (102,800 sq ft)	71 Units - being 30.0 dus/ ac the minimum density allowed by Multifamily - Residential - High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 82,250 sq. ft. conditioned space	1,158 sq ft ave 15% (7 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	10 2-BDRs (14%) - ave 650 sq. ft. (stacked flats) 61 3-BDRs (86%) - ave 1,241 sq. ft. (rowhouses)	29 at-grade (18%) 131 tandem or standard (82%) for 160 total spaces -2.25 spaces per unit

Housing Opportunity Site G / North Hartz & Railroad - Development Scenario 2: For-rent project w/ parking structure							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
2.36 acres (102,800 sq ft)	82 Units - being 35.0 dus/ ac the maximum density allowed by Multifamily - Residential - High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 82,250 sq. ft. conditioned space	85.0% Leasable (69,925 sq. ft.) / 853 sq ft ave 15% (12 units) for Moderate	Podium Apartments	12 Studios (15%) - ave 725 sq. ft. 41 1-BDRs (50%) - ave 825 sq. ft. 29 2-BDRs (35%) - ave 945 sq. ft.	44 at-grade (30%) 104 podium (70%) for 148 total spaces -1.80 spaces per unit

Housing Opportunity Site G / North Hartz & Railroad - Development Scenario 3: For-rent project with podium parking structure and with 35% density bonus invoked							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
2.36 acres (102,800 sq ft)	111 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height by P-1 zoning	Development Scenario 3 assumes Density Bonus of 29 units to 47.03 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 97,650 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (83,000 sq. ft.) / 748 sq ft ave / 11% (10 units) of baseline units for VL Income or 20% (23 units) of baseline units for Low Income	Podium Apartments	24 Studios (22%) - ave 625 sq. ft. 47 1-BDRs (42%) - ave 725 sq. ft. 40 2-BDRs (36%) - ave 848 sq. ft.	58 at-grade (30% of spaces) / 136 basement (70% of spaces) / 194 total spaces for 1.75 spaces per unit (46% of site occupied by basement pkg.)



Housing Opportunity Site H

Northeast Hartz Ave / Seven DBD 4 Parcels



Current General Plan and Zoning Designations

- General Plan: Downtown Master Plan
- Zoning: Downtown Business District (DBD) - Area 4 Resident Serving Commercial

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 35 dus/ac max. baseline density
- Option 3: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 46.35 dus/ac 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
200-190-023	110 Hartz Ave.	Private (Adler TRE)	0.15	0.15	Restaurant	1973	1,164 sq. ft.	0.75
200-190-024	100 Hartz Ave.	Private (Adler TRE)	0.21	0.04	Retail	1974	221 sq. ft.	1.72
200-190-028	120 Hartz Ave.	Private (Adler TRE)	0.30	0.25	Service Commercial	1958	1,296 sq. ft.	0.47
200-190-10 & -18	130 Hartz Ave.	Private (Forward Land Company)	0.59	0.43	Restaurant	1980	3,490 sq. ft.	3.62
200-190-017	150 Hartz Ave.	Private (Finlayson TRE & Jones TRE)	0.62	0.374	Restaurant	1967	2,400 sq. ft.	0.58
200-190-021	180 Hartz Ave.	Private (Finlayson TRE & Jones TRE)		0.20	Restaurant	Pre-1970's	2,100 sq. ft.	0.50
Totals			1.87 acres	1.014 acres	-	-	10,671 sq. ft. (24% FAR)	1.18

Existing Uses:

This site consists of seven separate parcels located on flat lots between Hartz Avenue and San Ramon Creek. Uses include a flower kiosk, restaurants, and a dry cleaner. All of the buildings are older, with little reinvestment and nominally maintained. Collectively the site includes a significant number of parking spaces and asphalt drive aisles. These seven parcels have parking pools behind and can be consolidated into an integral site if redeveloped.

Site Characteristics and Analysis:

The following site characteristics render the properties making up Housing Opportunity Site H (HOS H) viable candidates for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P-1 rezoning action, reasonably leading to the redevelopment of HOS H properties with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the properties (i.e., a range of small, medium and larger sized properties, absence of slope instability or erosion, absence of any onsite slopes that would limit redevelopment, and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Walkability to the core area of Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the properties and/or the presence of relatively low floor area ratios (FARs);
- The potential for significant economic return through redevelopment that may be secured through a substantial increase from current FAR and the replacement of older commercial properties with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley;
- Ability for the properties to reasonably develop either in pairs or groupings of three or four properties; and
- Current or prior expressed interest of some of the affected property owners to be considered for multiple family residential land use designation in the density range considered under the Danville 2023-2030 Housing Element.

The following table for HOS H depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed after application of standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and a site-specific Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development of the properties with a minimum of 30 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development of the properties with a maximum of 35 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 47 units and a development density of just under 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 35 units. This scenario envisions development of the properties with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of four units for very low income households and the other making provision of a minimum of seven units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS H.

It is also noted that redesignation of HOS H for Multiple Family High Density use, while being substantially consistent with the policy direction for the area set forth in Danville 2030 General Plan Special Concern Area discussion for the North Hartz area, would still necessitate revisions to the current Special Concern Area text. The current pertinent language affecting HOS H reads as follows:

"The North Hartz Area is bounded by Railroad Avenue on the west, San Ramon Creek on the east, San Ramon Valley High School on the north, and Linda Mesa Avenue on the south. Hartz Avenue bisects the area. This 8-acre area includes a mix of retail, office, and residential uses which have been developed incrementally over many decades. Parcels vary in size and shape compared to the more standardized lot pattern in the Downtown core.

While the North Hartz Area is part of Downtown Danville, the area lacks the fine-grained, pedestrian-friendly character of the Old Town area to the south. Whereas Old Town is characterized by continuous storefronts, interesting facades, historic buildings, and pedestrian-friendly streets, the North Hartz Area is less cohesive in building placement, size and orientation. The Town's vision is to extend the walkable character of Old Town into the area over the next 20 years through a combination of streetscape improvements, infill development, and rehabilitation of older structures.

Property owners in this area may propose improvements or new structures in the coming decades. As this occurs, high-quality development is strongly supported, with parcels aggregated to create larger development sites wherever possible. Parcels along San Ramon Creek should include a conservation easement along the creek bank, anticipating the possibility of a future public trail. An update of the Downtown Master Plan is recommended to identify new strategies for enhancing this area.

Where larger projects occur in the North Hartz area, buildings should be articulated into smaller components, creating a scale and rhythm that effectively extends Old Town Danville. The eclectic, finely detailed, and architecturally diverse character of Old Town should be carried forward to the blocks north of Linda Mesa Avenue. Building heights should not exceed existing zoning limits. Ground floor retail and restaurant uses are strongly encouraged to create a lively street environment and enhance the image of the area as an integral part of Downtown Danville."

Parallel Special Concern Area discussion for Downtown Danville calls for an expansion of the pedestrian-oriented development scale found along Hartz Avenue to new areas, calling for the creation of more walkable streets and gathering places and directing that future growth in the area be compatible in scale with existing development in Danville, with buildings that respect the Town's architectural heritage and character. In addition, the text underscores the perceived importance of the current design review process as a tool for achieving the desired form of development, preserving the area's historic buildings, and extending the pedestrian-oriented qualities that make Downtown a desirable destination.



Housing Opportunity Site H

Northeast Hartz Avenue / Seven DBD 4 Parcels - Development Scenarios reflecting standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use and zoning designation

Housing Opportunity Site H / Northeast Hartz Ave / Seven DBD 4 Parcels - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
1.014 acres (44,175 sq. ft.)	30 Units - being 30.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 35,350 sq. ft. conditioned space	1,178 sq. ft. ave 15% (4 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	4 2-BDRs (15%) - ave 650 sq. ft. (stacked flats) 26 3-BDRs (85%) - ave 1,259 sq. ft. (rowhouses)	13 at-grade (19%) 55 tandem or standard (71%) for 68 total spaces -2.25 spaces per unit

Housing Opportunity Site H / Northeast Hartz Ave / Seven DBD 4 Parcels - Development Scenario 2: For-rent project w/ parking structure							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
1.014 acres (44,175 sq. ft.)	35 Units - being 35.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 35,350 sq. ft. conditioned space	85.0% Leasable (30,050 sq. ft.) / 858 sq. ft. ave 15% (4 units) for Moderate	Podium Apartments	6 Studios (16%) - ave 725 sq. ft. 18 1-BDRs (50%) - @ 825 sq. ft. 11 2-BDRs (34%) - ave 986 sq. ft.	20 at-grade (30%) 48 podium (70%) for 68 total spaces -1.94 spaces per unit

Housing Opportunity Site H / Northeast Hartz Ave / Seven DBD 4 Parcels - Development Scenario 3: For-rent project with podium parking structure and with 35% density bonus invoked							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
1.014 acres (44,175 sq. ft.)	47 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height assumed P-1 zoning standards	Development Scenario 3 assumes Density Bonus of 12 units to 46.35 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 41,950 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (35,650 sq. ft.) / 758 sq. ft. ave / 11% (4 units) of baseline units for VL Income or 20% (7 units) of baseline units for Low Income	Podium Apartments	10 Studios (21%) - ave 625 sq. ft. 20 1-BDRs (43%) - ave 725 sq. ft. 17 2-BDRs (36%) - ave 876 sq. ft.	28 at-grade (30% of spaces) / 64 basement (70% of spaces) / 92 total spaces for 1.96 spaces per unit (51% of site occupied by basement pkg.)

Housing Opportunity Site K-1

307, 315 & 319 Diablo Road / Riele TRE & Montair Associates



Current General Plan and Zoning Designations

- General Plan: Downtown Master Plan
- Zoning: Downtown Business District (DBD) - Area 6 Offices

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 35 dus/ac max. baseline density
- Option 3: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 47.17 dus/ac 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
216-120-028	307 Diablo Road	Private (Riele TRE)	0.865	0.39	Office	1976	5,090 sf	0.67
216-120-029	Front Street	Private (Montair Associates)	1.05	0.52	Parking Lot	-	Vacant	0.29
216-120-042	315 Diablo Road		0.45	0.45	Office	1981	17,260 sf	3.81
216-120-043	319 Diablo Road		1.71	1.29	Office	1978	24,245 sf	1.68
Totals			4.08	2.65	-	-	46,595 sf (40.4%)	1.42

Existing Uses:

These sites are cornered by Diablo Road and Front St. The Southern boundary of the site overlaps with the San Ramon Creek and therefore will have to accommodate creek access easement requirements. Overall, the lot is large and flat. The three, aged buildings onsite are designated for office space. While this site includes a small parcel (less than 0.5 acre), it is part of three contiguous parcels with common ownership.

Site Characteristics and Analysis:

The following site characteristics render the properties making up Housing Opportunity Site J (HOS J) viable candidates for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P-1 rezoning action, reasonably leading to the redevelopment of HOS K-1 with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the properties (i.e., relatively large size and regular shape, absence of slope instability or erosion, no limits on redevelopment options due to slope gradients [after accounting for the presence of creek bank slopes for San Ramon Creek], and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Close proximity to the center of Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Ability for the properties to reasonably develop either individually or jointly;
- Age of improvements on the properties and/or the presence of relatively low floor area ratios (FARs);
- Current or prior expressed interest of the property owners to be considered for multiple family residential land use designation in the density range considered under the Danville 2023-2030 Housing Element; and
- The potential for significant economic return through redevelopment that may be secured through a substantial increase from current FAR and the replacement of relatively older rental office space with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley.

The following table for HOS K-1 depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed after application of standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and a site-specific Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development of the properties with a minimum of 80 units of for-sale

attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development of the properties with a maximum of 92 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 105 units and a development density of just over 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 92 units. This scenario envisions development of the properties with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of 11 units for very low income households and the other making provision of a minimum of 19 units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS K-1.

Redevelopment of HOS K-1 will be directed in part by language set forth in Danville 2030 General Plan Special Concern Area discussion for Downtown Danville. The text calls for an expansion of the pedestrian-oriented development scale found along Hartz Avenue to new areas, calling for the creation of more walkable streets and gathering places and directing that future growth in the area be compatible in scale with existing development in Danville, with buildings that respect the Town's architectural heritage and character. In addition, the text underscores the perceived importance of the current design review process as a tool for achieving the desired form of development, preserving the area's historic buildings, and extending the pedestrian-oriented qualities that make Downtown a desirable destination.

Additional Site-specific Opportunity and Constraints Considerations:

- Housing Opportunity Site K-1 consists of four separate tax assessor parcels with separate ownerships held by two property owners. The Site fronts at the southeast corner of the intersection of Diablo Road and Front Street and is occupied by two, two-story office buildings (315 and 319 Diablo Road) and a one-story office building (307 Diablo Road). The south boundary of the lot grouping overlaps San Ramon Creek, an improved channel that is 25'-30' in depth. Slightly more than one-third of the gross area of the aggregation of properties lies below the top of bank for San Ramon Creek. There are several small commercial properties along Front Street lying across the creek.
- While any residential redevelopment project of the Site will have to accommodate CCCFC&WCD's requirement to have easement access to San Ramon Creek, a reduction in the size of the current easement area above top of bank may be feasible. The preliminary estimate of net property area removes the area extending from the top of creek bank down into San Ramon Creek from the Site's gross acreage. While the net acre has been calculated to allow preliminary density yield calculations, recognition is

made that the calculated area allows some overlap of anticipated development area and existing creek easements. Where the flood control district would insist on use-restricted area for creek access and maintenance needs, that area would need to come out of the calculate net development area. As such, the net area is just a preliminary estimate - but reflects methodology used for the nearby Alexan Downtown Danville project lying to the east.

- Based on approvals secured for the Alexan Downtown Danville project, any replacement project on Site K-1 would likely be required to make some level of financial reimbursement to the Town of Danville and/or to the developers of the Alexan project for costs that had been incurred for the pedestrian crossing constructed over San Ramon Creek that connects the Diablo Road subarea directly to the core of Downtown Danville.
- For Option 3 below, assuming a luxury apartment project similar to the Alexan project, anticipation of density bonus development concessions on story height and/or building height and maximum FAR (measured on conditioned space) should be made. DBD Area 12 (the most comparable current DBD zoning district) has a 35' height limit (no story height is established) and caps floor area ratio to a maximum 80% FAR standard.
- It is anticipated that a new DBD Area would need to be established to accommodate a DBD with a 30 unit minimum density. The development options below anticipate the 35' height limit and 80% maximum FAR would pull forward from Area 12 to the new DBD Area - i.e., DBD Area 13 Multifamily Residential Very High (30 to 35 units per net acre or 30 to 40 units per net acre).
- While redevelopment of HOS K-1 with a replacement residential project was analyzed in terms of potential environmental impacts in the Focused EIR prepared for the Danville 2030 General Plan, the site's land use designation remained unchanged with the adoption of the 2030 Plan and, as such, has not been a site identified to meet the Town's RHNA as a non-vacant site for the past two Identified Housing Element Planning Cycles. If the site was redesignated with this review, it would constitute its first planning review period under HCD site availability standards.



Housing Opportunity Site K-1

307, 315 & 319 Diablo Road / Riele TRE & Montair Associates - Development Scenarios reflecting standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use and zoning designations

Approved Final Development Plan for Alexan Downtown Danville - a 2015-2022 RHNA shortfall site constructed in 2020: For-rent project; podium parking structure; 35% density bonus invoked; 40.4 units per acre density; 88.0% far; 86.3% leasable; 827 sq. ft. average unit; 1.96 parking spaces per unit (Note: The Alexan project data supplied to document market feasibility of K-1 Development Scenarios)

Note: The Alexan Downtown Danville podium apartment project is a starting point "template" for Site K-1. The building height, story height, FAR, parking ratio and average unit size would be adjusted upward to reflect the new 30 to 35 units per acre development density, being a slight increase over the 25 to 30 units per acre standard Alexan developed under (and invoked density bonus provisions upon)

Parcel Size - Net Acres (square feet)	GP/Zoning baselines -Maximum Units at 30.0 units per net acre / Max. Density / Max. Story & Bldg. Ht.	Maximum Units after 35% invoking Density Bonus (40.4 units per net acre) / Development Concession #1	Floor Area Ratio (FAR) Allowed by zoning / FAR Approved (ratio of conditioned space to net parcel sq. ft.) Development Concession #2	Percentage Leasable Space as a Ratio of Total Conditioned Space / Average Unit Size/ Affordable Component	Product Type Unit Mix	At-grade Parking Spaces / Podium Parking Spaces / Total Parking Spaces and Spaces per Unit Ratio Provided	Site Amenities Provided
3.71 Net Acres (161,600 square feet)	111 Baseline Units - 30.0 units per net acre / 35' maximum building height allowed	Through Density Bonus - 150 units at 40.4 units per net acre / 37' Building Height (as Density Bonus Development Standard Concession-1)	80% Allowed FAR / 88% Approved FAR - yielding 143,750 square feet of conditioned space (as Development Standard Concession-2)	86.3% Leasable (124,050 sq. ft.) 13.7% Support Non-Leasable (19,725 sq. ft.) / 827 square feet average unit size / Secured ten units affordable to VL Income	Luxury Apartments Studios (10%) 1-BDRs (50%) 2-BDRs (40%)	82 at-grade (39% of spaces) / 212 basement (61% of spaces) / 294 total spaces for 1.96 spaces per unit (45% of site occupied by basement pkg.)	• Lobby/Leasing Area • Clubhouse Area • Gym • Swimming Pool (1) • Common Meeting Room • Tot Lot • BBQ Areas • Dog Area • UPS/Moving Van Parking Areas • Dog Grooming Area • Gated Common Area



**Housing Opportunity Site K-1 / 307, 315 & 319 Diablo Road / Riele TRE & Montair Associates - Development Scenario 1:
For-sale rowhouses and stacked flats at 30 dus/acre**

Net Acres Parcel Size (square feet)	GP/Zoning baselines -Minimum Units at 30.0 units per net acre / Min. Density / Max. Story & Bldg. Ht.	Maximum Units after 35% invoking Density Bonus (47.17 units per net acre)	Floor Area Ratio (FAR) Allowed by zoning / Approved (conditioned space divided by net parcel size)	Maximum Conditioned Space Available for sale / Average Unit Size / Affordable Component	Product Type and Unit Mix	At-grade Parking Spaces / Podium Parking Spaces / Total Parking Spaces / Spaces per Unit Ratio Provided	Site Amenities Provided
2.65 acres (115,425 sq. ft.)	80 Units - at 30.0 units per net acre / 3 stories and 35' building height allowed and assumed	No Project Density Bonus Assumed for Development Scenario 1 so 80 Units at 30.0 units minimum per net acre	80% Allowed / 80% Assumed (yielding 92,340 square feet conditioned space)	92,340 sq. ft. conditioned space 1,154 square feet average unit size / 15% (12 units) affordable to Moderate Income Households (12 of 12 Stacked Flats)	Two- and Three- story Rowhouses & Stacked Flats 1- to 2-car garages 12 2-BDRs (15%) - @ 650 sq. ft. (stacked flats) 68 3-BDRs (85%) - @ 1,243 sq. ft.	32 at-grade spaces (20.0%) / 148 side-by- side or tandem garage spaces (80.0%) / 180 total spaces / 2.25 spaces per unit	As proposed by applicant and as would be set through the project entitlement

**Housing Opportunity Site K-1 / 307, 315 & 319 Diablo Road / Riele TRE & Montair Associates - Development Scenario 2:
Podium Apartments at 35 dus/acre**

Net Acres Parcel Size (square feet)	GP/Zoning baselines -Maximum Units at 35.0 units per net acre / Max. Density / Max. Story & Bldg. Ht.	Maximum Units after 35% invoking Density Bonus (47.17 units per net acre)	Floor Area Ratio (FAR) Allowed by zoning / Approved (conditioned space divided by net parcel size)	Leasable Space as Ratio of Total Conditioned Space / Average Unit Size / Affordable Component	Product Type and Unit Mix	At-grade Parking Spaces / Podium Parking Spaces / Total Parking Spaces / Spaces per Unit Ratio Provided	Site Amenities Provided
2.65 acres (115,425 sq. ft.)	92 Units - at 35.0 units per net acre / 3 stories and 35' building height allowed and assumed	No Project Density Bonus Assumed for Development Scenario 2 so 92 Units at 35.0 units maximum per net acre	80% Allowed / 80% Assumed (yielding 92,340 square feet conditioned space)	85.0% Leasable (78,500 sq. ft.) / 853 square feet average unit size / 15% (14 units) affordable to Moderate Income Households	Podium Apartments 14 Studios (15%) - @ 725 sq. ft. 46 1-BDRs (50%) - @ 825 sq. ft. 32 2-BDRs (35%) - @ 950 sq. ft.	42 at-grade spaces (37.5%) / 70 basement spaces (62.5%) / 112 total spaces / 2.00 spaces per unit	As proposed by applicant and as would be set through the project entitlement

**Housing Opportunity Site K-1 / 307, 315 & 319 Diablo Road / Riele TRE & Montair Associates - Development Scenario 3:
Podium Apartments at 46.90 dus/acre after 35% density bonus invoked**

Net Acres Parcel Size (square feet)	GP/Zoning baselines -Maximum Units at 35.0 units per net acre / Max. Density / Max. Story & Bldg. Ht.	Maximum Units after 35% invoking Density Bonus (47.17 units per net acre)	Floor Area Ratio (FAR) Allowed by zoning / FAR Approved (ratio of conditioned space to net parcel sq. ft.) Development Concession-2	Percentage Leasable Space as a Ratio of Total Conditioned Space / Average Unit Size	Product Type and Unit Mix	At-grade Parking Spaces / Podium Parking Spaces / Total Parking Spaces and Spaces per Unit Ratio Provided	Site Amenities Provided
2.65 acres (115,425 sq. ft.)	125 Units - at 35.0 units per net acre / 3 stories and 35' building height allowed and assumed	By Density Bonus of 33 units to 47.17 units per net acre / 37' Building Height (as Density Bonus Development Standard Concession-1)	80% Allowed FAR / 95.0% Assumed FAR - yielding 109,650 square feet of conditioned space (as Development Standard Concession-2)	85.0% Leasable (93,200 sq. ft.) / 746 square feet average unit size / 11% (11 units) of baseline units for VL Income or 20% (19 units) of baseline units for Low Income Households	Podium Apartments 26 Studios (21%) - @ 625 sq. ft. 53 1-BDRs (42%) - @ 725 sq. ft. 46 2-BDRs (37%) - @ 837 sq. ft.	78 at-grade (30% of spaces) / 184 basement (70% of spaces) / 262 total spaces for 2.10 spaces per unit (55% of site occupied by basement pkg.)	As proposed by applicant and as would be set through the project entitlement



Housing Opportunity Site K-2

363 Diablo Road / Janlois Partners LP



Current General Plan and Zoning Designations

- General Plan: Downtown Master Plan
- Zoning: Downtown Business District (DBD) - Area 6 Offices

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 35 dus/ac max. baseline density
- Option 3: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 46.90 dus/ac 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size	IVLR
216-120-012	363 Diablo Road	Private (tbd)	0.54	Not estimated	Multifamily Residential	1962	8,542 sf	6.26
216-120-015	363 Diablo Road	Private (tbd)	1.58	Not estimated	Multifamily Residential	1962	5,592 sf	5.95
						1979	9,388 sf	
Totals			2.12 acres	1.62 acres	-	-	23,522 sf (33% FAR)	6.00

Existing Uses:

These two lots front Diablo Road and back into the San Ramon Creek. The lots are currently multifamily residential. The aged apartment buildings can be redeveloped similarly to the adjacent Alexan Riverwalk apartment project. City has met with property owner numerous times as owner has interest in redeveloping this old and deteriorating apartments. The allowable height will be increased to four stories at this site.

Site Characteristics and Analysis:

The following site characteristics render the properties making up Housing Opportunity Site K-2 (HOS K-2) viable candidates for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P1 rezoning action, reasonably leading to the redevelopment of HOS K-2 with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the properties (i.e., relatively large size and regular shape, absence of slope instability or erosion, no limits on redevelopment options due to slope gradients [after accounting for the presence of creek bank slopes for San Ramon Creek], and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Close proximity to the center of Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Ability for the properties to reasonably develop either individually or jointly;
- Age of improvements on the properties and/or the presence of relatively low floor area ratios (FARs);
- Current or prior expressed interest of the property owners to be considered for multiple family residential land use designation in the density range considered under the Danville 2023-2030 Housing Element; and
- The potential for significant economic return through redevelopment that may be secured through a substantial increase from current FAR and the replacement of a very old apartment project with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley.

The following table for HOS K-2 depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed after application of standards of a new DBD - Area I3 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and a site-specific Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development of both properties with a minimum of 49 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square

feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development of both properties with a maximum of 56 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 76 units and a development density of just under 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 56 units. This scenario envisions development of both properties with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of seven units for very low income households and the other making provision of a minimum of 12 units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.
- It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS K-2.
- Redevelopment of HOS K-2 will be directed in part by language set forth in Danville 2030 General Plan Special Concern Area discussion for Downtown Danville. The text calls for an expansion of the pedestrian-oriented development scale found along Hartz Avenue to new areas, calling for the creation of more walkable streets and gathering places and directing that future growth in the area be compatible in scale with existing development in Danville, with buildings that respect the Town's architectural heritage and character. In addition, the text underscores the perceived importance of the current design review process as a tool for achieving the desired form of development, preserving the area's historic buildings, and extending the pedestrian-oriented qualities that make Downtown a desirable destination.
- Additional Site-specific Opportunity and Constraints Considerations:
 - HOS K-2 fronts along the south side of Diablo Road in the Downtown area, lying a bit west of the Diablo Road/I-680 freeway interchange.
 - The southwestern portion of the 1.62 acre (net) property lies behind a portion of the abutting 315 - 319 Diablo Road office complex (refer to HOS K-1).
 - To the east of HOS K-2 is the relatively recently constructed Heritage Bank financial office building.
 - Also lying to the east is the newly constructed Alexan Downtown Danville apartment project. The 3.75 acre (net) Alexan project replaced a 48,500 square foot 1979-era low density office complex (30% floor area ratio). The Alexan project site was one of two RHNA shortfall sites identified in the Danville 2015-2022 Housing Element. The Danville 2030 General Plan changed the general plan land use designation for the Alexan project site from Downtown Business District Area 6 Offices to a new DBD District - Downtown Business District Area 12 Multifamily Residential High (25 to 30 units per net acre). The Alexan project approval secured a 35% density bonus above the maximum allowable base density of 113 units and ultimately provided ten deed restricted units for very low income households.

- The south boundary of HOS K-2 includes a section of San Ramon Creek, an improved channel that is approximately 25' in depth.
- The Stoneybrook project (a detached single family residential-motor court project consisting of 88 units and reflecting a density of 12 units per acre) and the Danville Library and Community Center lie across the San Ramon Creek from HOS K-2.
- Any replacement project developed on HOS K-2 may be directed through the entitlement review process to pursue shared vehicular access with the Alexan Downtown Danville apartment project to mitigate the potential for adverse project traffic impacts along Diablo Road.
- A replacement project will need to address CCCFC&WCD maintenance access needs to San Ramon Creek. A slight reduction in the size of the historic flood control maintenance easement was granted by the flood control district within the last ten years, resulting in a slight increase of the area available for redevelopment. The request for the adjustment of the historic easement was initiated on behalf of the owners of the existing apartment project, being pursued as they considered redevelopment options for the existing 1962/1979-era walkup apartment project around the time of the Town's 2013 adoption of the Danville 2030 General Plan.
- Based on approvals secured for the Alexan Downtown Danville project, any replacement project on HOS K-2 would likely be required to make some level of financial reimbursement to the Town of Danville and/or to the developers of the Alexan project for costs that had been incurred for the pedestrian crossing constructed over San Ramon Creek that connects the Diablo Road subarea directly to the core of Downtown Danville.
- A "podium" or "wrap around" option for project parking for a redevelopment project might not be found to be financially feasible unless a relatively high FAR for a project is secured through application of a density bonus. The Alexan project provides a template for a possible podium project (see development criteria below) as that density bonus project provided 61% of required project parking as basement podium parking to allow the resultant two- and three-story apartment project with 88% FAR and 143,750 square feet of conditioned space for the 150 units in the project (144 units were ultimately constructed by the builder who exercised the project entitlement – resulting in no measurable change to project's FAR).
- For Option 3 below, assuming a luxury apartment project similar to the Alexan project, anticipation of density bonus development concessions on story height and/or building height and maximum FAR (measured on conditioned space) should be made. DBD Area 12 (the most comparable current DBD zoning district) has a 35' height limit (no story height is established) and caps floor area ratio to a maximum 80% FAR standard.
- It is anticipated that a new DBD Area would need to be established to accommodate a DBD with a 30 unit minimum density. The development options below anticipate the 35' height limit and 80% maximum FAR would pull forward from Area 12 to the new DBD Area – i.e., DBD Area 13 Multifamily Residential Very High (30 to 35 units per net acre or 30 to 40 units per net acre).
- The redevelopment feasibility of the site was underscored by the actions of the property owner to initiate a General Plan Amendment Study after adoption of the Danville 2015-2022 Housing Element. The GPA Study desired consideration of changing the property's land use designation from Downtown Business District Area 6 Offices to Downtown Business District Area 12 Multifamily Residential High (25 to 30 units per net acre) – with a proposed for-sale product type being considered. That application ultimately was not pursued. The DBD Area 6 designation is a non-conforming designation given the site's apartment use.
- The extent that residential redevelopment of the site would facilitate the Town in meeting its 2022-2030 RHNA would be limited to the net difference between the number of existing for-rent residential units present and the number of units ultimately authorized in a replacement project.

-
-
- While redevelopment of HOS K-2 with a replacement residential project was analyzed in terms of potential environmental impacts in the Focused EIR prepared for the Danville 2030 General Plan, the site's land use designation remained unchanged with the adoption of the 2030 Plan and, as such, has not been a site identified to meet the Town's RHNA as a non-vacant site for the past two Identified Housing Element Planning Cycles. If the site was redesignated with this review, it would constitute its first planning review period under HCD site availability standards.



Housing Opportunity Site K-2

363 Diablo Road / Janlois Partners LP - Development Scenarios reflecting standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use and zoning designations

Approved Final Development Plan for Alexan Downtown Danville - a 2015-2022 RHNA shortfall site constructed in 2020: For-rent apartments; podium parking structure; 35% density bonus invoked; 40.4 units per acre density; 88.0% far; 86.3% leasable; 827 sq. ft. average unit; & 1.96 parking spaces per unit (Note: The Alexan project data supplied to document market feasibility of K-1 Development Scenarios)

Note: The Alexan Downtown Danville podium apartment project is a starting point "template" for Site K-1. The building height, story height, FAR, parking ratio and average unit size would be adjusted upward to reflect the new 30 to 35 units per acre development density, being a slight increase over the 25 to 30 units per acre standard Alexan developed under and baseline for the invoked density bonus.

Net Acres Parcel Size (square feet)	GP/Zoning baselines -Maximum Units at 30.0 units per net acre / Max. Density / Max. Story & Bldg. Ht.	Maximum Units after 35% invoking Density Bonus (40.4 units per net acre) / Development Concession #1	Floor Area Ratio (FAR) Allowed by zoning / FAR Approved (ratio of conditioned space to net parcel sq. ft.) Development Concession #2	Percentage Leasable Space as a Ratio of Total Conditioned Space / Average Unit Size / Affordable Component	Product Type and Unit Mix	At-grade Parking Spaces / Podium Parking Spaces / Total Parking Spaces and Spaces per Unit Ratio Provided	Site Amenities Provided
3.71 Net Acres (161,600 square feet)	111 Baseline Units - 30.0 units per net acre / 35' maximum building height allowed	Through Density Bonus - 150 units at 40.4 units per net acre / 37' Building Height (as Density Bonus Development Standard Concession-1)	80% Allowed FAR / 88% Ap- proved FAR - yielding 143,750 square feet of conditioned space (as Development Standard Conces- sion-2)	86.3% Leasable (124,050 sq. ft.) 13.7% Support Non-Leasable (19,725 sq. ft.) / 827 square feet average unit size / Secured ten units affordable to VL Income	Luxury Apartments Studios (10%) 1-BDRs (50%) 2-BDRs (40%)	82 at-grade (39% of spaces) / 212 basement (61% of spaces) / 294 total spaces for 1.96 spaces per unit (45% of site occupied by basement pkg.)	• Lobby/ Leasing Area •Clubhouse Area •Gym •Swimming Pool •Common Meeting Room •Tot Lot •BBQ Areas •Dog Area •UPS/Moving Van Parking Areas •Dog Grooming Area •Gated Common Area

Housing Opportunity Site K-2 / 363 Diablo Road / Janlois Partners LP - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Net Acres Parcel Size (square feet)	GP/Zoning baselines -Minimum Units at 30.0 units per net acre / Min. Density / Max. Story & Bldg. Ht.	Maximum Units after 35% invoking Density Bonus (46.9 units per net acre)	Floor Area Ratio (FAR) Allowed by zoning / Approved (conditioned space divided by net parcel size)	Maximum Conditioned Space Available for sale / Average Unit Size / Affordable Component	Product Type and Unit Mix	At-grade Parking Spaces / Podium Parking Spaces / Total Parking Spaces / Spaces per Unit Ratio Provided	Site Amenities Provided
1.62 acres (70,575 sq. ft.)	49 Units - at 30.0 units per net acre / 3 stories and 35' building height allowed and assumed	No Project Density Bonus Assumed for Development Scenario 1 so 49 Units at 30.0 units minimum per net acre	80% Allowed / 80% Assumed (yielding 56,460 square feet conditioned space)	56,460 sq. ft. conditioned space 1,152 square feet average unit size / 15% (7 units) affordable to Moderate Income Households (7 of 8 Stacked Flats)	Two- and Three- story Rowhouses & Stacked Flats 1- to 2-car garages 8 2-BDRs (16%) - @ 650 sq. ft. (flats) 41 3-BDRs (85%) - @ 1,250 sq. ft.	23 at-grade spaces (20.0%) / 92 side-by- side or tandem garage spaces (80.0%) / 115 total spaces / 2.50 spaces per unit	As proposed by applicant and as would be set through the project entitlement

Housing Opportunity Site K-2 / 363 Diablo Road / Janlois Partners LP - Development Scenario 2: Podium Apartments at 35 dus/acre							
Net Acres Parcel Size (square feet)	GP/Zoning baselines -Maximum Units at 35.0 units per net acre / Max. Density / Max. Story & Bldg. Ht.	Maximum Units after 35% invoking Density Bonus (46.9 units per net acre)	Floor Area Ratio (FAR) Allowed by zoning / Approved (conditioned space divided by net parcel size)	Leasable Space as Ratio of Total Conditioned Space / Average Unit Size / Affordable Component	Product Type and Unit Mix	At-grade Parking Spaces / Podium Parking Spaces / Total Parking Spaces / Spaces per Unit Ratio Provided	Site Amenities Provided
1.62 acres (70,575 sq. ft.)	56 Units - at 35.0 units per net acre / 3 stories and 35' building height allowed and assumed	No Project Density Bonus Assumed for Development Scenario 2 so 56 Units at 35.0 units per net acre	80% Allowed / 80% Assumed (yielding 56,460 square feet conditioned space)	85.0% Leasable (48,000 sq. ft.) / 857 square feet average unit size / 15% (8 units) affordable to Moderate Income Households	Podium Apartments 9 Studios (16%) - @ 725 sq. ft. 28 1-BDRs (50%) - @ 825 sq. ft. 19 2-BDRs (34%) - @ 965 sq. ft.	42 at-grade spaces (37.5%) / 70 basement spaces (62.5%) / 112 total spaces / 2.00 spaces per unit	As proposed by applicant and as would be set through the project entitlement

**Housing Opportunity Site K-2 / 363 Diablo Road / Janlois Apartments - Development Scenario 3:
Podium Apartments at 46.90 dus/acre after 35% density bonus invoked**

Net Acres Parcel Size (square feet)	GP/Zoning baselines -Maximum Units at 35.0 units per net acre / Max. Density / Max. Story & Bldg. Ht.	Maximum Units after 35% invoking Density Bonus (46.9 units per net acre)	Floor Area Ratio (FAR) Allowed by zoning / FAR Approved (ratio of conditioned space to net parcel sq. ft.) Development Concession-2	Percentage Leasable Space as a Ratio of Total Conditioned Space / Average Unit Size	Product Type and Unit Mix	At-grade Parking Spaces / Podium Parking Spaces / Total Parking Spaces and Spaces per Unit Ratio Provided	Site Amenities Provided
1.62 acres (70,575 sq. ft.)	76 Units - at 35.0 units per net acre / 3 stories and 35' building height allowed and approved	By Density Bonus of 20 units to 46.90 units per net acre / 37' Building Height (as Density Bonus Development Standard Concession-1)	80% Allowed FAR / 95.0% Assumed FAR - yielding 67,050 square feet of conditioned space (as Development Standard Concession-2)	85.0% Leasable (57,000 sq. ft.) / 720 square feet average unit size / 11% (7 units) of baseline units for VL Income or 20% (12 units) of baseline units for Low Income Households	Podium Apartments 16 Studios (21%) - @ 625 sq. ft. 32 1-BDRs (42%) - @ 725 sq. ft. 28 2-BDRs (37%) - @ 850 sq. ft.	48 at-grade (30% of spaces) / 111 basement (70% of spaces) / 159 total spaces for 2.1 spaces per unit (47% of site occupied by basement parking)	As proposed by applicant and as would be set through the project entitlement



Housing Opportunity Site M

185 Front Street / Duggan TRE



Current General Plan and Zoning Designations

- General Plan: Downtown Master Plan
- Zoning: Downtown Business District (DBD) - Area 3 Old Town Mixed Use

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 35 dus/ac max. baseline density
- Option 3: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 47.25 dus/ac 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
208-022-036	185 Front Street	Private (Duggan TRE)	0.70	0.70	Office	Pre 1982	12,360 sq. ft.	1.45
Totals			0.70	0.70	-	-	12,360 sq. ft. (41% FAR)	1.45

Existing Uses:

The site is on Front Street with commercial (retail/restaurant) to the south, Town Meeting Hall to the east, and a Municipal parking lot to its west. Site is relatively large at 0.70 acres and regular in shape. The site has one building designated for office use.

Site Characteristics and Analysis:

The following site characteristics render the property making up Housing Opportunity Site M (HOS M) a viable candidate for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P1 rezoning action, reasonably leading to the redevelopment of some or all of the land making up HOS M with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the property (i.e., relatively large size and regular shape, absence of slope instability or erosion, presence of onsite slopes that are limited to relatively minor slope gradients, and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Location within the center of Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the property and/or the presence of a relatively low floor area ratio (FAR); and
- The potential for significant economic return through redevelopment that may be secured through conversion of this underutilized site with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley.

The following table for HOS M depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed after application of standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and a site-specific Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development with a minimum of 21 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development with a maximum of 24 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The

analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 33 units and a development density of just over 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 24 units. This scenario envisions development of the property with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of three units for very low income households and the other making provision of a minimum of seven units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS M.



Housing Opportunity Site M

185 Front Street / Duggan TRE - Development Scenarios reflecting standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site M / 185 Front Street / Duggan TRE - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
0.70 acres (30,500 sq. ft.)	21 Units - being 30.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 24,400 sq. ft. conditioned space	1,161 sq. ft. ave 15% (3 units) affordable to Moderate-	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	4 2-BDRs (19%) - ave 650 sq. ft. (stacked flats) 17 3-BDRs (81%) - ave 1,282 sq. ft. (rowhouses)	9 at-grade (19%) 38 tandem or standard (71%) for 47 total spaces -2.25 spaces per unit

Housing Opportunity Site M / 185 Front Street / Duggan TRE - Development Scenario 2: Podium apartments at 35 units/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability-Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
0.70 acres (30,500 sq. ft.)	24 Units - being 35.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 24,400 sq. ft. conditioned space	85.0% Leasable (20,750 sq. ft.) / 858 sq. ft. ave 15% (4 units) for Moderate	Podium Apartments	4 Studios (16%) - ave 725 sq. ft. 10 1-BDRs (50%) - @ 865 sq. ft. 10 2-BDRs (34%) - ave 920 sq. ft.	14 at-grade (30%) 33 podium (70%) for 47 total spaces -1.96 spaces per unit



Housing Opportunity Site M / 185 Front Street / Duggan TRE - Development Scenario 3: Podium Apartments at 47.25 dus/acre after 35% density bonus invoked							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
0.70 acres (30,500 sq. ft.)	33 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height assumed P-1 zoning standards	Development Scenario 3 assumes Density Bonus of 9 units to 47.25 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 28,975 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (24,625 sq. ft.) / 746 sq. ft. ave / 11% (3 units) of baseline units for VL Income or 20% (7 units) of baseline units for Low Income	Podium Apartments	7 Studios (21%) - ave 625 sq. ft. 14 1-BDRs (42%) - ave 725 sq. ft. 12 2-BDRs (37%) - ave 842 sq. ft.	20 at-grade (31% of spaces) / 45 basement (69% of spaces) / 65 total spaces for 1.97 spaces per unit (52% of site occupied by basement pkg.)



Housing Opportunity Site N

480 and 486 SRV Blvd / Crossroads Shopping Center



Current General Plan and Zoning Designations

- General Plan: Downtown Master Plan
- Zoning: Downtown Business District (DBD) - Area 4 Resident Serving Commercial

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 35 dus/ac max. baseline density
- Option 3: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 47.19 dus/ac 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
216-101-001	486 SRV Blvd.	Private (Danville Garden Shopping Center and Toland)	1.783	1.783	Crossroads Shopping Center - South	1961	Not available on Valley Pioneer	1.22
216-101-002	480 SRV Blvd.	Private (McColm)	1.374	1.374	Crossroads Shopping Center - North	1960	17,600 sq. ft.	1.75
Totals			3.157	3.157	-	-	Not determined	1.59

Existing Uses:

This site is currently an outdated shopping center north of Hartz Way, south of the Iron Horse Trail, and east of commercial and multi-family. The shopping center serves retail, restaurant, and personal service. The lot is 3.15 acres gross and flat.

Site Characteristics and Analysis:

The following site characteristics render the two properties making up Housing Opportunity Site N (HOS N) viable candidates for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P-1 rezoning action, reasonably leading to the redevelopment of HOS N properties with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the properties (i.e., relatively large size and regular shape, absence of slope instability or erosion, absence of any onsite slopes that would limit redevelopment, and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Walkability to Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the properties and/or the presence of relatively low floor area ratios (FARs);
- The potential for significant economic return through redevelopment that may be secured through a substantial increase from current FAR and the replacement of relatively older rental office space with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley;
- Ability for the properties to reasonably develop either individually or jointly; and
- Current or prior expressed interest of the property owners to be considered for multiple family residential land use designation in the density range considered under the Danville 2023-2030 Housing Element.

The following table for HOS N depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed after application of standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and a site-specific Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development of both properties with a minimum of 95 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development of both properties with a maximum of 110 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 149 units and a development density of just over 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 110 units. This scenario envisions development of both properties with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of 13 units for very low income households and the other making provision of a minimum of 22 units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS N.

Housing Opportunity Site N

480 and 486 SRV Blvd / Crossroads Shopping Center - Development Scenarios reflecting standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site N / 480 and 486 SRV Blvd / Crossroads Shopping Center - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
3.157 acres (137,525 sq. ft.)	95 Units - being 30.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 110,020 sq. ft. conditioned space	1,158 sq. ft. ave 15% (14 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	18 2-BDRs (19%) - ave 650 sq. ft. (stacked flats) 77 3-BDRs (81%) - ave 1,276 sq. ft. (rowhouses)	41 at-grade (19%) 173 tandem or standard (81%) for 214 total spaces -2.25 spaces per unit

**Housing Opportunity Site N / 480 and 486 SRV Blvd / Crossroads Shopping Center - Development Scenario 2:
Podium apartments at 35 units/acre**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
3.157 acres (137,525 sq. ft.)	110 Units - being 35.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 110,020 sq. ft. conditioned space	85.0% Leasable (93,525 sq. ft.) / 850 sq. ft. ave 15% (16 units) for Moderate	Podium Apartments	18 Studios (16%) - ave 725 sq. ft. 55 1-BDRs (50%) - @ 825 sq. ft. 37 2-BDRs (34%) - ave 948 sq. ft.	65 at-grade (30%) 151 podium (70%) for 216 total spaces -1.96 spaces per unit

**Housing Opportunity Site N / 480 and 486 SRV Blvd / Crossroads Shopping Center - Development Scenario 3:
Podium Apartments at 47.19 dus/acre after 35% density bonus invoked**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
3.157 acres (137,525 sq. ft.)	149 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height assumed P-1 zoning standards	Development Scenario 3 assumes Density Bonus of 39 units to 47.19 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 130,650 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (111,050 sq. ft.) / 745 sq. ft. ave / 11% (13 units) of baseline units for VL Income or 20% (22 units) of baseline units for Low Income	Podium Apartments	33 Studios (21%) - ave 625 sq. ft. 63 1-BDRs (42%) - ave 725 sq. ft. 53 2-BDRs (37%) - ave 844 sq. ft.	91 at-grade (31% of spaces) / 203 basement (69% of spaces) / 294 total spaces for 1.97 spaces per unit (52% of site occupied by basement pkg.)

Housing Opportunity Site O

509, 515 and 519 SRV Blvd / SRV Blvd, Sonora Ave & Estates Dr



Current General Plan and Zoning Designations

- General Plan: Downtown Master Plan
- Zoning: Downtown Business District (DBD) - Area 4 Resident Serving Commercial

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 35 dus/ac max. baseline density
- Option 3: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 47.25 dus/ac 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
208-043-021	SRV Blvd.	Private (Simmons TRE and Verhoek)	0.073	0.073	Support Parking	n/a	-	--
208-043-022	509 SRV Blvd.		0.095	0.095	Service Commercial	1954	1,326 sq. ft.	0.32
208-043-020	535 SRV Blvd.	Private (ACHF Kaplan LP)	0.128	0.128	Service Commercial	1971	3,600 sq. ft.	0.77
208-043-024	515 SRV Blvd.	Private (Elwood Carnegie LLC)	0.401	0.401	Restaurant and Service Commercial	1962	1,326 sq. ft.	0.58
208-043-025	519 SRV Blvd.	Private (Joven Investments Danville LLC)	0.263	0.263	Service Commercial	1964	2,970 sq. ft.	0.50
Totals			0.96	0.96	-	-	9,222 sq. ft. (22% FAR)	0.58

Existing Uses:

This site is made up of five parcels that serve restaurant, service commercial, and supports parking. The site is cornered by San Ramon Valley Boulevard to the east and Sonora Ave to the north, a preschool and residences are to its west and commercial properties are to its south. These parcels have parking pools behind and can be consolidated into an integral site if redeveloped.

Site Characteristics and Analysis:

The following site characteristics render the five properties making up Housing Opportunity Site O (HOS O) viable candidates for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P1 rezoning action, reasonably leading to the redevelopment of HOS A properties with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the properties when considered in the aggregate (i.e., relatively large size and regular shape, absence of slope instability or erosion, and presence of onsite slopes that are limited to relatively minor slope gradients);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Walkability to Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the properties and/or the presence of relatively low floor area ratios (FARs); and
- The potential for significant economic return through redevelopment that may be secured through a substantial increase from current FAR and the replacement of relatively older service commercial and restaurant space with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley.

The following table for HOS O depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed after application of standards of a new DBD - Area I3 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and a site-specific Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development of the properties with a minimum of 29 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development of the properties with a maximum of 33 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 45 units and a development density of just over 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 33 units. This scenario envisions development of the properties with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of four units for very low income households and the other making provision of a minimum of seven units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS O.

It is also noted that the size of the respective properties in HOS O, as well as their shapes as well as their shapes and location relative to one another, makes it unlikely that HOS O could develop as anything but a single project.

While not all five properties may not need to be involved with a redevelopment project, the apparent minimum size for a project would need to at least 6/10ths of an acre.

Development Scenarios reflecting standards of a new DBD

Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site O / 509, 515 and 519 SRV Blvd / SRV Blvd, Sonora Ave & Estates Dr - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
0.96 acres (41,825 sq. ft.)	29 Units - being 30.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 33,450 sq. ft. conditioned space	1,153 sq. ft. ave 15% (4 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	6 2-BDRs (21%) - ave 650 sq. ft. (stacked flats) 23 3-BDRs (79%) - ave 1,284 sq. ft. (rowhouses)	14 at-grade (21%) 52 tandem or standard (79%) for 66 total spaces -2.28 spaces per unit

Housing Opportunity Site O / 509, 515 and 519 SRV Blvd / SRV Blvd, Sonora Ave & Estates Dr - Development Scenario 2: Podium apartments at 35 units/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
0.96 acres (41,825 sq. ft.)	33 Units - being 35.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 33,450 sq. ft. conditioned space	85.0% Leasable (28,425 sq. ft.) / 861 sq. ft. ave 15% (5 units) for Moderate	Podium Apartments	6 Studios (18%) - ave 725 sq. ft. 16 1-BDRs (49%) - @ 825 sq. ft. 11 2-BDRs (33%) - ave 988 sq. ft.	19 at-grade (29%) 46 podium (71%) for 65 total spaces -1.96 spaces per unit

**Housing Opportunity Site O / 509, 515 and 519 SRV Blvd / SRV Blvd, Sonora Ave & Estates Dr - Development Scenario 3:
Podium Apartments at 47.25 dus/acre after 35% density bonus invoked**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
0.96 acres (41,825 sq. ft.)	45 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height assumed P-1 zoning standards	Development Scenario 3 assumes Density Bonus of 12 units to 47.25 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 39,725 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (33,750 sq. ft.) / 750 sq. ft. ave / 11% (4 units) of baseline units for VL Income or 20% (7 units) of baseline units for Low Income	Podium Apartments	10 Studios (22%) - ave 625 sq. ft. 19 1-BDRs (42%) - ave 725 sq. ft. 16 2-BDRs (36%) - ave 858 sq. ft.	27 at-grade (30% of spaces) / 62 basement (70% of spaces) / 89 total spaces for 1.97 spaces per unit (52% of site occupied by basement pkg.)



Housing Opportunity Site P-1

554 and 588 SRV Blvd / SRV Blvd and Oak Ct



Current General Plan and Zoning Designations

- General Plan: Downtown Master Plan
- Zoning: Downtown Business District (DBD) - Area 6 Offices

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 35 dus/ac max. baseline density
- Option 3: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 46.96 dus/ac 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
216-090-019	554 SRV Blvd.	Private (Rey TRE)	0.611	0.611	Retail & Service Commercial	1966	5,850 sq. ft.	0.88
216-090-023	588 SRV Blvd.	Private (Cal-North Properties LLC and Sherman Properties)	0.837	0.837	Restaurant and Service Commercial	Pre-1982	12,973 sq. ft.	0.76
Totals			1.448	1.448	-	-	18,823 sq. ft. (30% FAR)	0.77

Existing Uses:

This lot fronts San Ramon Valley Boulevard with office use to its east and commercial use to its north and south. The lot serves retail, restaurant, and service commercial. The lot is 1.45 gross acres, flat, with aged buildings.

Site Characteristics and Analysis:

The following site characteristics render the two properties making up Housing Opportunity Site P-1 (HOS P-1) viable candidates for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P-1 rezoning action, reasonably leading to the redevelopment of HOS A properties with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the properties (i.e., relatively large size and regular shape, absence of slope instability or erosion, and presence of onsite slopes that are limited to relatively minor slope gradients);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Walkability to Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the properties and/or the presence of relatively low floor area ratios (FARs);
- The potential for significant economic return through redevelopment that may be secured through a substantial increase from current FAR and the replacement of relatively older service commercial and office space with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley; and
- Ability for the two properties to reasonably develop either individually or jointly.

The following table for HOS P-1 depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed after application of standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and a site-specific Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development of both properties with a minimum of 44 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The

analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development of both properties with a maximum of 50 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 68 units and a development density of just under 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 50 units. This scenario envisions development of both properties with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of six units for very low income households and the other making provision of a minimum of ten units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS P-1.

Housing Opportunity Site P-1

554 and 588 SRV Blvd / SRV Blvd and Oak Ct - Development Scenarios reflecting standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site P-1 / 554 and 588 SRV Blvd / SRV Blvd and Oak Ct - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
1.448 acres (63,075 sq. ft.)	44 Units - being 30.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 50,450 sq. ft. conditioned space	1,147 sq. ft. ave 15% (6 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	10 2-BDRs (21%) - ave 650 sq. ft. (stacked flats) 34 3-BDRs (79%) - ave 1,292 sq. ft. (rowhouses)	21 at-grade (21%) 78 tandem or standard (79%) for 99 total spaces -2.25 spaces per unit

**Housing Opportunity Site P-1 / 554 and 588 SRV Blvd / SRV Blvd and Oak Ct -Development Scenario 2:
Podium apartments at 35 units/acre**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
1,448 acres (63,075 sq. ft.)	50 Units - being 35.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 50,450 sq. ft. conditioned space	85.0% Leasable (42,875 sq. ft.) / 858 sq. ft. ave 15% (6 units) for Moderate	Podium Apartments	9 Studios (18%) - ave 725 sq. ft. 25 1-BDRs (50%) - @ 825 sq. ft. 16 2-BDRs (33%) - ave 983 sq. ft.	28 at-grade (29%) 71 podium (71%) for 98 total spaces -1.96 spaces per unit

Housing Opportunity Site P(1) / 554 and 588 SRV Blvd / SRV Blvd and Oak Ct - Development Scenario 3:

Podium Apartments at 46.96 dus/acre after 35% density bonus invoked

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
1,448 acres (63,075 sq. ft.)	68 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height assumed P-1 zoning standards	Development Scenario 3 assumes Density Bonus of 18 units to 46.96 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 59,925 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (50,950 ft.) / 749 sq. ft. ave / 11% (6 units) of baseline units for VL Income or 20% (10 units) of baseline units for Low Income	Podium Apartments	16 Studios (22%) - ave 625 sq. ft. 29 1-BDRs (42%) - ave 725 sq. ft. 23 2-BDRs (36%) - ave 866 sq. ft.	40 at-grade (30% of spaces) / 94 basement (70% of spaces) / 134 total spaces for 1.97 spaces per unit (52% of site occupied by basement pkg.)



Housing Opportunity Site P-2

620 SRV Blvd / Bank of America



Current General Plan and Zoning Designations

- General Plan: Downtown Master Plan
- Zoning: Downtown Business District (DBD) - Area 10

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 35 dus/ac max. baseline density
- Option 3: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 46.99 dus/ac 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
216-080-074	620 SRV Blvd	Private (VSA Investments North Bay LLC and B of A)	0.830	0.830	Financial Office	1973	7,098 sq. ft.	7.16
Totals			0.830	0.830	-	-	7,098 sq. ft. (20% FAR)	7.16

Existing Uses:

This lot is 0.83 gross acres and flat. It fronts San Ramon Valley Blvd and has commercial to its north and south, and multi-family to its east. The lot serves financial office and is currently occupied by Bank of America.

Site Characteristics and Analysis:

The following site characteristics render the property making up Housing Opportunity Site P-2 (HOS P-2) a viable candidate for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P1 rezoning action, reasonably leading to the redevelopment of some or all of the land making up HOS P-2 with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the property (i.e., relatively large size and regular shape, absence of slope instability or erosion, presence of onsite slopes that are limited to relatively minor slope gradients, and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Walkability to Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the property and/or the presence of a relatively low floor area ratio (FAR);
- The potential for significant economic return through redevelopment that may be secured through conversion of this underutilized site with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley; and
- Ability for the property to reasonably develop either as a single large development or in part.

The following table for HOS P-2 depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed after application of standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and a site-specific Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development with a minimum of 24 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

-
-
- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development with a maximum of 29 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
 - Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 39 units and a development density of just under 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 29 units. This scenario envisions development with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of four units for very low income households and the other making provision of a minimum of six units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS P-2.



Housing Opportunity Site P-2

620 SRV Blvd / Bank of America - Development Scenarios reflecting standards of a new DBD - Area 13
Multifamily Residential Very High (30 to 35 units per net acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site P-2 / 620 SRV Blvd / Bank of America - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
0.830 acres (36,150 sq. ft.)	25 Units - being 30.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 28,925 sq. ft. conditioned space	1,157 sq. ft. ave 15% (4 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	5 2-BDRs (21%) - ave 650 sq. ft. (stacked flats) 19 3-BDRs (79%) - ave 1,283 sq. ft. (rowhouses)	12 at-grade (22%) 44 tandem or standard (78%) for 56 total spaces -2.25 spaces per unit

Housing Opportunity Site P-2 / 620 SRV Blvd / Bank of America - Development Scenario 2: Podium apartments at 35 units/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
0.830 acres (36,150 sq. ft.)	29 Units - being 35.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 28,925 sq. ft. conditioned space	85.0% Leasable (24,575 sq. ft.) / 847 sq. ft. ave 15% (4 units) for Moderate	Podium Apartments	5 Studios (17%) - ave 725 sq. ft. 15 1-BDRs (50%) - @ 825 sq. ft. 9 2-BDRs (33%) - ave 952 sq. ft.	17 at-grade (30%) 40 podium (70%) for 57 total spaces -1.97 spaces per unit

Housing Opportunity Site P-2 / 620 SRV Blvd / Bank of America - Development Scenario 3: Podium Apartments at 46.99 dus/acre after 35% density bonus invoked							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
0.830 acres (36,150 sq. ft.)	39 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height assumed P-1 zoning standards	Development Scenario 3 assumes Density Bonus of 10 units to 46.99 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 34,325 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (29,175 ft.) / 748 sq. ft. ave / 11% (4 units) of baseline units for VL Income or 20% (6 units) of baseline units for Low Income	Podium Apartments	8 Studios (21%) - ave 625 sq. ft. 16 1-BDRs (41%) - ave 725 sq. ft. 15 2-BDRs (38%) - ave 838 sq. ft.	23 at-grade (30% of spaces) / 54 basement (70% of spaces) / 77 total spaces for 1.97 spaces per unit (52% of site occupied by basement pkg.)

Housing Opportunity Site Q

551, 555, 571 and 577 SRV Blvd & 10 and 30 Town and Country Dr /
Six Service Commercial Parcels



Current General Plan and Zoning Designations

- General Plan: Downtown Master Plan
- Zoning: Downtown Business District (DBD) - Area 4 Resident Serving Commercial

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 35 dus/ac max. baseline density
- Option 3: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 47.07 dus/ac 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
208-044-015	571 SRV Blvd	Private (Gagnon Center LLC)	0.321	0.321	Service Commercial	1964	5,075 sq. ft.	0.48
208-044-017	551 SRV Blvd	Private (Hill TRE)	0.346	0.346	Service Commercial	1945	4,342 sq. ft.	0.21
208-044-018	555 SRV Blvd	Private (Offenhartz TRE & No Cal Rental Group LLC)	0.290	0.290	Service Commercial	1954	600 sq. ft.	0.06
208-051-009	577 SRV Blvd	Private (Gallagher TRE)	0.290	0.290	Service Commercial	1966	6,009 sq. ft.	1.06
208-051-010	30 Town & Country Dr	Private (Bloch TRE)	0.034	0.034	Service Commercial	Unknown	1,470 sq. ft.	2.77
208-051-011	10 Town & Country Dr	Private (Kadesh Properties Holding LLC)	0.10	0.10	Service Commercial	Unknown	760 sq. ft.	0.18
Totals			1.381	1.381	-	-	18,256 sq. ft. (30% FAR)	0.38

Existing Uses:

This site is made up of six parcels totaling 1.45 gross acres. It is zoned for office use. It is surrounded by commercial use to its north and south and single-family residences to its west. The site is flat with aged buildings. These parcels have parking pools behind and can be consolidated into an integral site if redeveloped.

Site Characteristics and Analysis:

The following site characteristics render the six properties making up Housing Opportunity Site Q (HOS Q) viable candidates for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P1 rezoning action, reasonably leading to the redevelopment of HOS A properties with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the properties when considered in the aggregate (i.e., relatively large size and regular shape, absence of slope instability or erosion, and presence of onsite slopes that are limited to relatively minor slope gradients);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Walkability to Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the properties and/or the presence of relatively low floor area ratios (FARs); and
- The potential for significant economic return through redevelopment that may be secured through a substantial increase from current FAR and the replacement of relatively older service commercial space with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley.

The following table for HOS Q depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed after application of standards of a new DBD - Area I3 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and a site-specific Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development of the properties with a minimum of 42 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development of the properties with a maximum of 48 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 65 units and a development density of just over 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 48 units. This scenario envisions development of the properties with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of six units for very low income households and the other making provision of a minimum of ten units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS Q.

It is also noted that the size of the respective properties in HOS Q, as well as their shapes and location relative to one another, makes it unlikely that HOS Q could develop as anything but a single project. While not all five properties may not need to be involved with a redevelopment project, the apparent minimum size for a project would need to at least 6/10ths of an acre.

Housing Opportunity Site Q

551, 555, 571 and 577 SRV Blvd & 10 and 30 Town and Country Dr / Six Service Commercial Parcels - Development Scenarios reflecting standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site Q / 551, 555, 571 and 577 SRV Blvd & 10 and 30 Town and Country Dr / Six Service Commercial Parcels - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking and Total Parking Spaces
1.381 acres (60,150 sq. ft.)	42 Units - being 30.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 48,125 sq. ft. conditioned space	1,145 sq. ft. ave 15% (6 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	9 2-BDRs (21%) - ave 650 sq. ft. (stacked flats) 33 3-BDRs (79%) - ave 1,281 sq. ft. (rowhouses)	21 at-grade (22%) 74 tandem or standard (78%) for 95 total spaces -2.26 spaces per unit

Housing Opportunity Site Q / 551, 555, 571 and 577 SRV Blvd & 10 and 30 Town and Country Dr / Six Service Commercial Parcels - Development Scenario 2: Podium apartments at 35 units/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
1.381 acres (60,150 sq. ft.)	48 Units - being 35.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 48,125 sq. ft. conditioned space	85.0% Leasable (40,900 sq. ft.) / 852 sq. ft. ave 15% (7 units) for Moderate	Podium Apartments	9 Studios (19%) - ave 725 sq. ft. 24 1-BDRs (50%) - @ 825 sq. ft. 15 2-BDRs (33%) - ave 972 sq. ft.	28 at-grade (30%) 66 podium (70%) for 94 total spaces -1.96 spaces per unit

Housing Opportunity Site Q / 551, 555, 571 and 577 SRV Blvd & 10 and 30 Town and Country Dr / Six Service Commercial Parcels - Development Scenario 3: Podium Apartments at 47.25 dus/acre after 35% density bonus invoked

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
1.381 acres (60,150 sq. ft.)	65 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height assumed P-1 zoning standards	Development Scenario 3 assumes Density Bonus of 17 units to 47.07 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 57,150 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (48,575 sq. ft.) / 747 sq. ft. ave / 11% (6 units) of baseline units for VL Income or 20% (10 units) of baseline units for Low Income	Podium Apartments	14 Studios (22%) - ave 625 sq. ft. 27 1-BDRs (42%) - ave 725 sq. ft. 24 2-BDRs (36%) - ave 844 sq. ft.	38 at-grade (30% of spaces) / 90 basement (70% of spaces) / 128 total spaces for 1.97 spaces per unit (52% of site occupied by basement pkg.)



Housing Opportunity Site R-1

585 SRV Blvd / Wells Fargo



Current General Plan and Zoning Designations

- General Plan: Downtown Master Plan
- Zoning: Downtown Business District (DBD) - Area 7 Retail

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 35 dus/ac max. baseline density
- Option 3: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 46.44 dus/ac 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
208-060-029	585 SRV Blvd.	Private (tbd)	0.689	0.689	Financial Office	1967	5,215 sq. ft.	0.90
Totals			0.689 acres	0.689 acres	-	-	5,215 sq. ft. (17% FAR)	0.90

Existing Uses:

This site is 0.69 acres and located on the corner of Town and Country Drive and San Ramon Valley Boulevard. It is surrounded by commercial uses with other opportunity sites to the south and west. It is currently occupied by Wells Fargo.

Site Characteristics and Analysis:

The following site characteristics render the property making up Housing Opportunity Site R-1 (HOS R-1) a viable candidate for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P-1 rezoning action, reasonably leading to the redevelopment of some or all of the land making up HOS R-1 with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the property (i.e., relatively large size and regular shape, absence of slope instability or erosion, presence of onsite slopes that are limited to relatively minor slope gradients, and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Walkability to Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the property and/or the presence of a relatively low floor area ratio (FAR);
- The potential for significant economic return through redevelopment that may be secured through conversion of this underutilized site with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley; and
- Ability for the property to reasonably develop either as a single large development or in part.

The following table for HOS R-1 depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed after application of standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and a site-specific Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development with a minimum of 21 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development with a maximum of 24 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 32 units and a development density of just under 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 24 units. This scenario envisions development with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of three units for very low income households and the other making provision of a minimum of seven units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS R-1.

Housing Opportunity Site R-1

585 SRV Blvd / Wells Fargo - Development Scenarios reflecting standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site R-1 / 585 SRV Blvd / Wells Fargo - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking and Total Parking Spaces
0.689 acres (30,025 sq. ft.)	21 Units - being 30.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario.	80% FAR Allowed 80% FAR Assumed - yielding 24,025 sq. ft. conditioned space	1,144 sq. ft. ave 15% (3 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	5 2-BDRs (24%) - ave 650 sq. ft. (stacked flats) 16 3-BDRs (76%) - ave 1,298 sq. ft. (rowhouses)	10 at-grade (22%) 37 tandem or standard (78%) for 47 total spaces -2.25 spaces per unit



Housing Opportunity Site R-1 / 585 SRV Blvd / Wells Fargo - Development Scenario 2: Podium apartments at 35 units/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
0.689 acres (30,025 sq. ft.)	24 Units - being 35.0 dus/ac the minimum density allowed by DBD - Area 13 Multi-family Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 24,025 sq. ft. conditioned space	85.0% Leasable (20,425 sq. ft.) / 851 sq. ft. ave 15% (3 units) for Moderate	Podium Apartments	4 Studios (17%) - ave 725 sq. ft. 12 1-BDRs (50%) - @ 825 sq. ft. 8 2-BDRs (33%) - ave 953 sq. ft.	77 at-grade (34%) 179 podium (66%) for 48 total spaces -2.00 spaces per unit

Housing Opportunity Site R-1 / 585 SRV Blvd / Wells Fargo - Development Scenario 3: Podium Apartments at 47.06 dus/acre after 35% density bonus invoked							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
0.689 acres (30,025 sq. ft.)	32 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height assumed P-1 zoning standards	Development Scenario 3 assumes Density Bonus of 8 units to 46.44 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 28,525 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (24,250 5sq. ft.) 758 sq. ft. ave / 11% (3 units) of baseline units for VL Income or 20% (7 units) of baseline units for Low Income	Podium Apartments	7 Studios (21%) - ave 625 sq. ft. 13 1-BDRs (41%) - ave 725 sq. ft. 12 2-BDRs (38%) - ave 871 sq. ft.	19 at-grade (30% of spaces) / 44 basement (70% of spaces) / 63 total spaces for 1.97 spaces per unit (51% of site occupied by basement pkg.)



Housing Opportunity Site R-2

589, 607, 609, 615 & 617 SRV Blvd / Town & Country Shopping Center



Current General Plan and Zoning Designations

- General Plan: Downtown Master Plan
- Zoning: Downtown Business District (DBD) - Area 7 Retail

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 35 dus/ac max. baseline density
- Option 3: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 47.25 dus/ac 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
208-060-055	609 SRV Blvd	Private (La Jolla Development Company)	0.648	0.648	Retail (Pet Food Express)	1972	27,436	4.23
208-060-056	615 SRV Blvd		0.214	0.214	Retail	1972	9,300	5.01
208-060-057	607 SRV Blvd		0.046	0.046	Retail	1973	1,955	4.44
208-060-058	589 SRV Blvd		0.396	0.396	Retail (McCaulous)	1973	18,593	7.07
208-060-059	SRV Blvd (Danville Town & Country L P and La Jolla Management Company)		3.401	3.401	Retail (parking areas)	-	0	0.12
Totals			4.705	4.705	-	-	57,284 sq. ft (28% FAR)	1.53

Existing Uses:

This site consists of five separate parcels with a combined gross area of 4.71 acres. It is located west of San Ramon Valley Blvd and south of Town and Country Drive. The site makes up Town and Country Shopping Center, an older shopping center with a large parking lot. It is bordered by commercial uses including the Village Shopping Center, another opportunity site, as well as residential uses to the northwest. The overall IVLR is only 1.53 for the entire site, below the average of most shopping centers. Site Characteristics and Analysis:

The following site characteristics render the five properties making up Housing Opportunity Site R-2 (HOS R-2) viable candidates for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P-1 rezoning action, reasonably leading to the redevelopment of HOS A properties with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the properties when considered in the aggregate (i.e., relatively large size and regular shape, absence of slope instability or erosion, and presence of onsite slopes that are limited to relatively minor slope gradients);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Walkability to Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the properties and/or the presence of relatively low floor area ratios (FARs); and
- The potential for significant economic return through redevelopment that may be secured through a substantial increase from current FAR and the replacement of relatively older retail and commercial space with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley.

The following table for HOS R-1 depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed after application of standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and a site-specific Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development of the properties with a minimum of 142 units of for-sale

attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development of the properties with a maximum of 164 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 222 units and a development density of just over 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 164 units. This scenario envisions development of the properties with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of 19 units for very low income households and the other making provision of a minimum of 33 units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS R-2.

It is also noted that the size of the respective properties in HOS R-2, as well as their shapes, location relative to one another, and shared internal driveway and parking system makes it unlikely that HOS R-2 could develop as anything but a single project.

Housing Opportunity Site R-2

589, 607, 609, 615 & 617 SRV Blvd / Town & Country Shopping Center - Development Scenarios reflecting standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site R-2 / 589, 607, 609, 615 & 617 SRV Blvd / Town & Country Shopping Center - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking and Total Parking Spaces
4.705 acres (204,950 sq. ft.)	142 Units - being 30.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 163,950 sq. ft. conditioned space	1,155 sq. ft. ave 15% (21 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	34 2-BDRs (24%) - ave 650 sq. ft. (stacked flats) 108 3-BDRs (76%) - ave 1,313 sq. ft. (rowhouses)	70 at-grade (22%) 250 tandem or standard (78%) for 320 total spaces -2.25 spaces per unit

Housing Opportunity Site R-2 / 589, 607, 609, 615 & 617 SRV Blvd / Town & Country Shopping Center - Development Scenario 2: Podium apartments at 35 units/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
4.705 acres (204,950 sq. ft.)	164 Units - being 35.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 163,950 sq. ft. conditioned space	85.0% Leasable (139,350 sq. ft.) / 850 sq. ft. ave 15% (24 units) for Moderate	Podium Apartments	28 Studios (17%) - ave 725 sq. ft. 82 1-BDRs (50%) - @ 825 sq. ft. 54 2-BDRs (33%) - ave 952 sq. ft.	109 at-grade (34%) 212 podium (66%) for 321 total spaces -2.00 spaces per unit

Housing Opportunity Site R-2 / 589, 607, 609, 615 & 617 SRV Blvd / Town & Country Shopping Center - Development Scenario 3: Podium Apartments at 47.06 dus/acre after 35% density bonus invoked							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
4.705 acres (204,950 sq. ft.)	222 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height assumed P-1 zoning standards	Development Scenario 3 assumes Density Bonus of 58 units to 47.25 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 194,700 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (165,500 5sq. ft.) 758 sq. ft. ave / 11% (19 units) of baseline units for VL Income or 20% (33 units) of baseline units for Low Income	Podium Apartments	47 Studios (21%) - ave 625 sq. ft. 91 1-BDRs (41%) - ave 725 sq. ft. 84 2-BDRs (38%) - ave 835 sq. ft.	131 at-grade (30% of spaces) / 306 basement (70% of spaces) / 437 total spaces for 1.97 spaces per unit (52% of site occupied by basement pkg.)



Housing Opportunity Site S

Blake Griggs / Village Shopping Center



Current General Plan and Zoning Designations

- General Plan: Downtown Master Plan
- Zoning: Downtown Business District (DBD) - Area 7 Retail

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 35 dus/ac max. baseline density
- Option 3: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 47.06 dus/ac 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size	IVLR
208-060-053	107-A Town & Country Drive	Private (Blake Griggs)	3.888	3.888	Shopping Center	1977	66,722 sq. ft.	0.86
Totals			3.888 acres	tbd acres	-	-	66,722 sq. ft. (39% FAR)	0.86

Existing Uses:

This site is located west of San Ramon Valley Blvd, south of Town and Country Drive, and is bordered by residential uses to the north and west and commercial uses, including another opportunity site, to the east and south. The site is 3.89 acres, flat, and currently occupied by the Village Shopping Center, an older outdated building.

Site Characteristics and Analysis:

The following site characteristics render the property making up Housing Opportunity Site S (HOS S) a viable candidate for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P1 rezoning action, reasonably leading to the redevelopment of HOS S with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the property (i.e., relatively large size and regular shape, absence of slope instability or erosion, no limits on redevelopment options due to slope gradients, and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Relative proximity to the center of Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the properties and/or the presence of relatively low floor area ratios (FARs);
- Current or prior expressed interest of the property owners to be considered for multiple family residential land use designation in the density range considered under the Danville 2023-2030 Housing Element; and
- The potential for significant economic return through redevelopment that may be secured through a substantial increase from current FAR and the replacement of relatively older commercial space with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley.

The following table for HOS S depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed after application of standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and a site-specific Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development with a minimum of 116 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

-
-
- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development with a maximum of 136 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
 - Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 183 units and a development density of just over 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 136 units. This scenario envisions development with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of 15 units for very low income households and the other making provision of a minimum of 28 units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS S.

Redevelopment of HOS S will be directed in part by language set forth in Danville 2030 General Plan Special Concern Area discussion for Downtown Danville. The text calls for an expansion of the pedestrian-oriented development scale found along Hartz Avenue to new areas, calling for the creation of more walkable streets and gathering places and directing that future growth in the area be compatible in scale with existing development in Danville, with buildings that respect the Town's architectural heritage and character. In addition, the text underscores the perceived importance of the current design review process as a tool for achieving the desired form of development, preserving the area's historic buildings, and extending the pedestrian-oriented qualities that make Downtown a desirable destination.



Housing Opportunity Site S

Blake Griggs Properties / Village Shopping Center - Development Scenarios reflecting standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use and zoning designation

Approved Final Development Plan for Alexan Downtown Danville - a 2015-2022 RHNA shortfall site constructed in 2020: For-rent project; podium parking structure; 35% density bonus invoked; 40.4 units per acre density; 88.0% far; 86.3% leasable; 827 sq. ft. average unit; 1.96 parking spaces per unit (Note: The Alexan project data supplied to document market feasibility of Site S Development Scenarios)

Note: The Alexan Downtown Danville podium apartment project is a starting point "template" for Site K-1. The building height, story height, FAR, parking ratio and average unit size would be adjusted upward to reflect the new 30 to 35 units per acre development density, being a slight increase over the 25 to 30 units per acre standard Alexan developed under (and invoked density bonus provisions upon)

Parcel Size Net Acres (square feet)	GP/Zoning baselines -Maximum Units at 30.0 units per net acre / Max. Density / Max. Story & Bldg. Ht.	Maximum Units after 35% invoking Density Bonus (40.4 units per net acre) / Development Concession #1	Floor Area Ratio (FAR) Allowed by zoning / FAR Approved (ratio of conditioned space to net parcel sq. ft.) Development Concession #2	Percentage Leasable Space as a Ratio of Total Conditioned Space / Average Unit Size / Affordable Component	Product Type Unit Mix	At-grade Parking Spaces / Podium Parking Spaces / Total Parking Spaces and Spaces per Unit Ratio Provided	Site Amenities Provided
3.71 Net Acres (161,600 square feet)	111 Units - 30.0 units per net acre / 35' maximum building height allowed	Through Density Bonus - 150 units at 40.4 units per net acre / 37' Building Height (as Density Bonus Development Standard Concession-1)	80% Allowed FAR / 88% Approved FAR - yielding 143,750 square feet of conditioned space (as Development Standard Concession-2)	86.3% Leasable (124,050 sq. ft.) 13.7% Support Non-Leasable (19,725 sq. ft.) / 827 sq. ft ave / Secured ten units affordable to VL Income	Luxury Apartments Studios (10%) 1-BDRs (50%) 2-BDRs (40%) 5200	82 at-grade (39% of spaces) / 212 basement (61% of spaces) / 294 total spaces for 1.96 spaces per unit (43% of site as basement pkg.)	- Lobby/Leasing Area - Clubhouse Area - Gym • Swimming Pool (1) • Common Meeting Room • Tot Lot • BBQ Areas - Dog Area • Dog Grooming Area - UPS/Moving Van Parking Areas • Gated Common Area





**Housing Opportunity Site S / Blake Griggs Properties / Village Shopping Center - Development Scenario 1:
For-sale Rowhouses & Stacked Flats**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability-Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
3.888 acres (169,361 sq ft)	116 Units - being 30.0 dus/ac the minimum density allowed by Multifamily - Residential - High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 135,500 sq. ft. conditioned space	1,168 sq. ft ave 15% (17 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	18 2-BDRs (16%) - ave 650 sq. ft. (stacked flats) 98 3-BDRs (84%) - ave 1,330 sq. ft. (rowhouses)	50 at-grade (19%) 211 tandem or standard (81%) for 261 total spaces -2.25 spaces per unit

**Housing Opportunity Site S / Blake Griggs Properties / Village Shopping Center - Development Scenario 2:
For-rent project w/ podium parking**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
3.888 acres (169,361 sq ft)	136 Units - being 35.0 dus/ac the maximum density allowed by Multifamily - Residential - High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 135,500 sq. ft. conditioned space	85.0% Leasable (115,175 sq. ft.) / 847 sq. ft. ave 15% (20 units) for Moderate	Podium Apartments	20 Studios (15%) - ave 725 sq. ft. 68 1-BDRs (50%) - ave 825 sq. ft. 48 2-BDRs (35%) - ave 928 sq. ft.	76 at-grade (31%) 174 podium basement pkg (71%) for 245 total spaces -1.80 spaces per unit (33% of site as basement pkg.)

Housing Opportunity Site S / Blake Griggs Properties / Village Shopping Center - Development Scenario 3:
For-rent project with podium parking structure and with 35% density bonus invoked

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
3.888 acres (169,361 sq ft)	183 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height by P-1 zoning	Development Scenario 3 assumes Density Bonus of 47 units to 47.07 dus/ac / 37' Height (Devel Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 160,900 sq. ft. conditioned space (Devel Stnd Concession-2)	85.0% Leasable (136,765 sq. ft.) / 747 sq. ft. ave / 11% (15 units) of baseline units for VL Income or 20% (28 units) of baseline units for Low Income	Podium Apartments	28 Studios (15%) - ave 625 sq. ft. 79 1-BDRs (43%) - ave 725 sq. ft. 76 2-BDRs (37%) - ave 816 sq. ft.	92 at-grade (30% of spaces) / 215 basement (70% of spaces) / 307 total spaces for 1.68 spaces per unit (41% of site as basement pkg.)



Housing Opportunity Site T

200 Boone Court / Danville Bowl



Current General Plan and Zoning Designations

- General Plan: Downtown Master Plan
- Zoning: Downtown Business District (DBD) - Area 7 Retail

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 35 dus/ac max. baseline density
- Option 3: DBD Area 13 - Multifamily Residential Very High (30 to 35 dus/ac) / P-1; Planned Unit Development
 - Podium apartments 46.91 dus/ac 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size	IVLR
216-080-072	200 Bonne Ct.	Private (Glen Arms Estates Inc and Eppler)	1.30	1.30	Service Commercial	1961	40,720 sf	1.19
216-080-004	Bonne Ct.		0.32	0.32				0.14
Totals			1.62 acres	1.62 acres	-	-	40,720 sf (58% FAR)	1.11

Existing Uses:

This site is located along Boone Court, a small dead-end street lying east of San Ramon Valley Blvd and west of I-680. It is a flat 1.62 acre property which contains Danville Bowl, an older bowling alley in disrepair that has stated its intention to shut down. These two parcels are under common ownership.

Site Characteristics and Analysis:

The following site characteristics render the property (it has two APNs but would perform as a single property) making up Housing Opportunity Site T (HOS T) a viable candidate for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P-1 rezoning action, reasonably leading to the redevelopment of HOS T with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the property (i.e., relatively large size and regular shape, absence of slope instability or erosion, no limits on redevelopment options due to slope gradients, and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Relative proximity to the center of Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the properties and/or the presence of relatively low floor area ratios (FARs);
- Current or prior expressed interest of the property owners to be considered for multiple family residential land use designation in the density range considered under the Danville 2023-2030 Housing Element; and
- The potential for significant economic return through redevelopment that may be secured through a substantial increase from current FAR and the replacement of relatively older service commercial space with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley.

The following table for HOS T depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed after application of standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and a site-specific Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development with a minimum of 49 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development with a maximum of 59 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 76 units and a development density of just under 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 59 units. This scenario envisions development with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of seven units for very low income households and the other making provision of a minimum of twelve units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS T.

Redevelopment of HOS T will be directed in part by language set forth in Danville 2030 General Plan Special Concern Area discussion for Downtown Danville. The text calls for an expansion of the pedestrian-oriented development scale found along Hartz Avenue to new areas, calling for the creation of more walkable streets and gathering places and directing that future growth in the area be compatible in scale with existing development in Danville, with buildings that respect the Town's architectural heritage and character. In addition, the text underscores the perceived importance of the current design review process as a tool for achieving the desired form of development, preserving the area's historic buildings, and extending the pedestrian-oriented qualities that make Downtown a desirable destination.

Additional Site-specific Opportunity and Constraints Considerations:

- HOS T is wedged between a 69-unit for-sale townhouse project (i.e., the Hartley Drive/Ashley Court attached multifamily - developed a density of 13.8 dus/acre), the west embankment of the I-680 freeway, and commercial use (i.e., Sycamore Square Shopping Center and a gas station).
- Any residential project placed on the site would likely need to accommodate maintenance access to I-680 retaining wall at the east side of the project. The most comparable condition is how access over individually owned rear yards was provided for in the Stonybrook project which had a fourteen foot width "no-build" area at base of the wall for Caltrans maintenance/access purposes.
- Any redevelopment of the site would likely trigger a review of the right-of-way condition for Boone Ct., which appears to have an oversized right-of-way given its dead-end condition east of Hartley Drive. The predecessor of Boone Ct. had extended east on past the current freeway to align with Laurel Drive. Potentially up to one-third of the existing right-of-way could be deemed as excess right of way the section of the roadway east of its intersection with Hartley Drive needs only be sufficient to handle traffic to the subject property and truck delivery traffic serving Sycamore Shopping Center.
- It is anticipated that a new DBD Area would need to be established to accommodate a DBD with a 30 unit minimum density. The development options below anticipate the 35' height limit and 80% maximum FAR would pull forward from Area 12 to the new DBD Area - i.e., DBD Area 13 Multifamily Residential Very High (30 to 35 units per net acre).

- While redevelopment of HOS T with a replacement residential project was analyzed in terms of potential environmental impacts in the Focused EIR prepared for the Danville 2030 General Plan, the site's land use designation remained unchanged with the adoption of the 2030 Plan and, as such, has not been a site identified to meet the Town's RHNA as a non-vacant site for the past two Identified Housing Element Planning Cycles. If the site was redesignated with this review, it would constitute its first planning review period under HCD site availability standards.

Housing Opportunity Site T

200 Boone Court / Danville Bowl - Development Scenarios reflecting standards of a new DBD - Area 13 Multifamily Residential Very High (30 to 35 units per net acre) land use designation and site-specific P-1 zoning

Approved Final Development Plan for Alexan Downtown Danville - a 2015-2022 RHNA shortfall site constructed in 2020: For-rent project; podium parking structure; 35% density bonus invoked; 40.4 units per acre density; 88.0% far; 86.3% leasable; 827 sq. ft. average unit; 1.96 spaces/unit (Note: The Alexan project data supplied to document market feasibility of Site T Development Scenarios)

Note: The Alexan Downtown Danville podium apartment project is a starting point "template" for Site K-1. The building height, story height, FAR, parking ratio and average unit size would be adjusted upward to reflect the new 30 to 35 units per acre development density, being a slight increase over the 25 to 30 units per acre standard Alexan developed under (and invoked density bonus provisions upon)

Parcel Size - Net Acres (square feet)	GP/Zoning baselines -Maximum Units at 30.0 units per net acre / Max. Density / Max. Story & Bldg. Ht.	Maximum Units after 35% in- voking Density Bonus (40.4 units per net acre) / Development Concession #1	Floor Area Ratio (FAR) Allowed by zoning / FAR Approved (ratio of conditioned space to net parcel sq. ft.) Development Concession #2	Percentage Leasable Space as a Ratio of Total Conditioned Space / Average Unit Size	Product Type and Unit Mix	At-grade Park- ing Spaces / Podium Parking Spaces / Total Parking Spaces and Spaces per Unit Ratio Provided	Site Amenities Provided
3.71 Net Acres (161,600 square feet)	111 Units - 30.0 units per net acre / 35' maxi- mum build- ing height allowed	By Density Bonus - 150 units at 40.4 units per net acre / 37' Building Height (as Density Bonus Development Standard Conces- sion-1)	80% Allowed FAR / 88% Approved FAR - yielding 143,750 square feet of conditioned space (as Development Standard Con- cession-2)	86.3% Leasable (124,050 sq. ft.) 13.7% Support Non-Leasable (19,725 sq. ft.) / 827 sq. ft. ave / Secured ten units affordable to VL Income	Luxury Apart- ments Studios (10%) 1-BDRs (50%) 2-BDRs (40%)	82 at-grade (39% of spaces) / 212 basement (61% of spaces) / 294 total spaces for 1.96 spaces per unit (45% of site occupied by basement pkg.)	• Lobby/Leasing Area • Clubhouse Area • Gym • Swimming Pool (1) • Common Meeting Room • Tot Lot • BBQ Areas • Dog Area • UPS/Moving Van Parking Areas • Dog Grooming Area • Se-cured Common Area



Housing Opportunity Site T / 200 Boone Court / Danville Bowl - Development Scenario 1: For-sale Rowhouses/Flats; podium parking structure; density bonus not invoked; 30 units per acre minimum density; 80.0% FAR; 1,152 sq. ft. average unit; & 2.25 spaces/unit

Net Acres Parcel Size (square feet)	GP/Zoning baselines -Minimum Units at 30.0 units per net acre / Min. Density / Max. Story & Bldg. Ht.	Maximum Units after 35% invoking Density Bonus (46.9 units per net acre)	Floor Area Ratio (FAR) Allowed by zoning / Approved (conditioned space divided by net parcel size)	Maximum Conditioned Space Available for sale / Average Unit Size / Affordable Component	Product Type and Unit Mix	At-grade Parking Spaces / Podium Parking Spaces / Total Parking Spaces / Spaces per Unit Ratio Provided	Site Amenities Provided 90 garages
1.62 acres (70,575 sq. ft.)	49 Units - at 30.0 units per net acre / 3 stories and 35' building height allowed and assumed	No Project Density Bonus Assumed for Development Option 1 so 49 Units at 30.0 units minimum per net acre	80% Allowed / 80% Assumed (yielding 56,460 square feet conditioned space)	56,460 sq. ft. conditioned space 1,152 sq. ft. ave / 15% (7 units) affordable to Moderate Income Households (7 of 8 Stacked Flats)	Two- and Three-story Rowhouses & Stacked Flats 1- to 2-car garages 8 2-BDRs (16%) - @ 650 sq. ft. (stacked flats) 41 3-BDRs (85%) - @ 1,250 sq. ft.	21 at-grade spaces (19%) / 90 side-by-side or tandem garage spaces (81%) / 111 total spaces / 2.25 spaces per unit	As proposed by applicant and as would be set through the project entitlement

Housing Opportunity Site T / 200 Boone Court / Danville Bowl - Development Scenario 2: For-rent project; podium parking structure; density bonus not invoked; 35 units per acre maximum density; 80.0% FAR; 87.5% leasable; 965 sq. ft. average unit; & 2.00 spaces/unit

Net Acres Parcel Size (square feet)	GP/Zoning baselines -Maximum Units at 35.0 units per net acre / Max. Density / Max. Story & Bldg. Ht.	Maximum Units after 35% invoking Density Bonus (46.9 units per net acre)	Floor Area Ratio (FAR) Allowed by zoning / Approved (conditioned space divided by net parcel size)	Leasable Space as Ratio of Total Conditioned Space / Average Unit Size / Affordable Component	Product Type and Unit Mix	At-grade Parking Spaces / Podium Parking Spaces / Total Parking Spaces / Spaces per Unit Ratio Provided	Site Amenities Provided
1.62 acres (70,575 sq. ft.)	56 Units - at 35.0 units per net acre / 3 stories and 35' building height allowed and assumed	No Project Density Bonus Assumed for Development Option 1 so 56 Units at 35.0 units maximum per net acre	80% Allowed / 80% Assumed (yielding 56,460 square feet conditioned space)	85.0% Leasable (48,000 sq. ft.) / 857 sq. ft. ave / 15% (8 units) affordable to Moderate Income Households	Podium Apartments 9 Studios (16%) - @ 725 sq. ft. 28 1-BDRs (50%) - @ 825 sq. ft. 19 2-BDRs (34%) - @ 965 sq. ft.	42 at-grade spaces (37.5%) / 70 basement spaces (62.5%) / 112 total spaces / 2.00 spaces per unit	As proposed by applicant and as would be set through the project entitlement

Housing Opportunity Site T / 200 Boone Court / Danville Bowl - Development Scenario 3: For-rent project; podium parking structure; 35% density bonus invoked; 46.91 units per acre maximum density; 95.0% far; 85.0% leasable; 720 sq. ft. average unit; & 1.78 spaces/unit

Net Acres Parcel Size (square feet)	GP/Zoning baselines -Maximum Units at 35.0 units per net acre / Max. Density / Max. Story & Bldg. Ht.	Maximum Units after 35% invoking Density Bonus (46.9 units per net acre)	Floor Area Ratio (FAR) Allowed by zoning / FAR Approved (ratio of conditioned space to net parcel sq. ft.) Development Concession-2	Percentage Leasable Space as a Ratio of Total Conditioned Space / Average Unit Size	Product Type and Unit Mix	At-grade Parking Spaces / Podium Parking Spaces / Total Parking Spaces and Spaces per Unit Ratio Provided	Site Amenities Provided
1.62 acres (70,575 sq. ft.)	76 Units - at 35.0 units per net acre / 3 stories and 35' building height allowed and approved	Density Bonus of 20 units to 46.91 units per net acre / 37' Building Height (as Density Bonus Development Standard Concession-1)	80% Allowed FAR / 95.0% Assumed FAR - yielding 67,050 square feet of conditioned space (as Development Standard Concession-2)	85.0% Leasable (57,000 sq. ft.) / 749 square feet average unit size / 11% (7 units) of baseline units for VL Income or 20% (12 units) of baseline units for Low Income Households	Podium Apartments 16 Studios(21%) - @ 625 sq. ft. 32 1-BDRs (42%) - @ 725 sq. ft. 28 2-BDRs (37%) - @ 850 sq. ft.	40 at-grade (30% of spaces) / 95 basement (70% of spaces) / 135 total spaces for 1.78 spaces per unit (47% of site occupied by basement pkg.)	As proposed by applicant and as would be set through the project entitlement



Housing Opportunity Site U

744, 760, 770, & 780 SRV Blvd / 8-sided office buildings & gas station



Current General Plan and Zoning Designations

- General Plan: Commercial – Limited Office
- Zoning: O-I; Limited Office District

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: MF High (30 to 35 dus/ac) / P-1 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 35 dus/ac max. baseline density
- Option 3: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 47.03 dus/ac after 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
207-012-001	744 SRV Blvd	Private (Sartip)	0.571	0.571	Gas Station	1964	1,363 sq. ft.	0.34
207-012-007	760 SRV Blvd	Private (Baroumand)	0.42	0.42	Office	1978	4,652 sq. ft.	1.32
207-012-008	770 SRV Blvd	Private (Bute Dev LLC)	0.37	0.37	Office	1978	4,652 sq. ft.	0.51
207-012-009	780 SRV Blvd	Private (R&P Ventures)	0.38	0.38	Office	1978	4,652 sq. ft.	0.69
Totals			1.74	1.74	-	-	19,971 sq. ft. (19% FAR)	0.71

Existing Uses:

This site consists of four parcels totaling 1.74 acres, bordered by San Ramon Valley Boulevard and Sycamore Valley Road, and west of I-680. Three of the parcels contain older office buildings with the appearance of some vacancies, while the most northerly parcel contains an Expressway gas station. The site is surrounded primarily by other commercial use with residential uses closely located to the west and south of the site. These parcels share parking and access (except for the gas station on the corner) and can be consolidated into an integral site if redeveloped.

Site Characteristics and Analysis:

The following site characteristics render the five properties making up Housing Opportunity Site U (HOS U) viable candidates for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P1 rezoning action, reasonably leading to the redevelopment of HOS A properties with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the properties when considered in the aggregate (i.e., relatively large size and regular shape, absence of slope instability or erosion, and presence of onsite slopes that are limited to relatively minor slope gradients);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Relative proximity to Downtown Danville, viewed as the heart and soul of the community;
- Proximity to high performing public and private schools;
- Age of improvements on the properties and/or the presence of relatively low floor area ratios (FARs);
- Ability for the properties to reasonably develop either in pairs, groupings of three or four properties or jointly; and
- The potential for significant economic return through redevelopment that may be secured through a substantial increase from current FAR and the replacement of relatively older Class B office space and a pre-1982 gas station with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley.

- The following table for HOS U depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed under a recalibrated Multifamily - Residential - High Density (30 to 35 units per acre) land use designation and a parallel Town-initiated by-right P-1 rezoning action.
- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development of the properties with a minimum of 71 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development of the properties with a maximum of 82 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 111 units and a development density of just over 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 71 units. This scenario envisions development of the properties with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of ten units for very low income households and the other making provision of a minimum of 23 units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS U.



Housing Opportunity Site U

744, 760, 770, 780 & 790 SRV Blvd / 8-sided office buildings and gas station - Development Scenarios reflecting a recalibrated Multifamily - Residential - High Density (30 to 35 units per acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site U / 744, 760, 770, 780 & 790 SRV Blvd / 8-sided office buildings & gas station - Development Scenario 1: Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
2.36 acres (102,800 sq ft)	71 Units - being 30.0 dus/ac the minimum density allowed by Multifamily - Residential - High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 82,250 sq. ft. conditioned space	1,158 sq ft ave 15% (7 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	10 2-BDRs (14%) - ave 650 sq. ft. (stacked flats) 61 3-BDRs (86%) - ave 1,241 sq. ft. (rowhouses)	29 at-grade (18%) 131 tandem or standard (82%) for 160 total spaces -2.25 spaces per unit

Housing Opportunity Site U / 744, 760, 770, 780 & 790 SRV Blvd / 8-sided office buildings & gas station - Development Scenario 2: Podium apartments at 35 units/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
2.36 acres (102,800 sq ft)	82 Units - being 35.0 dus/ac the maximum density allowed by Multifamily - Residential - High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario	80% FAR Allowed 80% FAR Assumed - yielding 82,250 sq. ft. conditioned space	85.0% Leasable (69,925 sq. ft.) / 853 sq ft ave 15% (12 units) for Moderate	Podium Apartments	12 Studios (15%) - ave 725 sq. ft. 41 1-BDRs (50%) - ave 825 sq. ft. 29 2-BDRs (35%) - ave 945 sq. ft.	44 at-grade (30%) 104 podium (70%) for 148 total spaces -1.80 spaces per unit

**Housing Opportunity Site U / 744, 760, 770, 780 & 790 SRV Blvd / 8-sided office buildings & gas station -
Development Scenario 3: Podium Apartments at 46.83 dus/acre after 35% density bonus invoked**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
2.36 acres (102,800 sq ft)	111 Units - being 35.0 dus/ ac plus a 35% density bonus / 3 stories and 35' building height by P-1 zoning	Development Scenario 3 assumes Density Bonus of 29 units to 47.03 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 97,650 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (83,000 sq. ft.) / 748 sq ft ave / 11% (10 units) of baseline units for VL Income or 20% (23 units) of baseline units for Low Income	Podium Apartments	24 Studios (22%) - ave 625 sq. ft. 47 1-BDRs (42%) - ave 725 sq. ft. 40 2-BDRs (36%) - ave 848 sq. ft.	58 at-grade (30% of spaces) / 136 basement (70% of spaces) / 194 total spaces for 1.75 spaces per unit (46% of site occupied by basement pkg.)



Housing Opportunity Site W

828 Diablo Road / Sloat Nursery



Current General Plan and Zoning Designations

- General Plan: Residential - Single Family - Low Density (1 to 3 dus/ac)
- Zoning: R-15; Single Family Residential District

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: MF High (30 to 35 dus/ac) / P-1 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 35 dus/ac max. baseline density
- Option 3: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 47.05 dus/ac after 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
196-270-029	828 Diablo Road	Private (Parsons & Parsons)	2.720	2.720	Plant Nursery	1942	900 sq. ft.	0.04
Totals			2.720	2.720	-	-	900 sq. ft. (<1% FAR)	0.04

Existing Uses:

This site is a flat 2.72 acre parcel that is currently occupied by Sloat Nursery, an older garden center. It is located within a single family residential neighborhood, on the corner of El Cerro Boulevard and Diablo Road, with a preschool to its direct south.

Site Characteristics and Analysis:

The following site characteristics render the property making up Housing Opportunity Site W (HOS W) a viable candidate for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P-1 rezoning action, reasonably leading to the redevelopment of some or all of the land making up HOS W with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the property (i.e., relatively large size and regular shape, absence of visual slope instability or erosion, and presence of onsite slopes that are limited to relatively minor slope gradients)
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Proximity to high performing public and private schools;
- Age of improvements on the property and/or the presence of a relatively low floor area ratio (FAR);
- The potential for significant economic return through redevelopment that may be secured through conversion of this underutilized site with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley; and

The following table for HOS W depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed under a recalibrated Multifamily - Residential - High Density (30 to 35 units per acre) land use designation and a parallel Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development with a minimum of 82 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development with a maximum of 95 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing

Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 128 units and a development density of just over 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 95 units. This scenario envisions development with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of eleven units for very low income households and the other making provision of a minimum of nineteen units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS W.

In conjunction with the redesignation of the property for Multiple Family High Density use, redevelopment of HOS X will need to address direct inconsistencies with language set forth in Danville 2030 General Plan Special Concern Area discussion for the Diablo / Green Valley / Stone Valley Corridor area. The current language reads as follows:

*“The north-south segment of Diablo Road between its intersections with Camino Tassajara and El Cerro Blvd includes a number of parcels with development potential, particularly near the El Cerro Blvd intersection. The General Plan designates this entire segment for Residential - Single Family - Low Density (1-3 units per acre) uses. If development is proposed on vacant or underutilized parcels in this area, it must occur in a manner that is compatible with nearby residential uses. To the extent feasible, development on such parcels should not increase the number of ingress and egress points to Diablo Road. **New commercial or institutional uses are not considered appropriate in this area, nor are medium or high density residential uses.** (Emphasis Added)*

Housing Opportunity Site W

828 Diablo Road / Sloat Nursery - Development Scenarios reflecting a recalibrated Multifamily - Residential - High Density (30 to 35 units per acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site W / 828 Diablo Road / Sloat Nursery - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre							
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking and Total Parking Spaces
2.720 acres (118,475 sq. ft.)	82 Units - being 30.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 94,780 sq. ft. conditioned space	1,155 sq. ft. ave 15% (12 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	18 2-BDRs (22%) - ave 650 sq. ft. (stacked flats) 64 3-BDRs (78%) - ave 1,298 sq. ft. (rowhouses)	41 at-grade (22%) 144 tandem or standard (78%) for 185 total spaces -2.25 spaces per unit

**Housing Opportunity Site W / 828 Diablo Road / Sloat Nursery - Development Scenario 2:
Podium apartments at 35 units/acre**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
2.720 acres (118,475 sq. ft.)	95 Units - being 35.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 94,775 sq. ft. conditioned space	85.0% Leasable (80,575 sq. ft.) / 848 sq. ft. ave 15% (14 units) for Moderate	Podium Apartments	16 Studios (17%) - ave 725 sq. ft. 48 1-BDRs (50%) - @ 825 sq. ft. 31 2-BDRs (33%) - ave 947 sq. ft.	56 at-grade (30%) 131 podium (70%) for 187 total spaces -1.97 spaces per unit

**Housing Opportunity Site W / 828 Diablo Road / Sloat Nursery - Development Scenario 3:
Podium Apartments at 47.05 dus/acre after 35% density bonus invoked**

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
2.720 acres (118,475 sq. ft.)	128 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height assumed P-1 zoning standards	Development Scenario 3 assumes Density Bonus of 33 units to 47.05 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 112,550 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (95,675 ft.) / 747 sq. ft. ave / 11% (11 units) of baseline units for VL Income or 20% (19 units) of baseline units for Low Income	Podium Apartments	27 Studios (21%) - ave 625 sq. ft. 53 1-BDRs (41%) - ave 725 sq. ft. 48 2-BDRs (38%) - ave 841 sq. ft.	76 at-grade (30% of spaces) / 176 basement (70% of spaces) / 252 total spaces for 1.97 spaces per unit (52% of site occupied by basement pkg.)



Housing Opportunity Site X

2900 Camino Tassajara / Wood Ranch Headquarters



Current General Plan and Zoning Designations

- General Plan: Mixed Use
- Zoning: P-1; Planned Unit Development District

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: MF High (30 to 35 dus/ac) / P-1 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 35 dus/ac max. baseline density
- Option 3: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 47.25 dus/ac after 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
217-040-021	2900 Camino Tassajara	Private (Wood & Wood and Company)	8.0 (Portion of 17.06 acres)	8.0 (Portion of 17.06 acres)	Historic head-quarters for Wood Ranch	Numerous small historic ranch head-quarter structures	Individual building sizes not indicated on Valley Pioneer	
Totals			8.0 acres	8.0 acres	-	-	0.01	0.21

Existing Uses:

This site is 8 acres and is part of a larger 17 acre parcel, which is flat and hosts a significant amount of undeveloped land. It is located off Camino Tassajara and is surrounded by single family residential neighborhoods. The site currently consists of agricultural uses, a few scattered older single family residences and structures, and an office.

Site Characteristics and Analysis:

The following site characteristics render the property making up Housing Opportunity Site X (HOS X) a viable candidate for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P-1 rezoning action, reasonably leading to the redevelopment of some or all of the land making up HOS X with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the property (i.e., relatively large size and regular shape, absence of visual slope instability or erosion, and presence of large development zone whose slopes are limited to relatively minor slope gradients)
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Proximity to high performing public and private schools;
- Age of improvements on the property and/or the presence of a relatively low floor area ratio (FAR);
- The potential for significant economic return through redevelopment that may be secured through conversion of this underutilized site with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley; and
- Current or prior expressed interest of the property owners to be considered for multiple family residential land use designation in the density range considered under the Danville 2023-2030 Housing Element.

The following table for HOS X depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed under a recalibrated Multifamily - Residential - High Density (30 to 35 units per acre) land use designation and a parallel Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development with a minimum of 240 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development with a maximum of 280 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 378 units and a development density of just over 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 280 units. This scenario envisions development with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of 31 units for very low income households and the other making provision of a minimum of 56 units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

The following It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS X.

Except as may be changed in conjunction with the redesignation of an eight acre portion of the site for Multiple Family High Density use, redevelopment of HOS X will be directed by language set forth in Danville 2030 General Plan Special Concern Area discussion for the seventeen acre Wood Ranch Headquarters site. The current language reads as follows:

"The 17-acre Historic Wood Family Ranch Headquarters has served as the center of the Wood family farming business since 1862. The property includes a dwelling built in 1853, plus several other buildings with potential historic value. In the past, the idea of building a museum on the site has been suggested. The Wood family previously indicated a willingness, under certain conditions, to donate a portion of the site for such a facility.

The Town encourages the planned unit development approach in this area. Future development should seek to preserve some of the historic buildings in the site plan and, to the extent there is support by the Wood family, incorporate a museum component in the project. Inclusion of a museum should be contingent on the identification of a government agency or a local nonprofit organization capable of and willing to operate such a facility. The remainder of the site may be developed with a variety of low profile mixed uses, including housing, offices, and a limited range of specialty commercial uses, such as bed and breakfast lodging.

Because of the proximity of the site to established residential areas and its unique and historic qualities, large scale community retail or general commercial uses are not considered appropriate. Proposals which accommodate mixed uses such as housing and smaller-scale commercial development may be considered, provided that the uses are compatible with adjacent land uses. In any event, the project as a whole should incorporate building and landscape designs that are compatible with surrounding uses.

Uses which capitalize on the site's historic ambiance and natural features should be encouraged. Designs which incorporate the creek as a public amenity and which preserve mature trees and the vegetation screen between the site and Camino Tassajara also are encouraged. Uses with the potential to generate large amounts of traffic are discouraged. If housing is included, opportunities to meet some of the special needs identified in the Town's Housing Element should be explored. The density of any housing constructed on the site should be in the general range of 20-30 units per net acre. Such housing could be in structures that are entirely residential or incorporated on the upper floor(s) of structures with ground floor commercial uses.

Sycamore Creek crosses the Wood Ranch property, creating a riparian corridor through the site. The creek corridor reduces the net developable acreage of the site but provides an opportunity as a site amenity and a means of screening development from Camino Tassajara. Future development proposals should retain the creek corridor as open space, conserve riparian vegetation, and incorporate stormwater retention and water quality protection features. The open space provides an opportunity for a linear park through the property, which could enhance the aesthetic quality of future development on the site."



Housing Opportunity Site X

**2900 Camino Tassajara / Wood Ranch Headquarters –
Development Scenarios reflecting a recalibrated Multifamily - Residential - High Density
(30 to 35 units per acre) land use designation and site-specific P-1 zoning**

Housing Opportunity Site X / 2900 Camino Tassajara / Wood Ranch Headquarters - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking and Total Parking Spaces
8.00 acres (348,480 sq. ft.)	240 Units - being 30.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 278,784 sq. ft. conditioned space	1,162 sq. ft. ave 15% (36 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	50 2-BDRs (21%) - ave 650 sq. ft. (stacked flats) 190 3-BDR (79%) - ave 1,296 sq. ft. (rowhouses)	112 at-grade (21%) 428 tandem or standard (79%) for 540 total spaces -2.25 spaces per unit

Housing Opportunity Site X / 2900 Camino Tassajara / Wood Ranch Headquarters - Development Scenario 2: Podium apartments at 35 units/acre

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
8.00 acres (348,480 sq. ft.)	280 Units - being 35.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 278,784 sq. ft. conditioned space	85.0% Leasable (236,966 sq. ft.) / 846 sq. ft. ave 15% (42 units) for Moderate	Podium Apartments	50 Studios (18%) - ave 725 sq. ft. 140 1-BDR (50%) - @ 825 sq. ft. 90 2-BDRs (33%) - ave 947 sq. ft.	136 at-grade (29%) 334 podium (71%) for 470 total spaces -1.96 spaces per unit

Housing Opportunity Site X / 2900 Camino Tassajara / Wood Ranch Headquarters - Development Scenario 3: Podium Apartments at 47.25 dus/acre after 35% density bonus invoked

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
8.00 acres (348,480 sq. ft.)	378 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height assumed P-1 zoning standards	Development Scenario 3 assumes Density Bonus of 98 units to 47.25 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 331,056 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (281,400 sq. ft.) / 744 sq. ft. ave / 11% (31 units) of baseline units for VL Income or 20% (56 units) of baseline units for Low Income	Podium Apartments	83 Studios (22%) - ave 625 sq. ft. 159 1-BDR (42%) - ave 725 sq. ft. 136 2-BDR (36%) - ave 840 sq. ft.	223 at-grade (30% of spaces) / 521 basement (70% of spaces) / 744 total spaces for 1.97 spaces per unit (52% of site occupied by basement pkg.)

Housing Opportunity Site Y

3420 Fostoria Way / Seacrest TRE & 3420 Fostoria Way LLC



Current General Plan and Zoning Designations

- General Plan: Commercial - Light Industrial
- Zoning: L-1; Light Industrial District

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: MF High (30 to 35 dus/ac) / P-1 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 35 dus/ac max. baseline density
- Option 3: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 46.96 dus/ac after 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
218-040-043	3420 Fostoria Way	Private: (Seacrest TRE & 3420 Fostoria Way LLC)	1.755	1.448	Light Industrial Service Commercial	1985	30,836 sq. ft.	1.41
Totals			1.755	1.448	-	-	30,836 sq. ft. (41% FAR)	1.41

Existing Uses:

This site is located at the end of Fostoria Way, tucked off from Crow Canyon Road. It is east of the Iron Horse Trail with residential uses to the north and west, medical offices and commercial uses to the east, and a PG&E facility to the south. The site is flat with a net acreage of 1.45 and contains an older office building housing a variety of commercial and industrial uses.

Site Characteristics and Analysis:

The following site characteristics render the property making up Housing Opportunity Site Y (HOS Y) a viable candidate for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P1 rezoning action, reasonably leading to the redevelopment of some or all of the land making up HOS Y with high density multifamily uses during the 2023 to 2030 planning period:

- Physical features of the property (i.e., relatively large size and regular shape, absence of visual slope instability or erosion, and presence of large development zone whose slopes are limited to relatively minor slope gradients)
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Proximity to high performing public and private schools;
- Age of improvements on the property and/or the presence of a relatively low floor area ratio (FAR);
- The potential for significant economic return through redevelopment that may be secured through conversion of this underutilized site with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley; and
- Current or prior expressed interest of the property owners to be considered for multiple family residential land use designation in the density range considered under the Danville 2023-2030 Housing Element.

The following table for HOS Y depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed under a recalibrated Multifamily - Residential - High Density (30 to 35 units per acre) land use designation and a parallel Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development with a minimum of 44 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development with a maximum of 50 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
- Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 68 units and a development density of just under 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 50 units. This scenario envisions development with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of six units for very low income households and the other making provision of a minimum of ten units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

The following It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS Y.

An existing 60 foot private roadway easement for Fostoria Way along south-southeast side of HOS Y would likely need to remain - with the estimated area involved having been taken out of the above-cited gross property size to indicate the amount of area available for redevelopment.

The adjoining property to the west-southwest previously held a similar building and range of uses as currently exists on HOS Y. That property was granted a general plan amendment for a property owner-initiated study that resulted in the construction of the multiple family condominium use that is currently present at the site (i.e., "The Preserves at Iron Horse Trail").

Redesignation of the site for Multiple Family High Density use would be substantially consistent with the policy direction for the site set forth in Danville 2030 General Plan Special Concern Area discussion for the Fostoria East area site. The current pertinent language affecting HOS Y reads as follows:

"The remainder of Fostoria East, comprising approximately 2.6 acres, retains its Commercial - Controlled Manufacturing designation in the 2030 General Plan. The designation allows existing uses to continue. Looking out over the next 20 years, the area also represents an opportunity for livework type uses, incubator office space, and other technology-oriented or "creative economy" uses.

*Given the location of this site at the terminus of Fostoria Way, uses which generate large traffic volumes (such as shopping centers or big box retail stores) should be discouraged. Any future development or intensification of the Controlled Manufacturing sites would need to be designed to minimize impacts on surrounding residential properties. **Buffering and screening to adjacent development on the north will be critical, with building heights of no more than two stories along the northern property line. Ingress and egress should be limited to Fostoria Way.** (Emphasis Added)*



Housing Opportunity Site Y

3420 Fostoria Way / Seacrest TRE and 3420 Fostoria Way LLC – Development Scenarios reflecting a recalibrated Multifamily - Residential - High Density (30 to 35 units per acre) land use designation and site-specific P-1 zoning

Housing Opportunity Site Y / 3420 Fostoria Way / Seacrest TRE and 3420 Fostoria Way LLC - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
1.448 acres (63,075 sq. ft.)	44 Units - being 30.0 dus/ ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 50,450 sq. ft. conditioned space	1,147 sq. ft. ave 15% (6 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	10 2-BDRs (21%) - ave 650 sq. ft. (stacked flats) 34 3-BDRs (79%) - ave 1,292 sq. ft. (rowhouses)	21 at-grade (21%) 78 tandem or standard (79%) for 99 total spaces -2.25 spaces per unit

Housing Opportunity Site Y / 3420 Fostoria Way / Seacrest TRE and 3420 Fostoria Way LLC - Development Scenario 2: Podium apartments at 35 units/acre

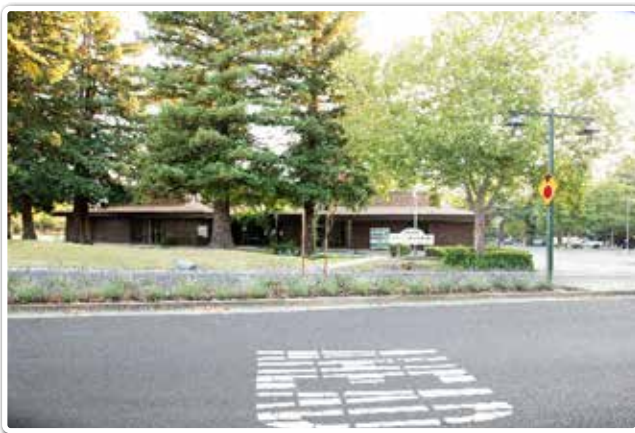
Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
1.448 acres (63,075 sq. ft.)	50 Units - being 35.0 dus/ ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 50,450 sq. ft. conditioned space	85.0% Leasable (42,875 sq. ft.) / 858 sq. ft. ave 15% (6 units) for Moderate	Podium Apartments	9 Studios (18%) - ave 725 sq. ft. 25 1-BDRs (50%) - @ 825 sq. ft. 16 2-BDRs (33%) - ave 983 sq. ft.	28 at-grade (29%) 71 podium (71%) for 98 total spaces -1.96 spaces per unit

Housing Opportunity Site Y / 3420 Fostoria Way / Seacrest TRE and 3420 Fostoria Way LLC - Development Scenario 3: Podium Apartments at 47.05 dus/acre after 35% density bonus invoked

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
1.448 acres (63,075 sq. ft.)	68 Units - being 35.0 dus/ ac plus a 35% density bonus / 3 stories and 35' building height assumed P-1 zoning standards	Development Scenario 3 assumes Density Bonus of 18 units to 46.96 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 59,925 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (50,950 ft.) / 749 sq. ft. ave / 11% (6 units) of baseline units for VL Income or 20% (10 units) of baseline units for Low Income	Podium Apartments	16 Studios (22%) - ave 625 sq. ft. 29 1-BDRs (42%) - ave 725 sq. ft. 23 2-BDRs (36%) - ave 866 sq. ft.	40 at-grade (30% of spaces) / 94 basement (70% of spaces) / 134 total spaces for 1.97 spaces per unit (52% of site occupied by basement pkg.)

Housing Opportunity Site Z

699 Old Orchard Dr / San Ramon Valley Unified School District



Current General Plan and Zoning Designations

- General Plan: Public and Semi-Public
- Zoning: P-1; Planned Unit Development District

Potential General Plan / Zoning Designations - Representative Development Scenarios

- Option 1: MF High (30 to 35 dus/ac) / P-1 - For-sale rowhouses and flats 30 dus/ac min. density
- Option 2: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 35 dus/ac max. baseline density
- Option 3: MF High (30 to 35 dus/ac) / P-1 - Podium apartments 47.05 dus/ac after 35% density bonus

Assessor Parcel Number	Site Address	Ownership (Private or Public)	Estimated Gross Area (acres)	Estimated Net Area (acres)	Current Use	Building Age	Building Size (FAR)	IVLR
216-220-008	699 Old Orchard Dr.	Public (SRVUSD)	3.773	3.018	SRVUSD Admin Offices	NA	NA	1.68
Totals			3.773	3.018 (Assumes 20% of site affected by drainage setback)	-	-	NA	1.68

Existing Uses:

This site is a flat 3.01 net acre parcel on the corner of Old Orchard Drive and Sycamore Valley Road. It is surrounded by single family residential uses with a church located to its direct west. The parcel contains Sycamore Creek on its southern portion as well as an older building that houses the San Ramon Valley Unified School District offices.

Site Characteristics and Analysis:

The following site characteristics render the property making up Housing Opportunity Site Z (HOS Z) a viable candidate for redesignation to a 30 to 35 units per acre multiple family land use designation with this redesignation, where coupled with a parallel Town-initiated by-right P-1 rezoning action, reasonably leading to the redevelopment of some or all of the land making up HOS Z with high density multifamily uses during the 2023 to 2030 planning period:

- (After accounting for reduction of the estimated gross area of the site by around 20% acres for the existing drainage easement) physical features of the property (i.e., relatively large size and regular shape, absence of visual slope instability or erosion, presence of onsite slopes that are limited to relatively minor slope gradients, and absence of pollution or contamination);
- Proximity to and access to infrastructure, transit, job centers, and public and community services;
- Proximity to high performing public and private schools;
- Age of improvements on the property and/or the presence of a relatively low floor area ratio (FAR);
- The potential for significant economic return through redevelopment that may be secured through conversion of this underutilized site with for-sale and/or for-rent multiple family uses that have high demand in the San Ramon Valley; and

The following table for HOS Z depicts three representative development scenarios, each reflecting reasonable development yields that can be assumed under a recalibrated Multifamily - Residential - High Density (30 to 35 units per acre) land use designation and a parallel Town-initiated by-right P-1 rezoning action.

- Development Scenario 1 assumes development at the minimum allowed baseline density (i.e., 30 units per acre). This scenario envisions development with a minimum of 91 units of for-sale attached multifamily residential units, being two- and three-story row houses intermixed with a limited number of stacked flats. The scenario would yield units with an average unit size of around 1,150 square feet while observing an assumed maximum floor area ratio standard for conditioned space of 80%. The analysis provides for the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.

-
-
- Development Scenario 2 assumes development at the maximum allowed baseline density (i.e., 35 units per acre). This scenario envisions development with a maximum of 105 units of for-rent podium apartment residential units, providing a range of unit sizes while securing an average unit size of around 850 square feet while observing an assumed maximum floor area ratio for conditioned space of 80%. The analysis cites the 15% moderate income housing obligation under Danville's current Inclusionary Housing Ordinance and is substantially consistent with current minimum parking standards for the product type analyzed. No density bonus is anticipated with this development scenario.
 - Development Scenario 3 assumes a density bonus would be invoked by a future project applicant, taking the project up to a total of 142 units and a development density of just over 47 units per acre after securing a 35% density bonus over the maximum allowed baseline density of 105 units. This scenario envisions development with a for-rent podium apartment project residential product, providing a range of unit sizes while securing an average unit size of around 750 square feet while observing a FAR for conditioned space allowed to increase from the 80% standard under zoning to a FAR of 95%. The analysis cites two possible options to supply target units for affordability - one option resulting in provision of a minimum of twelve units for very low income households and the other making provision of a minimum of twenty-one units for low income households. Development Scenario 3 is largely reflective of the recently constructed Alexan Downtown Danville podium apartment project - but assumes authorization of 95% FAR compared to the 88% FAR standard used in the Alexan project.

It is noted that in the effort to document provision of adequate sites for the lower income portion of Danville's RHNA, the Danville 2023-2030 Housing Element does not depend on Development Scenario 3 occurring on properties within HOS Z.



Housing Opportunity Site Z

**699 Old Orchard Dr / San Ramon Valley Unified School District -
Development Scenarios reflecting a recalibrated Multifamily - Residential - High Density
(30 to 35 units per acre) land use designation and site-specific P-1 zoning**

Housing Opportunity Site Z / 699 Old Orchard Dr / San Ramon Valley Unified School District - Development Scenario 1: For-sale rowhouses and stacked flats at 30 dus/acre

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade and Garage Parking Total Parking Spaces
3.018 acres (131,450 sq. ft.)	91 Units - being 30.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 1	80% FAR Allowed 80% FAR Assumed - yielding 105,150 sq. ft. conditioned space	1,155 sq. ft. ave 15% (14 units) affordable to Moderate	Two- and Three-story Rowhouses & Stacked Flats / 1- & 2-car garages	20 2-BDRs (22%) - ave 650 sq. ft. (stacked flats) 71 3-BDRs (78%) - ave 1,297 sq. ft. (rowhouses)	45 at-grade (22%) 160 tandem or standard (78%) for 205 total spaces -2.25 spaces per unit

Housing Opportunity Site Z / 699 Old Orchard Dr / San Ramon Valley Unified School District - Development Scenario 2: Podium apartments at 35 units/acre

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
3.018 acres (131,450 sq. ft.)	105 Units - being 35.0 dus/ac the minimum density allowed by DBD - Area 13 Multifamily Residential Very High and P-1 Zoning	No Project Density Bonus Assumed for Development Scenario 2	80% FAR Allowed 80% FAR Assumed - yielding 105,150 sq. ft. conditioned space	85.0% Leasable (89,375 sq. ft.) / 852 sq. ft. ave 15% (16 units) for Moderate	Podium Apartments	18 Studios (17%) - ave 725 sq. ft. 53 1-BDRs (50%) - @ 825 sq. ft. 34 2-BDRs (33%) - ave 959 sq. ft.	62 at-grade (30%) 145 podium (70%) for 207 total spaces - 1.97 spaces per unit

Housing Opportunity Site Z / 699 Old Orchard Dr / San Ramon Valley Unified School District - Development Scenario 3: Podium Apartments at 47.05 dus/acre after 35% density bonus invoked

Parcel Size	GP/Zoning and Proposed Development Density	Density Bonus	Floor Area Ratio (FAR) / Assumed conditioned space	Unit Size / Affordability Component	Product Type / Parking Design	Unit Mix and Representative Unit Sizes	At-grade, Structure Parking and Total Parking Spaces
3.018 acres (131,450 sq. ft.)	142 Units - being 35.0 dus/ac plus a 35% density bonus / 3 stories and 35' building height assumed P-1 zoning standards	Development Scenario 3 assumes Density Bonus of 37 units to 47.05 dus/ac / 37' Height (Dev Stnd Concession-1)	80% FAR Allowed 95% FAR Assumed - yielding 124,875 sq. ft. conditioned space (Dev Stnd Concession-2)	85.0% Leasable (106,150 sq. ft.) / 747 sq. ft. ave / 11% (12 units) of baseline units for VL Income or 20% (21 units) of baseline units for Low Income	Podium Apartments	30 Studios (21%) - ave 625 sq. ft. 58 1-BDRs (41%) - ave 725 sq. ft. 54 2-BDRs (38%) - ave 840 sq. ft.	84 at-grade (30% of spaces) / 196 basement (70% of spaces) / 280 total spaces for 1.97 spaces per unit (52% of site occupied by basement pkg.)





2023–2031

HOUSING ELEMENT

Town of Danville

Appendix D-1

Part One: Affirmatively Furthering Fair Housing



Table of Contents



1.	Introduction.....	D1-1
2.	Report Content and Organization	D1-5
3.	Overview of AB 686.....	D1-5
4.	Analysis Requirements	D1-6
5.	Sources of Information	D1-6
6.	Primary Findings	D1-6
7.	Contributing Factors.....	D1-8
8.	Fair Housing Outreach Capacity and Enforcement	D1-9
	Primary Findings.....	D1-9
	Fair Housing Enforcement and Capacity	D1-10
	Fair Housing Testing	D1-16
	Fair Housing Education and Outreach.....	D1-16
9.	Segregation and Integration	D1-19
	Primary Findings.....	D1-19
	Persons with Disabilities	D1-24
	Familial Status.....	D1-27
	Income Level.....	D1-32
	Housing Choice Vouchers.....	D1-36
	Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)	D1-41
	Expanded R/ECAPs in Contra Costa County.....	D1-42
	Racially Concentrated Areas of Affluence (RCAAs)	D1-44
10.	Access to Opportunity	D1-50
	Primary Findings.....	D1-51
	TCAC Opportunity Maps	D1-51
	Opportunity Indices	D1-54
	Education	D1-56
	Transportation	D1-59
	Economic Development	D1-62
	Environment.....	D1-65
	Health and Recreation	D1-68
11.	Disproportionate Housing Needs.....	D1-71
	Primary Findings.....	D1-72
	Cost Burden (Overpayment)	D1-73
	Overcrowded Households	D1-78
	Substandard Conditions	D1-80
	Displacement Risk	D1-82

Table of Contents



Homelessness.....	D1-85
Mortgage Applications	D1-89

12. Attachment One: Action Plan	D1-91
13. Attachment Two: Segregation Report	D1-97

List of Tables

Table 1. Fair Housing Providers In Contra Costa County And Danville.....	D1-9
Table 2. Number Of Dfeh Housing Complaints In Contra Costa County, 2020	D1-12
Table 3. Number Of Fheo Filed Cases By Protected Class	D1-13
Table 4. Action(S) Taken/Services Provided	D1-13
Table 5. Outcomes.....	D1-14
Table 6. Number Of Fheo Filed Cases By Protected Class In Danville, 2015-2021	D1-14
Table 7. Racial/Ethnic Dissimilarity Trends, 1990-2020	D1-22
Table 8. Racial Composition, Contra Costa County And Danville, 2019	D1-22
Table 9. Populations Of Persons With Disabilities, Contra Costa County And Danville.....	D1-24
Table 10. Households With Children In Contra Costa And Incorporated Cities	D1-27
Table 11. Contra Costa County And Danville Households By Income Category And Tenure	D1-32
Table 12. White Population And Median Household Income of RCAAs.....	D1-45
Table 13. Domains And List Of Indicators For Opportunity Maps	D1-52
Table 14. Opportunity Indices By Race/Ethnicity	D1-55
Table 15. Demographics Of Households With Housing Problems	D1-73
Table 16. Household Type And Size	D1-73
Table 17. Households That Experience Cost Burden By Tenure.....	D1-74
Table 18. Overcrowded Households	D1-79
Table 19. Substandard Housing Conditions	D1-82
Table 20. Publicly Assisted Units At Risk For Conversion	D1-84
Table 21. Housing Permitted - Danville, 2015-2019	D1-85
Table 22. People Experiencing Homelessness By Household Type	D1-85
Table 23. Share Of The Homeless And Overall Population By Race	D1-87
Table 24. Share Of The Homeless And Overall Population By Ethnicity.....	D1-88
Table 25. Homeless Population By Special Population.....	D1-88
Table 26. Mortgage Applications And Denial Rate By Race And Ethnicity.....	D1-89

List of Figures

Figure 1. Major Public And Legal Actions That Influence Fair Access To Housing.....	D1-4
Figure 2. FHEO Cases – Disability Bias, 2020	D1-15
Figure 3. Regional Racial Demographics, 2021	D1-21
Figure 4. Racial Demographics Of Danville, 2021.....	D1-23
Figure 5. Regional Populations Of Persons With Disabilities By Tract, 2019	D1-25
Figure 6. Percent Of Population With A Disability - Danville, 2021	D1-26

Table of Contents



Figure 7. Regional Percentage Of Children In Married Couple Households By Tracts, 2019	D1-28
Figure 8. Percent Of Children In Married Couple Households - Danville, 2021	D1-29
Figure 9. Regional Percent Of Children In Female-Headed Households By Tract, 2019	D1-30
Figure 10. Percent Of Children In Female-Headed Households - Danville, 2021.....	D1-31
Figure 11. Regional Concentrations Of Lmi Households By Tract, 2015	D1-33
Figure 12. Population With Low To Moderate Income Levels - Danville, 2021	D1-34
Figure 13. Location Affordability Index By Census Tract - Danville, 2020	D1-35
Figure 14. Regional Housing Hcv Concentration By Tract - Contra Costa County, 2021	D1-37
Figure 15. Regional Median Gross Rent / Affordability Index By Tract, 2021	D1-38
Figure 16. Housing Choice Vouchers - Danville, 2021	D1-39
Figure 17. Housing Vouchers As A Percent Of Renter-Occupied Housing Units, 2022	D1-40
Figure 18. Location Affordability Index - Danville, 2021	D1-41
Figure 19. Regional Racially And Ethnically Concentrated Areas Of Poverty “R/Ecaps”, 2021	D1-42
Figure 20. Expanded R/Ecaps In Contra Costa County	D1-43
Figure 21. Racially Or Ethnically Concentrated Areas Of Poverty “R/Ecaps” - Danville, 2021	D1-44
Figure 22. Regional Median Income By Block Group, 2021	D1-45
Figure 23. Median Income - Danville, 2021	D1-46
Figure 24. Racially Concentrated Areas Of Affluence (RCAA) By Census Tract.....	D1-47
Figure 25. Regional TCAC Composite Scores By Tract, 2021	D1-53
Figure 26. TCAC Opportunity Areas - Composite Score - Danville, 2021	D1-54
Figure 27. Regional TCAC Education Scores, 2021	D1-57
Figure 28. TCAC Opportunity Areas - Education Score - Danville, 2021	D1-58
Figure 29. California Public School Rankings, 2021	D1-59
Figure 30. Regional Public Transit Access, 2021	D1-61
Figure 31. Regional Jobs Proximity Index, 2021	D1-62
Figure 32. Regional TCAC Opportunity Areas - Economic Score, 2021	D1-63
Figure 33. Jobs Proximity Index - Danville, 2021	D1-64
Figure 34. TCAC Opportunity Area - Economic Score - Danville, 2021	D1-65
Figure 35. Regional TCAC Opportunity Areas - Economic Score, 2021	D1-66
Figure 36. Regional Calenviroscreen 4.0, 2021	D1-67
Figure 37. Calenviroscreen 4.0 - Danville, 2021	D1-68
Figure 38. Regional Health Places Index, 2021	D1-69
Figure 39. Healthy Places Index - Danville, 2021	D1-70
Figure 40. Regional Overpayment By Renters, 2021	D1-74
Figure 41. Overpayment By Renters - Danville, 2021	D1-75
Figure 42. Overpayment By Homeowners - Contra Costa County, 2015-2019.....	D1-76
Figure 43. Population With A Disability - Danville And Contra Costa County, 2015-2019	D1-77
Figure 44. Regional Overcrowded Households By Tract, 2015	D1-78
Figure 45. Concentration Of Overcrowded Households - Danville, 2021.....	D1-79
Figure 46. Percent Of All Households With Any Of The Four Severe Housing Problems.....	D1-81
Figure 47. Regional Sensitive Communities At Risk Of Displacement By Tract, 2021	D1-83
Figure 48. Sensitive Communities (Ucb, Urban Displacement Project) - Danville, 2021.....	D1-84
Figure 49. Emergency Shelter Housing 2020 Point In Time Count	D1-86

1. Introduction

The United States' oldest cities have a history of mandating segregated living patterns—and Northern California cities are no exception. The Association of Bay Area Governments (ABAG), in its recent Fair Housing Equity Assessment, attributes segregation in the Bay Area to historically discriminatory practices—highlighting redlining and discriminatory mortgage approvals—as well as “structural inequities” in society, and “self-segregation” (i.e., preferences to live near similar people).

Researcher Richard Rothstein's 2017 book *The Color of Law: A Forgotten History of How Our Government Segregated America* chronicles how the public sector contributed to the segregation that exists today. Rothstein highlights several significant developments in the Bay Area region that played a large role in where the region's non-White residents settled.

Contra Costa County

The City of Richmond in Contra Costa County is used in Rothstein's book to discuss the Federal government's role in intentionally segregating residents of color in the area both in housing and in employment opportunity. Segregated development patterns in Richmond in the 1940s during the war, and afterward in the 1950s, is not unique to Contra Costa County. However, the county provides a poignant example of the types of discriminatory actions that would shape the housing landscape throughout the nation for decades to follow.

According to Rothstein, the shipyards and war industries that occupied the coasts in Richmond attracted a population boom. During the 1940s, industry was forced to allow people of color to work in traditionally White occupations due to labor shortages that accompanied the war. As a result of the population boom, the Federal government built public housing to support the shipyards and industries that supplied the war. Housing developments constructed by the government were explicitly segregated by race.

The federal government stepped in to provide low-interest loans for White families to purchase homes and financed the mass development of for sale housing for White residents in a suburb of Richmond. By 1950, three out of four Black households lived in government funded public housing and others were forced to double up. According to Rothstein, an estimated 4,000 Black residents were living in makeshift shacks, barns, or tents. White residents were offered mortgages and new homes while Black residents were corralled in public housing projects in the city in an early example of de jure segregation.

After the war, White troops returning from war were offered mortgages through the Veterans Administration that required low or no down payments and low interest. These same benefits were not available to returning veterans of color. Contra Costa County continued to develop suburbs surrounding cities that are characterized by large lots and 3- and 4-bedroom homes and office parks—areas that were not accessible to persons of color because of direct housing discrimination as well as economic gaps. These early acts of segregation remain evident in the demographic and economic composition of the region today.

Danville

The present-day town was first inhabited by the Bay Miwok Indians. The town was settled by Daniel and Andrew Inman in the mid-1850s. Settlers who came to Danville primarily raised cattle, grazed sheep, and grew wheat, onions, and barley. Mission San Jose also used the present-day town as grazing land. Prior to the cession of California to the United States, the Government of Mexico allowed citizens to receive grants for land through a nominal fee. The town was part of a land grant called Rancho San Ramon.

In 1982, residents in Danville voted to incorporate their community and have a more direct role in “[shaping] future changes more directly.” This sentiment has continued to shape Danville's growth.

The private sector contributed to segregation through activities that discouraged (blockbusting) or prohibited (restrictive covenants) integrated neighborhoods. For example, in the City of San Mateo, David Bohannon, developer of the Hillsdale neighborhood following World War II, when housing was in short supply, recorded deeds that specified that only “members of the Caucasian or White race shall be permitted” to occupy sold homes—the exception being “domestics in the employ[ment] on the premises.”² This practice was the norm at the time, since the federal government refused to insure large-scale single-family developments throughout the country, unless they specifically prohibited non-Whites from purchasing the new single-family homes. Henry Doelger in Daly City, as well as Bohannon in San Mateo, both developed large tracts of single-family homes with racially-based restrictive covenants.

Housing in the San Ramon Valley, including Danville, historically consisted mainly of single family homes located in subdivisions or rural residential areas. The amenities of the area, including attractive building sites, scenic qualities, available public services and utilities, and access to employment centers supported such development. With the construction of the Bay Bridge in 1936 and the Caldecott Tunnel in 1937, central Contra Costa County became accessible to the large and growing employment centers in San Francisco and other parts of the Bay Area. A significant amount of residential development began to occur in the San Ramon Valley during the late 1940s. The first large residential subdivisions in Danville occurred during this period. Developments such as Montair and Cameo Acres were built (both beginning in the late 1940s and early 1950s), and the water and sewer districts extended the Town’s boundaries, even though the Town was not incorporated until 1982.

Although the specific developers of subdivisions in Danville may not be known, considering they were developed around the same time as those by Bohannon and Doelger, it is likely that they also needed to comply with federal rules in order to receive insurance such developments. There continue to be restrictive covenants in some Danville homeowner associations, even though they are no longer enforceable.

During the 1970s, major changes began to occur. Large new developments were planned, including Blackhawk and the Bishop Ranch Business Park. The intensity of development and its associated pressures on existing residential and commercial areas led to increased concern among Danville residents about unforeseen and unwanted change. These concerns led to a successful effort to incorporate Danville in 1982. Following incorporation, the Danville General Plan was adopted from the San Ramon Valley Area General Plan, adopted by Contra Costa County in 1977. It was then revised in 1987 to integrate technical studies, General Plan Amendments, Special Study Area Plans, implementing ordinances, and design guidelines prepared by the Town since the 1982 General Plan was adopted.

The Town’s first Housing Element, adopted in 1985, sought to expand on the successes of earlier County planning efforts, incorporating more specificity into how housing development would occur over time. Notable in the State’s review letter was the comment:

We recognize that as a new City, Danville is in the process of establishing systems which will accommodate future growth. It appears that at the present time, development fees are high relative to other Bay Area communities. Of equal concern is the relatively low proportion of land zoned for multi-family use in Danville. Both of these factors can greatly affect the amount of development that can occur in a community, particularly the creation of housing units affordable to low- and moderate-income households.

In response, the Housing Element Incorporated a broad range of policies intended to both expand the supply of multifamily housing and preserve existing units:

Policies

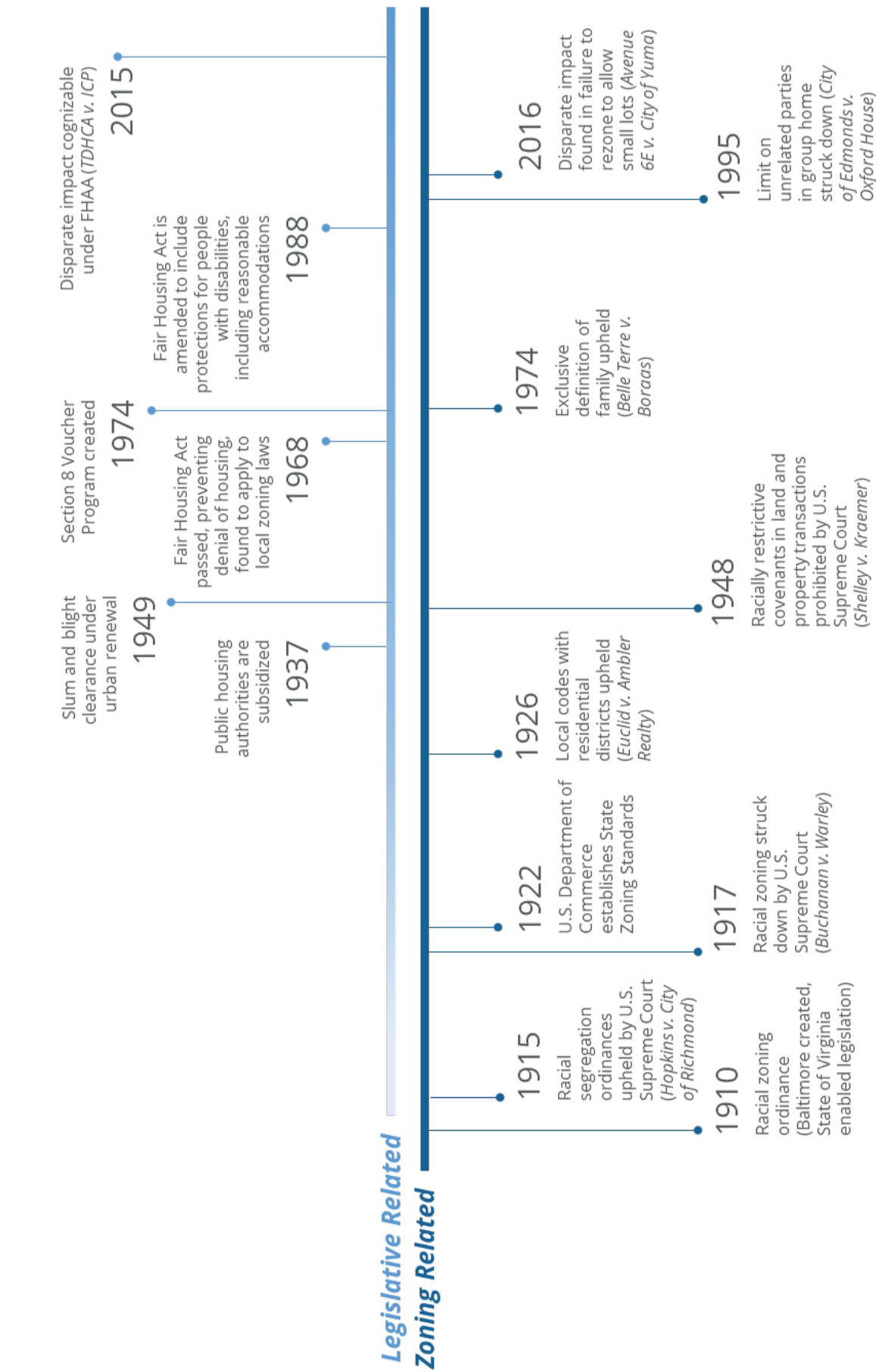
- Protect existing residential areas from intrusion of
- Incompatible land uses and disruptive traffic.
- Encourage property owners to maintain and improve their property.
- Provide and adequate level of public services and facilities to meet the needs of all residential areas, both new and existing.

-
-
- Minimize development in environmentally sensitive areas and in areas of geologic and soil instability.
 - Discourage “skip” development, which can require costly and unnecessary extension of public facilities and can result in premature urbanization of rural areas or growth pressures in inappropriate locations.
 - Promote the development of a permanent stock of housing near the Town center, accessible to elderly and handicapped people.
 - Encourage the mix of residential with non-residential uses, where these can be integrated and well-planned to ensure compatibility.
 - Encourage “infill” development of vacant parcels for residential use, in order to make most efficient use of available public facilities and infrastructures.
 - Promote a variety of residential densities and housing types, no as to accommodate a variety of household types, sizes, income levels, age groups and life styles.
 - Promote the use of innovative designs, materials and construction methods that offer promise of nesting a wider spectrum of housing needs, particularly for low and moderate-income households.
 - Permit the highest residential densities near transportation nodes and town centers and along arterial roadways.
 - Minimize residential development in environmentally sensitive areas and on land which contains active earthquake faults and other hazardous conditions.
 - Encourage non-profit and limited-profit housing development, in order to help meet the needs of low- and moderate-income people.
 - Seek added resources, such as new programs that may become available from federal and state agencies, to help expand housing opportunities for low- and moderate-income people.
 - Actively cooperate with other local governments, with regional and state agencies, and with private organizations, in efforts to expand housing options, especially for low- and moderate-income people.
 - Promote the restoration and maintenance of residential structures of architectural or historic merit.
 - Encourage developers to use energy-efficient housing designs, materials and techniques.
 - Seek to eliminate all forms of housing discrimination based on arbitrary or illegal criteria and assist in resolving problems and conflicts that may result from perceived discrimination.
 - Preserve and maintain the Town’s limited supply of multi-family rental housing, particularly insofar as it helps meet the need for housing affordable to low- and moderate-income people.
 - Permit “factory-built” and “manufactured” housing, as defined by state law, built to current state or federal standards and placed on permanent and secure foundations, in all residential areas, subject to the same local regulations as conventionally built housing, and seek to increase opportunities for multi-family housing development.
 - Preserve areas designated for multi-family density from conversion to office or commercial use.
 - Use redevelopment tax increment funds for housing in cooperative ventures with private and non-profit developers, to increase the supply of housing affordable to low- and moderate-income people.

Actions

- Review and revise the Town’s General Plan, as appropriate, to achieve consistency between the Housing Element and each other element of the Plan.

FIGURE 1. MAJOR PUBLIC AND LEGAL ACTIONS THAT INFLUENCE FAIR ACCESS TO HOUSING



2. Report Content and Organization

This Affirmatively Furthering Fair Housing (AFFH) Assessment, or AFFH, follows the April 2021 State of California State Guidance for AFFH. The study was conducted as part of the Contra Costa County Collaborative (“C4”), which assisted in the compliance with AFFH requirements for many County jurisdictions. It was supplemented by analysis conducted in the Housing Element Update by Diana Elrod Consulting and Root Policy Research.

The references to statistics for the County or region as a whole were excerpted from the Contra Costa County Regional Assessment of Fair Housing, also conducted by the C4 group, and it is included in its entirety as an attachment.

The report sections include:

- **Primary Findings, Contributing Factors, and Fair Housing Action Plan** identifies the primary factors contributing to fair housing challenges and the plan for taking meaningful actions to improve access to housing and economic opportunity.
- **Fair Housing Outreach Capacity and Enforcement** reviews lawsuits/enforcement actions/complaints against the jurisdiction; compliance with state fair housing laws and regulations; and jurisdictional capacity to conduct fair housing outreach and education.
- **Integration and Segregation** identifies areas of concentrated segregation, degrees of segregation, and the groups that experience the highest levels of segregation.
- **Access to Opportunity** examines differences in access to education, transportation, economic development, and healthy environments.
- **Disproportionate Housing Needs** identifies which groups have disproportionate housing needs including displacement risk.

Attachments:

- ABAG and UC Merced’s analysis of segregation in Danville. Several indices were used to assess segregation in the Town and determine how Danville differs from patterns of segregation and integration in the region overall.
- Summary of key State laws and regulations related to mitigating housing discrimination and expanding housing choice.
- Contra Costa County Regional Assessment of Fair Housing.

3. Overview of AB 686

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes.

4. Analysis Requirements

AB 686 requires that all housing elements prepared on or after January 1, 2021, assess fair housing through the following components:

- An assessment of fair housing within the jurisdiction that includes the following components: a summary of fair housing issues and assessment of the jurisdiction's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities; an assessment of contributing factors; and identification and prioritization of fair housing goals and actions.
- A sites inventory that accommodates all income levels of the jurisdiction's share of the RHNA that also serves the purpose of furthering more integrated and balanced living patterns.
- Responsive housing programs that affirmatively further fair housing, promote housing opportunities throughout the community for protected classes, and address contributing factors identified in the assessment of fair housing.

The analysis must address patterns at a regional and local level and trends in patterns over time. This analysis compares the locality at a county level for the purposes of promoting more inclusive communities.

5. Sources of Information

- U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) reports
- U.S. Census Bureau's Decennial Census (referred to as "Census") and American Community Survey (ACS)
- Contra Costa Analysis of Impediments to Fair Housing Choice January 2020-2025 (2020 AI)
- HCD's AFFH Data Viewer
- Local Knowledge

In addition, HCD has developed a statewide AFFH Data Viewer. The AFFH Data Viewer consists of map data layers from various data sources and provides options for addressing each of the components within the full scope of the assessment of fair housing. The data source and time frame used in the AFFH mapping tools may differ from the ACS data in the 2020 AI. While some data comparisons may have different time frames (often different by one year), the differences do not affect the identification of possible trends.

6. Primary Findings

This section summarizes the primary findings from the Fair Housing Assessment for the Town of Danville including the following sections: fair housing enforcement and outreach capacity, integration and segregation, access to opportunity, disparate housing needs, and contributing factors and the Town's fair housing action plan.

Between 2016 and 2021 two discrimination complaints were made to ECHO by Danville residents, one on the basis of national origin and one designated as "other."

-
-
- Households of color living in Danville are disproportionately impacted by low household incomes, overcrowding, cost burden, home mortgage loan denials, homelessness, and lack of affordable housing options compared to non-Hispanic White residents. Specifically,
 - Other Race/Multiple Race and American Indian/Alaska Native households have the highest proportion of households making less than or equal to 50% AMI.
 - Other Race/Multiple Race experience overcrowding at a significantly higher rate than households in Danville overall.
 - Other Race/Multiple Race (53%), Hispanic (41%), and Black (34%) households have the highest rate of cost burden compared to non-Hispanic White (31%) and Asian (26%) households.
 - Danville's residential permit and development patterns favor higher income homeowners and limit opportunities for low- and moderate-income households—who are most likely to be people of color.
 - Mortgage denial rates are highest for American Indian/Alaska Native, Black, and Hispanic households.
 - American Indian or Alaska Native and Black residents are overrepresented in the homeless population compared to their share of the overall population.

Danville has a similar distribution of household types as neighboring high income and predominantly White communities - a high share of households that are married with children - and a smaller proportion of households that are single parents.

Danville's housing market caters to higher income households. The Town has approximately three times the number of homes valued over \$1 million compared to the county as a whole. Similarly, Danville has a concentration of high rent rentals with four times as many units priced above \$3,000 compared to the county overall.

Lack of affordable and reasonably priced housing has contributed to Danville's relatively low share of low-income households, people of color, and single parent households compared to the county overall.

The areas west of I-680 in Danville have a higher share of LMI households, persons experiencing disabilities, cost burdened renters, and Housing Choice Voucher holders. The concentration of renters and low-income households in areas west of I-680 is reflective of the relative density and affordability of the area.

- While Danville has a smaller proportion of residents experiencing disabilities than the county (8% and 11%, respectively), the disability rate is highest among Black/African American (14.4%) and Other Race/Multiple Race (12.5%) households.
- While Danville has the highest TCAC educational score (>0.75), indicating more positive educational outcomes, the lowest performing school in the town is located in this area.
- The areas west of I-680 have relatively lower TCAC environmental scores compared to the rest of the town.



7. Contributing Factors

This section summarizes the factors that contribute to the Town's fair housing challenges and the fair housing action plan to address those challenges.

Danville is characterized by high-resourced neighborhoods where residents have good access to employment opportunities and strong educational outcomes, and live in environmentally healthy areas. Danville struggles, however, to provide the housing and affordability needed by low- and moderate-income households. As such, Danville households who cannot afford housing are significantly cost burdened and some live in overcrowded conditions.

Fair housing issue: Households of color (Hispanic, Other/Multiple Race, American Indian or Alaskan Native, and Black/African American) have disproportionate housing needs. These needs are evident in high levels of cost burden, mortgage denial rates, and homelessness.

Contributing factors:

- **HIGH:** Households of color are primarily concentrated in areas west of Interstate 680. According to HCD, these areas have the highest concentration of low to moderate income populations, cost burdened renters, and households utilizing housing choice vouchers.
- **HIGH:** Barriers to housing choice are largely related to the town's very high costs of housing and the very limited development of multifamily housing, which is typically more affordable.
- **HIGH:** Where affordable housing exists, it is concentrated in the areas west of I-680, resulting in segregation of lower income households in neighborhoods with lower opportunity scores.
- **MEDIUM:** Danville has approximately three times the number of homes valued over \$1 million compared to the county as a whole. Similarly, Danville has a concentration of high rent rentals with four times as many units priced above \$3,000 compared to the county overall.
- **LOW:** While environmental opportunity scores for Danville are relatively high, the area with a higher percentage of non-White households has the lowest TCAC environmental score in the town.
- **LOW:** It is well documented that before civil rights laws were enacted, persons of color — particularly African Americans — were denied loans to purchase homes, were not allowed to buy in many neighborhoods because of restrictive covenants, and were harassed if they managed to purchase a home in a predominantly White neighborhood. These historical actions have led to a significant homeownership gap among racial and ethnic minorities, except for Asian households.

Fair housing issue: Persons with disabilities are concentrated in areas with higher cost burden and lower environmental quality relative to the entire town.

- **MEDIUM:** While the Town of Danville has a lower proportion of residents experiencing disabilities than the county, residents with disabilities are concentrated in areas west of I-680. This area of the town has a concentration of low to moderate income households, high renter cost burden, higher utilization of housing choice vouchers and scores relatively low on TCAC's environmental opportunity areas compared to the entire town.

Fair housing issue: Few residents file fair housing complaints, indicating a potential lack of awareness about fair housing rights. Contributing factors:

- **MEDIUM:** Lack of access to information about fair housing rights.
- **MEDIUM:** Limited knowledge of fair housing by residents.

Fair Housing Action Plan

[See draft fair housing action plan matrix beginning on page C-92 of this document]

8. Fair Housing Outreach Capacity and Enforcement

Primary Findings

- Between 2015 and June 30, 2020, a total of 148 fair housing cases were filed in Contra Costa County, with **disability** being the top allegation of basis of discrimination followed by **familial status, race, national origin, and sex**.
- In Danville, between 2016 and 2021 two discrimination complaints were made to ECHO, one on the **basis of national origin** and one designated as “other.”
- Overall, the capacity and funding for fair housing organizations in Contra Costa County is insufficient. Greater resources would enable stronger outreach efforts, including populations that may be less aware of their fair housing rights, such as limited-English proficiency residents.

Fair housing enforcement and outreach capacity refers to the ability of a locality and fair housing entities to disseminate information related to fair housing laws and rights and provide outreach and education to community members. Enforcement and outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing. The Fair Employment and Housing Act and the Unruh Civil Rights Act are the primary California fair housing laws. California state law extends anti-discrimination protections in housing to several classes that are not covered by the federal Fair Housing Act (FHA) of 1968.

In Contra Costa County, local housing, social services, and legal service organizations include the Fair Housing Advocates of Northern California (FHANC), Eden Council for Hope and Opportunity (ECHO) Fair Housing, Bay Area Legal Aid, and Pacific Community Services.

TABLE 1. FAIR HOUSING PROVIDERS IN CONTRA COSTA COUNTY AND DANVILLE

Provider	Services
Fair Housing Advocates of Northern California (FHANC)	Non-profit agency that provides fair housing information and literature in a number of different languages, primarily serves Marin, Sonoma, and Solano County but also has resources to residents outside of the above geographic areas.
Eden Council for Hope and Opportunity (ECHO) Fair Housing	Housing counseling agency that provides education and charitable assistance to the general public in matters related to obtaining and maintaining housing.
Bay Area Legal Aid	Largest civil legal aid provider serving seven Bay Area counties. Has a focus area in housing preservation and homelessness task force to provide legal services and advocacy for those in need.
Pacific Community Services	Private non-profit housing agency that serves East Contra Costa County (Bay Point, Antioch, and Pittsburg) and provides fair housing counseling as well as education and outreach

Fair Housing Enforcement and Capacity

California's Department of Fair Employment and Housing (DFEH) has statutory mandates to protect the people of California from discrimination pursuant to the California Fair Employment and Housing Act (FEHA), Ralph Civil Rights Act, and Unruh Civil Rights Act (with regards to housing).

The FEHA prohibits discrimination and harassment on the basis of race, color, religion, sex (including pregnancy, childbirth, or related medical conditions), gender, gender identity, gender expression, sexual orientation, marital status, military or veteran status, national origin, ancestry, familial status, source of income, disability, and genetic information, or because another person perceives the tenant or applicant to have one or more of these characteristics.

The Unruh Civil Rights Act (Civ. Code, §51) prohibits business establishments in California from discriminating in the provision of services, accommodations, advantages, facilities and privileges to clients, patrons and customers because of their sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, or immigration status.

The Ralph Civil Rights Act (Civ. Code, §51.7) guarantees the right of all persons within California to be free from any violence, or intimidation by threat of violence, committed against their persons or property because of political affiliation, or on account of sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, immigration status, or position in a labor dispute, or because another person perceives them to have one or more of these characteristics.

Contra Costa County and the town of Danville comply with the following state and federal fair housing laws. These laws protect County and Town residents from housing discrimination and promote housing choice for lower-income households.

- Fair Housing Act (1988), prohibiting housing discrimination on the basis of race, color, religion, national origin, sex, marital status, disability status, and sexual orientation. Contra Costa County and its jurisdictions routinely commit to protecting residents from housing discrimination in the sale or rental of all housing;
- Senate Bill 1252 (2011), prohibiting business establishments from age discrimination in the sale or rental of housing and allowing business establishments to preserve senior citizen housing if accommodations meet the physical and social needs of senior citizens;
- The Veterans Housing and Homelessness Prevention Act of 2014, allowing for the acquisition, construction, rehabilitation, and preservation of affordable multifamily supportive housing, affordable transitional housing, and affordable rental housing for veterans and their families to access and maintain housing stability;
- Tenant Protection Act of 2019, prohibiting residential property owners from evicting tenants without just cause and increasing gross rental rates more than 5% (plus the percentage change in the cost of living) in any 12-month period. The latter requirement included in the 2019 Act is effective until January 2030;
- The Housing Crisis Act (HCA) of 2019 (SB 330),
- Senate Bill 591 (2022), creating a policy to support intergenerational housing for senior citizens, caregivers, and transition age youth and permitting developers of local funds or tax credits to restrict affordable rental housing occupancy to these groups;
- Assembly Bill 491 (2022), establishing protections for individuals in mixed-income multifamily structures including equal access to common entrances, common areas, and amenities; and

-
-
- Assembly Bill 1304 (2022), requiring local governments and public agencies to affirmatively further fair housing in all housing and community development programs and activities. AB 1304 amends Chapter 15: Affirmatively Furthering Fair Housing of the Government Code to clarify fair housing requirements in local and public housing and community development programs.

In addition to remaining compliant with fair housing laws and providing housing choice programs, Contra Costa County and the Town of Danville provide fair housing services and outreach targeted to prevent housing discrimination. Contra Costa County—and the region overall—provide tenant/landlord counseling opportunities to help landlords and tenants understand their housing rights and responsibilities.

For affordable development, the Town of Danville undertook initiatives and actions to incentivize development projects. Achievements since the previous planning period's goals and action items are described below.

- Consistent with the Housing Crisis Act (HCA) of 2019 (SB 330), Danville formalized Residential Development Standards in 2021 to reduce the time it takes to process applications for new housing development projects. Development standards adopted in 2021 also created a 'preliminary application' process to provide certainty on development standards, design guidelines, policies, and fees.
- To meet the requirements established in Senate Bill 9, the Town adopted TC Resolution No. 85-2021. The Resolution requires that the Town identify objective development standards, subdivision and design and minimum submittal requirements.
- Danville committed to facilitating the development of Accessory Dwelling Units (ADUs) as an affordable housing alternative. This was achieved in 2019 when the Town created mitigation measures and a Mitigation Monitoring and Reporting Program which allowed for the authorization of a 29 acre (7%)

Danville administers and participates in additional local and regional programs to facilitate housing choice and opportunity for low-income homeowners and renters. These programs include:

- Below Market Rate (BMR) Unit program, providing affordable housing to median and moderate-income households. Affordable housing provided through the program are pre-identified units that are deed restricted to remain affordable for a 20-year period and made available through new development projects and when owners sell their existing units. Danville's BMR unit program is elaborated upon below.
- Tri-Valley Affordable Rental Housing, providing in-depth information on affordable units, housing rights, waitlists, and services for special needs populations. Tri-Valley members include Alameda and Contra Costa counties, Danville, Dublin, Livermore, Pleasanton, and San Ramon.

The Town of Danville—through the Tri-Valley Rental Housing Opportunity program—has eight complexes with Below Market Rate units for a total of 258 BMR units available for very low, low, and moderate-income households. Of these complexes, three are restricted to persons over the age of 62 years and seven include accessible units (the Danville Hotel is the only complex without accessible units). Income limits for these complexes range from 30% AMI to 120% AMI.¹ As noted in the 2021 Tri-Valley Housing Opportunity Guide, however, waitlists for affordable housing units are long and often closed for new applications. In fact, it is common for applicants to remain on the waiting list for several years—few jurisdictions and properties in the County offer interest lists that will notify applications when waitlists open.

Other regional housing agencies and related programs supplement the Town's housing program resources and capacity. A concise list of housing programs provided throughout the region is included below.

- Seasons of Sharing;
- Housing & Emergency Lodging Program (HELP);
- Tri-Valley Rapid Re-housing;

1 Tri-Valley Rental Housing Opportunities Guide, <https://www.danville.ca.gov/397/Housing-Information>.

- Rental Assistance Program (RAP)—available to Pleasanton and Livermore residents only;
- Project Share—available to Pleasanton and Livermore residents only;
- Housing Readiness Program;
- Senior Support Program;
- Contra Costa Crisis Center; and
- Shelter Inc. Services;

Regional Trends

Based on DFEH Annual Reports, Table 2 shows the number of housing complaints filed by Contra Costa County to DFEH between 2015–2020. A slight increase in the number of complaints precedes the downward trend from 2016–2020. Note that fair housing cases alleging a violation of FEHA can also involve an alleged Unruh violation as the same unlawful activity can violate both laws. DFEH creates companion cases that are investigated separately from the housing investigation.

TABLE 2. NUMBER OF DFEH HOUSING COMPLAINTS IN CONTRA COSTA COUNTY, 2020

Year	Housing	Unruh Civil Rights Act
2015	30	5
2016	32	2
2017	26	26
2018	22	2
2019	22	2
2020	20	1

Source: <https://www.dfeh.ca.gov/LegalRecords/?content=reports#reportsBody>

The U.S. Department of Housing and Urban Development’s Office of Fair Housing and Equal Opportunity (HUD FHEO) enforces fair housing by investigating complaints of housing discrimination. Table 3 shows the number of FHEO Filed Cases by Protected Class in Contra Costa County between 2015 and June 30, 2020. Note that no data was collected after June 30, 2020. A total of 148 cases were filed within this time period, with disability being the top allegation of basis of discrimination followed by familial status, race, national origin, and sex. These findings are consistent with national trends stated in FHEO’s FY 2020 State of Fair Housing Annual Report to Congress where disability was also the top allegation of basis of discrimination.



TABLE 3. NUMBER OF FHEO FILED CASES BY PROTECTED CLASS IN CONTRA COSTA COUNTY, 2015-2020

Year	Number of Filed Cases	Disability	Race	National Origin	Sex	Familial Status
2015	28	17	4	2	2	4
2016	30	14	8	7	5	6
2017	20	12	3	5	1	5
2018	31	20	6	3	4	9
2019	32	27	4	4	4	1
2020	7	4	1	0	2	1
Total	148	94	26	21	18	26
Percentage of Total Filed Cases *Note that cases may be filed on more than one basis.		63.5%	17.5%	14.2%	12.2%	17.6%

Source: Data.Gov - Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity (FHEO) Filed Cases, <https://catalog.data.gov/dataset/fheo-filed-cases>

A summary of ECHO's Fair Housing Complaint Log on fair housing issues, actions taken, services provided, and outcomes can be found in Table 4 and Table 5. Services that were not provided include (2.) Case tested by phone; (4.) Case referred to HUD and (8.) Case accepted for full representation. The most common action(s) taken/services provided are providing clients with counseling, followed by sending testers for investigation, and conciliation with landlords. Regardless of actions taken or services provided, almost 45% of cases are found to have insufficient evidence. About 12% of all cases resulted in successful mediation.

TABLE 4. ACTION(S) TAKEN/SERVICES PROVIDED

Protected Class	1	3	5	6	7	Grand Total
Race	21	0	0	2	0	23
Marital Status	0	0	0	1	0	1
Sex	0	0	0	0	0	0
Religion	0	0	0	0	0	0
Familial Status	0	0	0	3	0	3
Sexual Orientation	0	0	0	0	0	0
Sexual Harassment	0	0	0	1	0	1
Income Source	15	0	1	7	1	24
Disability	7	1	14	33	5	60
National Origin	13	0	0	1	0	14
Other	0	0	1	11	5	17
Total	56	1	16	59	11	143

1. Testers sent for investigation; 3. Referred to attorney; 5. Conciliation with landlord; 6. Client provided with counseling; 7. Client provided with brief service;
Source: ECHO Fair Housing (2020 – 2021)

TABLE 5. OUTCOMES

Protected Class	Counseling provided to landlord	Counseling provided to tenant	Education to Landlord	Insufficient evidence	Preparing Site Visit	Referred to DFEH/HUD	Successful mediation	Grand Total
Race	0	0	2	20	0	1	0	23
National Origin	0	0	1	13	0	0	0	14
Marital Status	0	0	0	1	0	0	0	1
Sex	0	0	0	0	0	0	0	0
Disability	2	25	2	12	0	4	15	60
Religion	0	0	0	0	0	0	0	0
Sexual Orientation	0	0	0	0	0	0	0	0
Familial Status	0	3	0	0	0	0	0	3
Income Source	3	3	0	16	1	0	1	24
Sexual Harassment	0	8	2	2	1	4	0	17
Other	0	0	0	0	0	1	0	1
Total	5	39	7	64	2	10	16	143

Source: ECHO Fair Housing (2020 - 2021)

Local Trends

There were two reported discrimination complaints in Danville between 2015 and 2021 (Table 6). The first complaint fell in the “other” category in 2016. The same year in the County there were 30 total complaints of discrimination by protected class (Table 3). In 2021 there was one complaint filed on the basis of national origin in Danville; there is no data for discrimination by national origin in Contra Costa County for this same year.

TABLE 6. NUMBER OF FHEO FILED CASES BY PROTECTED CLASS IN DANVILLE, 2015-2021

Year	National Origin	Other
2016	–	1
2021	1	–

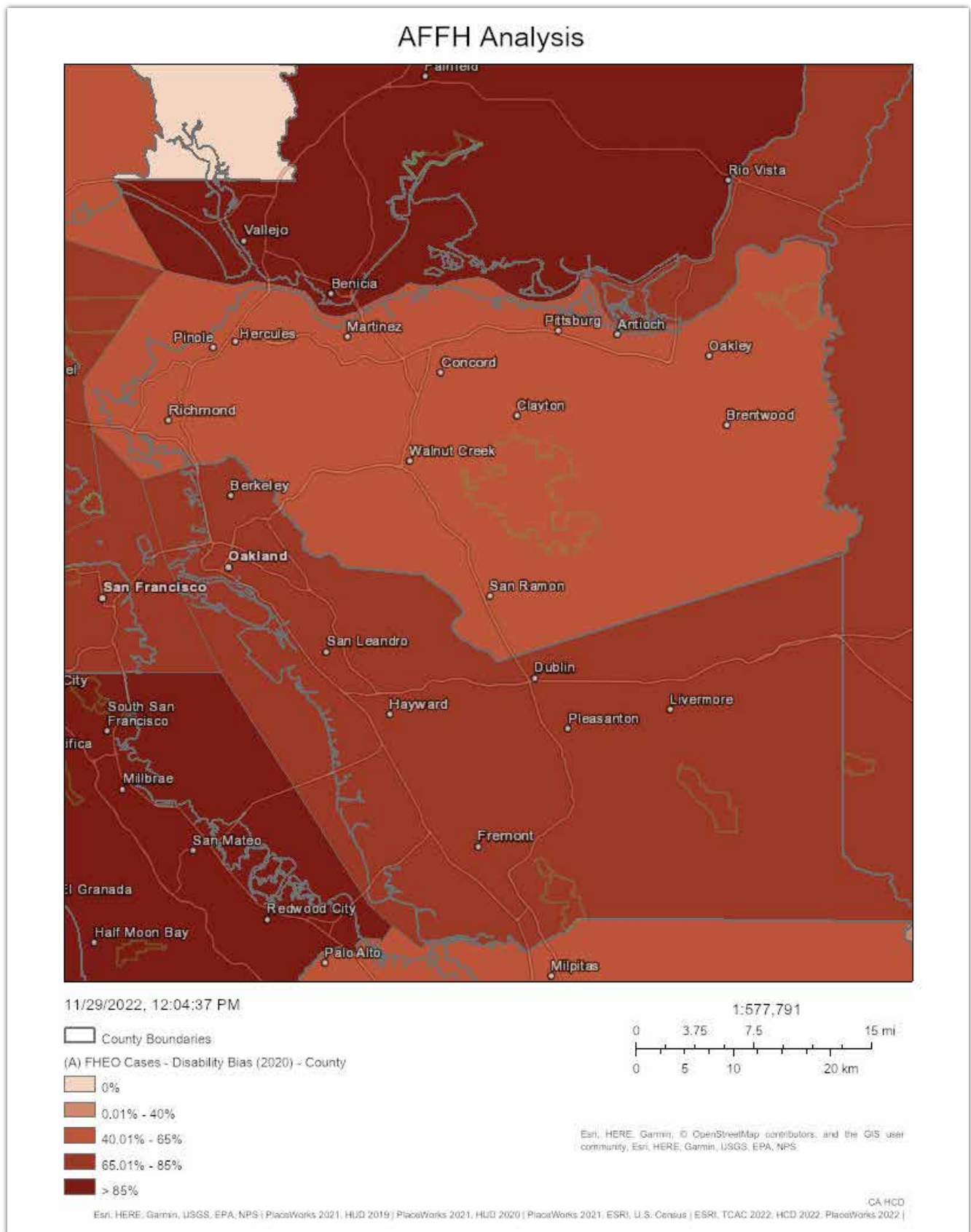
Source: Echo Housing

Local factors

As shown in Table 6, although Danville complies with state housing laws and promotes programs to further fair housing, the Town still confronts challenges in preventing housing discrimination for protected classes (Figure 2). Identifying the factors that contribute to these challenges is especially important for Danville given the Town’s tenure rates, housing types, and lack of affordable housing. Local factors discussed here draw from local knowledge and data and place specific emphasis on historical and current land use practices, zoning codes, and zoning policies (e.g., exclusionary zoning).

In addition, according to a review by the City Attorney, there have not been any fair housing lawsuits, consent decrees or administrative complaints lodged against the City.

FIGURE 2. FHEO CASES – DISABILITY BIAS, 2020



Source: California Department of Housing and Community Development AFFH Data Viewer

Fair Housing Testing

Fair housing testing is a randomized audit of property owners' compliance with local, state, and federal fair housing laws. Initiated by the Department of Justice's Civil Rights Division in 1991, fair housing testing involves the use of an individual or individuals who pose as prospective renters for the purpose of determining whether a landlord is complying with local, state, and federal fair housing laws.

ECHO conducts fair housing investigations in Contra Costa County (except Pittsburg) and unincorporated Contra Costa County. The 2020 Contra Costa County AI, however, did not report any findings on fair housing testing at the county level or for the Town of Danville. However, it does bring to attention that private discrimination is a problem in Contra Costa County that continues to perpetuate segregation.

Fair Housing Education and Outreach

Fair housing outreach and education is imperative to ensure that those experiencing discrimination know when and how to seek help. Below is a more detailed description of fair housing services provided by local housing, social services, and legal service organizations available in Contra Costa County.

Fair Housing Advocates of Northern California (FHANC)

FHANC is a non-profit agency with a mission to actively support and promote fair housing through education and advocacy. Fair housing services provided to residents outside of Marin, Sonoma, or Solano County include foreclosure prevention services and information, information on fair housing law for the housing industry, and other fair housing literature. The majority of the fair housing literature is provided in Spanish and English, with some provided in Vietnamese and Tagalog.

Eden Council for Hope and Opportunity (ECHO) Fair Housing

ECHO Fair Housing is a HUD-approved housing counseling agency that aims to promote equal access in housing, provide support services to aid in the prevention of homelessness, and promote permanent housing conditions. The organization provides education and charitable assistance to the general public in matters related to obtaining and maintaining housing in addition to rental assistance, housing assistance, tenant/landlord counseling, home seeking, home sharing, and mortgage and home purchase counseling. **Although ECHO serves most of Contra Costa County, only one fair housing counselor serves the County.** In Contra Costa County, ECHO Fair Housing provides fair housing services, first-time home buyer counseling and education, and tenant/landlord services (rent review and eviction harassment programs are available only in Concord).

- Fair housing services encompasses counseling, investigation, mediation, enforcement, and education.
- First-time home buyer counseling provides one-on-one counseling with a Housing Counselor on the homebuying process. The Housing Counselor will review all documentation, examine and identify barriers to homeownership, create an action plan, and prepare potential homebuyers for the responsibility of being homeowners. The Housing Counselor will also review the credit reports, determine what steps need to be taken to clean up adverse credit, provide counseling on money-saving methods, and assist in developing a budget.
- First-time home buyer education provides classroom training regarding credit information, home ownership incentives, home buying opportunities, predatory lending, home ownership responsibilities, government-assisted programs, as well as conventional financing. The class also provides education on how to apply for HUD-insured mortgages; purchase procedures, and alternatives for financing the purchase. It also includes information on fair housing and fair lending, how to recognize discrimination and predatory lending procedures, and how to locate accessible housing, if needed.

- ECHO's Tenant/Landlord Services provides information to tenants and landlords on rental housing issues such as evictions, rent increases, repairs and habitability, harassment, illegal entry, and other rights and responsibilities regarding the tenant/landlord relationship. Trained mediators assist in resolving housing disputes through conciliation and mediation.
- In cities that adopt ordinances to allow Rent Reviews (City of Concord only in Contra Costa County), tenants can request a rent review from ECHO Housing by phone or email. This allows tenants who experience rent increases exceeding 10% in a 12-month period to seek non-binding conciliation and mediation services.

Though the Contra Costa County Consortium Analysis of Impediments (AI) to Fair Housing states that the organization provides information in Spanish, the ECHO website is predominantly in English with options to translate the homepage into various languages. **Navigating the entire site may be difficult for the limited-English proficient (LEP) population.**

Bay Area Legal Aid (BayLegal)

BayLegal is the largest civil legal aid provider serving seven Bay Area counties (Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara). With respect to affordable housing, BayLegal has a focus area in housing preservation (landlord-tenant matters, subsidized and public housing issues, unlawful evictions, foreclosures, habitability, and enforcement of fair housing laws) as well as a homelessness task force that provides legal services and advocacy for systems change to maintain housing, help people exit homelessness, and protect unhoused persons' civil rights. The organization provides translations for their online resources in over 50 languages and uses volunteer interpreters/translators to help provide language access. Its legal advice line provides counsel and advice in different languages. Specific to Contra Costa County, tenant housing resources are provided in English and Spanish.

The Housing Preservation practice is designed to protect families from illegal evictions, substandard housing conditions, and wrongful denials and terminations of housing subsidies. The practice also works to preserve and expand affordable housing and protect families from foreclosure rescue scams. BayLegal helps low-income tenants obtain or remain in safe affordable housing by providing legal assistance in housing-law related areas such as public, subsidized (including Section 8 and other HUD subsidized projects) and private housing, fair housing and housing discrimination, housing conditions, rent control, eviction defense, lock-outs and utility shut-offs, residential hotels, and training advocates and community organizations.

BayLegal also provides free civil legal services to low-income individuals and families to prevent homelessness and increase housing stability as well as assist unhoused youth/adults address legal barriers that prevent them from exiting homelessness. This is done through a mix of direct legal services, coalition building and partnerships, policy advocacy, and litigation to advocate for systems change that will help people maintain housing, exit homelessness, and protect unhoused persons' civil rights. The Homelessness Task Force (HTF) was developed in response to complex barriers and inequities contributing to homelessness and strives to build capacity and develop best practices across the seven aforementioned counties to enhance BayLegal's coordinated, multi-systems response to homelessness.

Pacific Community Services, Inc. (PCSI)

PCSI is a private non-profit housing agency that serves East Contra Costa County (Bay Point, Antioch, and Pittsburg) and provides fair housing counseling in English and Spanish. Housing Counseling Services provided include:

- Foreclosure Prevention: Consists of a personal interview and the development of a case management plan for families to keep their homes and protect any equity that may have built up. Relief measures sought include loan modification or reduced payments, reinstatement and assistance under 'Keep Your Home' program, forbearance agreements, deed-in-lieu of foreclosure, refinancing or recasting the mortgage, or sale of the property.

-
-
- Homeownership Counseling: Prepares first-time buyers for a successful home purchase by helping them in budgeting, understanding the home purchase process, and understanding the fees that lenders may charge to better prepare new buyers when acquiring their first home.
 - Rental Counseling; Tenant and Landlord Rights: PCSI provides information and assistance in dealing with eviction and unlawful detainer actions, deposit returns, habitability issues, getting repairs done, mediation of tenant/landlord disputes, assisting tenant organizations, legal referrals to Bay Area Legal Aid and Bar Association resources, pre-rental counseling and budgeting.
 - Fair Housing Services: Include counseling regarding fair housing rights, referral services and education and outreach. PCSI offers training for landlords and owners involving issues of compliance with federal and state fair housing regulations.
 - Fair Housing Education and Outreach: Offers informative workshops for social service organizations and persons of protected categories. These workshops are designed to inform individuals how to recognize and report housing discrimination.

Though PCSI's list of available services is comprehensive, their website lacks contact information, resources, and accessibility.

Numerous agencies work throughout the region to coordinate housing and services for persons with disabilities, persons experiencing homelessness, and seniors—most of which are available to Danville residents. The regional organizations serving persons with disabilities and homeless persons are listed below.

- Bay Area Community Services (BACS)—provides 24/7 residential programs to address mental health and housing crises and provides short-term housing to persons experiencing homelessness from two weeks to six months.
- Housing Consortium of the East Bay (HCEB)—non-profit developers that own and operate affordable shared housing for persons with developmental and mental health-related disabilities. HCEB owns and operates shared housing units throughout Alameda County and Livermore.
- Tri-Valley REACH—provides housing in Pleasanton and Livermore for extremely low-income adults and adults with developmental disabilities who are able to live independently with supportive services.
- East Bay Innovations—a non-profit agency that employs outreach methods to empower persons with disabilities to live in their home, find employment opportunities, and participate in their community. The agency also provides employment services, independent living services, and supported living services.
- Community Resources for Independent Living (CRIL)—helps individuals find accessible and affordable housing and teaches clients how to look for appropriate housing, identify resources for independent living, and financial counseling (e.g., improving credit reports and identifying resources for a security deposit. CRIL also provides services to further fair housing by negotiating with landlords and educating tenants on their rights and responsibilities.
- Fremont Oak Gardens—serves as a regional housing resources and provides rental housing for low-income deaf seniors, on-site case management, and assists with leasing inquiries and terms.

Overall, the capacity and funding of the above organizations is generally insufficient. Greater resources would enable stronger outreach efforts, including populations that may be less aware of their fair housing rights, such as limited-English proficiency residents. A lack of funding and resources constrains ECHO and BayLegal's ability to provide fair housing services for people facing discrimination.

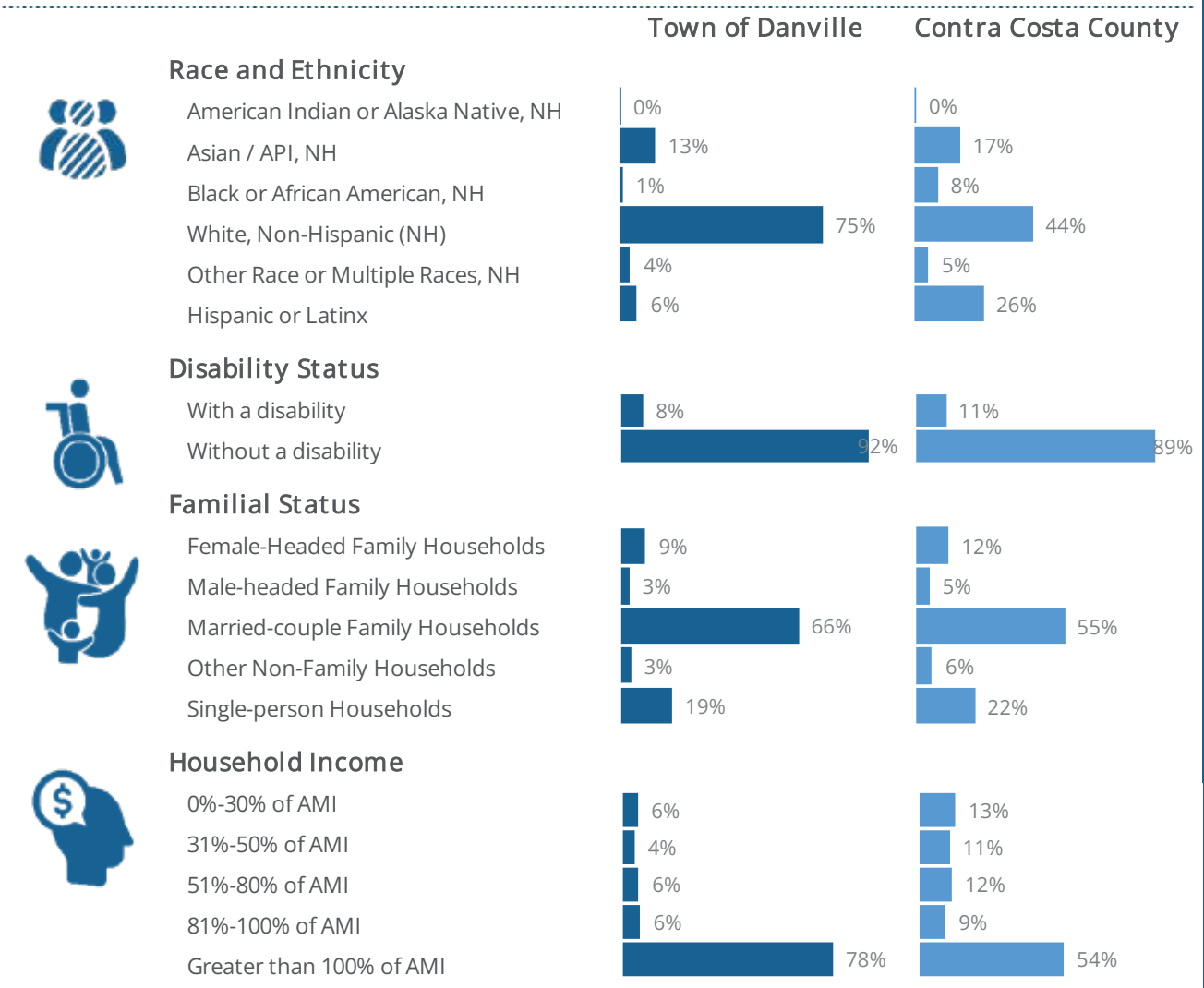
Capacity and Effectiveness.

As discussed, the Town of Danville participates in varying programs and housing activities to further fair housing, facilitate housing choice for special needs populations, and promote affordable development. This part of the section analyzes actions and goals the Town adopted in the previous planning period to meet housing needs. It also provides a discussion on capacity challenges and the effectiveness of fair housing and affordable development goals to guide affordable development and fair housing goals for the current planning period.

9. Segregation and Integration

Segregation and Integration

Population by Protected Class



Primary Findings

- Compared to Contra Costa County overall, **Danville residents are much less diverse racially and ethnically.** Danville's residents are 75% non-Hispanic White. Persons of Hispanic descent comprise 6% of Danville's residents. The next largest racial is Asian at 13%. Less than one% of Danville's residents are Black/African American. The county, in contrast, is 44% non-Hispanic White and 26% Hispanic. Eight% of county residents are Black/African American.

- Other Race/Multiple Races (23%), non-Hispanic White (11%) and American Indian/Alaska Native (8%) have the highest shares of low-income households earning less than 50% AMI.
- Danville has a lower population with disabilities when compared to the county (8% compared to 11% countywide). The disability rate is highest among Black or African American (14.4 %) and Other Race (12.5%) residents.
- Danville has a similar distribution of household types as neighboring high income and predominantly White communities—a high share of households that are married with children and a smaller proportion of households that are single parents. A lower share of low-income households, people of color, and single parent households in the Town of Danville indicates **a lack of housing opportunity for low- or moderate-income households.**
- The majority of units are 3- to 4-bedrooms and owner occupied in Danville. The distribution of housing types and size are consistent with the types of households that are most prevalent in the Town—married-couple family households.
- Danville has approximately **three times the number of homes valued over \$1 million** compared to the county as a whole. Similarly, Danville has a concentration of high rent rentals with four times as many units priced above \$3,000 compared to the county overall.
- The areas west of I-680 in Danville have a higher share of LMI households, cost burdened renters, and Housing Choice Voucher holders. The concentration of renters and low-income households in areas west of I-680 is reflective of the relative density and affordability of the area. The lack of diversity in surrounding neighborhoods indicates an **inadequate supply of rental housing or potential exclusionary behavior from landlords in surrounding neighborhoods.**

Segregation is defined as the separation or isolation of a race/ethnic group, national origin group, individuals with disabilities, or other social group by enforced or voluntary residence in a restricted area, by barriers to social connection or dealings between persons or groups, by separate educational facilities, or by other discriminatory means.

To measure segregation in a given jurisdiction, the U.S. Department of Housing and Urban Development (HUD) provides racial or ethnic dissimilarity trends. Dissimilarity indices are used to measure the evenness with which two groups (frequently defined on racial or ethnic characteristics) are distributed across the geographic units, such as block groups within a community. The index ranges from 0 to 100, with 0 meaning no segregation and 100 indicating complete segregation between the two groups. The index score can be understood as the percentage of one of the two groups that would need to move to produce an even distribution of racial/ethnic groups within the specified area. For example, if an index score is above 60, 60% of people in the specified area would need to move to eliminate segregation. The following shows how HUD views various levels of the index:

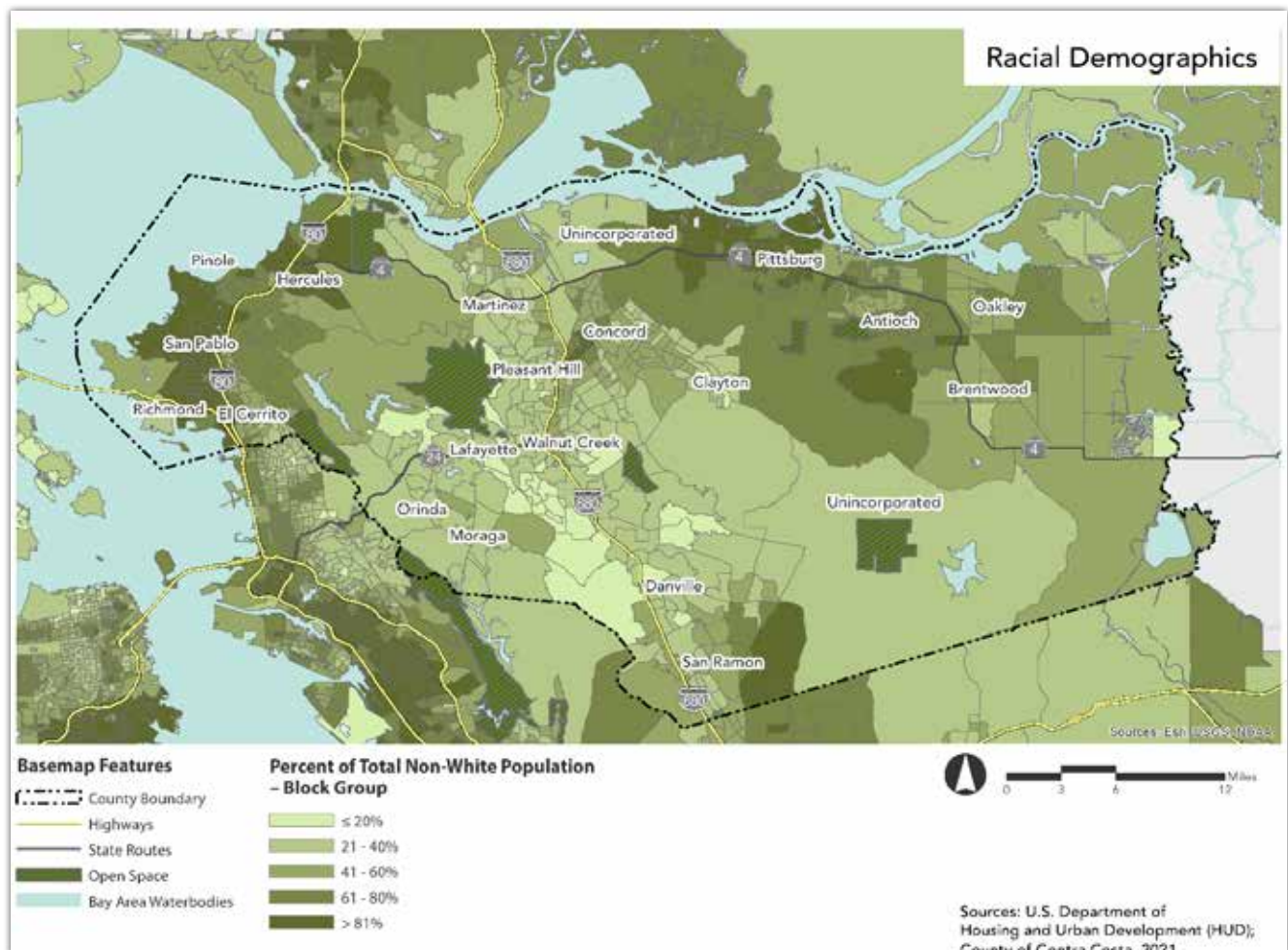
- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences and mobility. Prior studies have identified socioeconomic status, generational care needs, and cultural preferences as factors associated with “doubling up”—households with extended family members and non-kin. These factors have also been associated with ethnicity and race. Other studies have also found minorities tend to congregate in metropolitan areas though their mobility trend predictions are complicated by economic status (minorities moving to the suburbs when they achieve middle class) or immigration status (recent immigrants tend to stay in metro areas/ports of entry).

Regional Trends

Contra Costa County is a large, diverse jurisdiction in which people of color comprise a majority of the population. As of the 2010 Census, 47.75% of residents were non-Hispanic Whites, 8.92% of residents were non-Hispanic Blacks, 24.36% were Hispanics, 14.61% were non-Hispanic Asians or Pacific Islanders, 0.28% were non-Hispanic Native Americans, 3.77% were non-Hispanic multiracial individuals, and 0.30% identified as some other race. See Figure 3 for the distribution of non-white residents at the block group level.

FIGURE 3. REGIONAL RACIAL DEMOGRAPHICS, 2021



In Contra Costa County, all minority (non-White) residents combined are considered moderately segregated from White residents, with an index score of 41.86 at the Census tract level and 44.93 at the block group level (Table 7). Segregation between non-white and white residents has remained relatively steady since 1990. However, since 1990 segregation has increased from low to moderate levels for Hispanic residents, the largest increase among all racial/ethnic groups. This trend is commonly seen throughout the State and is likely attributed to an increase of Hispanic residents during the migration boom of the mid-to-late 1990s. A 2% increase in segregation also occurred for Asian or Pacific Islander residents. Block group level data reveals that segregation is more prominent among Asian or Pacific Islander residents than what is measured at the tract level (index score of 40.55 at the block group level versus 35.67 at the tract level). For Black residents, segregation has decreased by 13% since 1990. The proportion of Black residents has remained relatively steady during this same time period, indicating segregation has been diminishing for the Black population (v. segregation declining because Black residents have been displaced).

TABLE 7. RACIAL/ETHNIC DISSIMILARITY TRENDS, 1990-2020

Dissimilarity Index	Contra Costa County			
	1990 Trend	2000 Trend	2010 Trend	Current (2010 Census Block Group)
Non-White/White	41.19	41.95	41.86	44.93
Black/White	67.52	62.54	58.42	61.80
Hispanic/White	36.70	45.24	48.07	49.49
Asian or Pacific Islander/ White	34.89	32.73	35.67	40.55

Source: HUD's Affirmatively Furthering Fair Housing Tool (AFFH-T), Table 3 – Racial/Ethnic Dissimilarity Trends, Data version: AFFHT006, released July 10th, 2020. Note: The table presents Decennial Census values for 1990, 2000, 2010, all calculated by HUD using census tracts as the area of measurement. The “current” figure is calculated using block groups from the 2010 Decennial Census, because block groups can measure segregation at a finer grain than census tracts due to their smaller geographies. See https://www.hud.gov/program_offices/fair_housing_equal_opp/affh for more information.

Local Trends

According to the 2015-2019 American Community Survey, the majority residents (over 75%) in Danville are White, as reflected in Table 8 and Figure 3. The majority of Danville census tracts have between 21 to 40% non-white populations, and there are tracts in the Town where this percentage falls below 20% (Figure 3). There are three concentrations of census tracts where the non-white population is between 41 to 60%. The area to the west of I-680, which has a higher non-white population, corresponds to higher rates of Housing Choice Vouchers (0-5%; Figure 14), areas of overpayment by renters (40 to 60%; Figure 40), and areas with higher disability rates (10 to 20%; Figure 5).

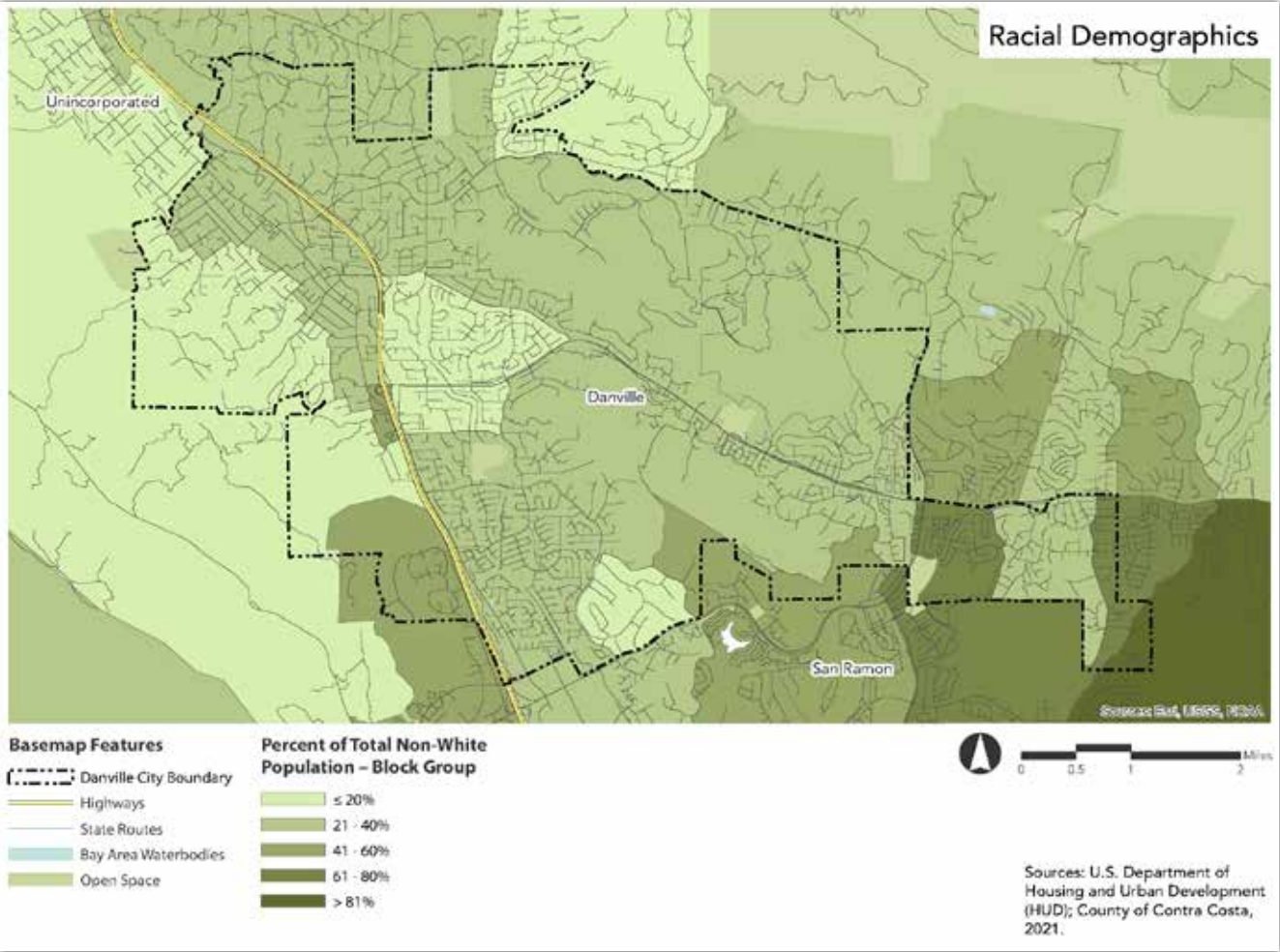
The other areas with higher percentages of non-white population are in southern Danville; these census tracts border the City of San Ramon, which has a higher non-white population, so this could be a spillover. Comparing racial demographic block group change between 2010 and 2018, there is an increase in census tracts with non-white populations between 21 to 40%, demonstrating a diversifying community. The nearby City of San Ramon has more census tracts with a higher non-white population, while nearby Walnut Creek has lower rates of non-white population, more similar to Danville. Most other non-white populations are similarly represented in the County and Danville. The one exception is Hispanic or Latino residents; Countywide, Hispanic or Latino residents comprise nearly 25% of the population, whereas Danville's population of Hispanic or Latino is less than 7% of its total population. See Table 8 for a comparison of racial composition in Contra Costa County and in the Town of Danville.

TABLE 8. RACIAL COMPOSITION, CONTRA COSTA COUNTY AND DANVILLE, 2019

	Contra Costa County	Danville
White, non-Hispanic	47.75%	75.3%
Black or African-American, non-Hispanic	8.92%	1.0%
American Indian and Alaska Native, non-Hispanic	0.28%	0.01%
Asian, non-Hispanic	14.61%*	13.2%
Native Hawaiian and Other Pacific Islander, non-Hispanic	N/A	0.07%
Some other race, non-Hispanic	0.30%	0.10%
Two or more races, non-Hispanic	3.77%	3.7%
Hispanic or Latino	24.36%	6.5%

*Asian and Pacific Islander combined Sources: American Community Survey, 2015-2019; ABAG Housing Needs Data Package; Contra Costa County Consortium Analysis of Impediments to Fair Housing 2020-2025

FIGURE 4. RACIAL DEMOGRAPHICS OF DANVILLE, 2021



Persons with Disabilities

In 1988, Congress added protections against housing discrimination for persons with disabilities through the FHA, which protects against intentional discrimination and unjustified policies and practices with disproportionate effects. The FHA also includes the following unique provisions to persons with disabilities: (1) prohibits the denial of requests for reasonable accommodations for persons with disabilities, if necessary, to afford an individual equal opportunity to use and enjoy a dwelling; and (2) prohibits the denial of reasonable modification requests. With regards to fair housing, persons with disabilities have special housing needs because of the lack of accessible and affordable housing, and the higher health costs associated with their disability. In addition, many may be on fixed incomes that further limit their housing options.

Regional Trends

According to the 2015-2019 American Community Survey (ACS) 5-year estimates, 118,603 residents (10.9% of Contra Costa County's population) reported having one of six disability types listed in the ACS (hearing, vision, cognitive, ambulatory, self-care, and independent living). The percentage of residents detailed by disability are listed in Table 9 below. In both Contra Costa County and the Town of Danville, the percentage of individuals with disabilities also increases with age, with the highest percentage of individuals being those 75 years and older.

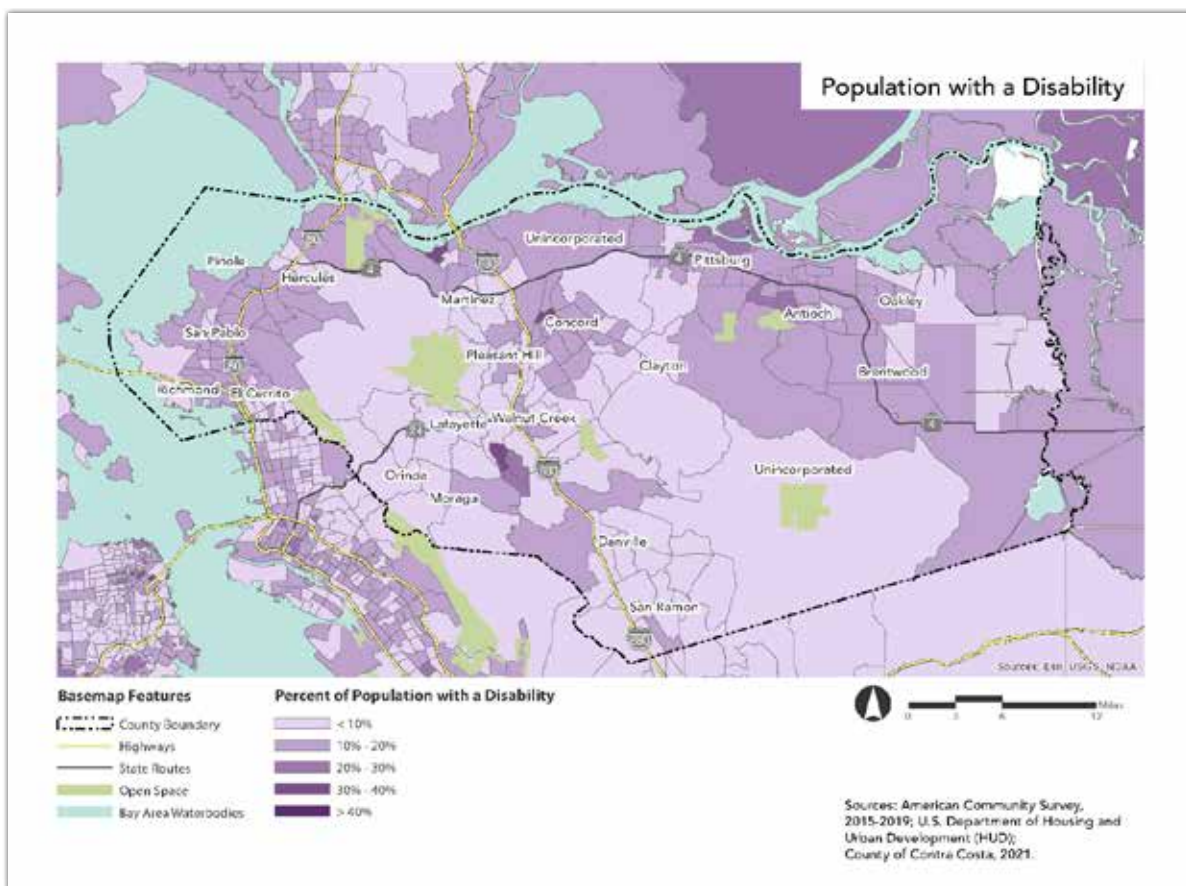
TABLE 9. POPULATIONS OF PERSONS WITH DISABILITIES, CONTRA COSTA COUNTY AND DANVILLE

	Contra Costa County % with a Disability	Danville % with a Disability
Civilian non-institutionalized population	11.2%	7.9%
Race/ Ethnicity		
Black or African American alone	16%	14.4%
American Indian and Alaska Native alone	21.2%	0%
Asian alone	8%	5.5%
Native Hawaiian and Other Pacific Islander alone	9.6%	0%
Some other race alone	7.4%	12.5%
Two or more races	9.9%	8.1%
White alone, not Hispanic or Latino	12.2%	8.3%
Hispanic or Latino (of any race)	9.4%	8.6%
Age		
Under 5 years	0.5%	0%
5 to 17 years	4.9%	3.7%
18 to 34 years	6.6%	4.3%
35 to 64 years	10.1%	5.1%
65 to 74 years	21%	9.5%
75 years and over	47.2%	42.4%
Type		
Hearing difficulty	3.1%	2.5%
Vision difficulty	1.9%	1%
Cognitive difficulty	4.7%	3%
Ambulatory difficulty	5.7%	4%
Self-care difficulty	2.4%	2%
Independent living difficulty	5.4%	4.2%

Source: 2019 ACS 5-year Estimates

In terms of geographic dispersal, there is a relatively homogenous dispersal of persons with disability, especially in Central Contra Costa County, where most census tracts have less than 10% of individuals with disabilities. Towards Eastern Contra Costa County, the Western boundary, and parts of Southern Contra Costa County; however, the percentage of population with disabilities increases to 10–20%. Pockets where over 40% of the population has disabilities can be observed around Martinez, Concord, and the outskirts of Lafayette. Comparing Figure 5 and Figure 14, note that areas with a high percentage of populations with disabilities correspond with areas with high housing choice voucher concentration (24% of people who utilize HCVs in Contra Costa County have a disability). Though use of HCVs does not represent a proxy for actual accessible units, participating landlords remain subject to the FHA to provide reasonable accommodations and allow tenants to make reasonable modifications at their own expense. Areas with a high percentage of populations with disabilities also correspond to areas with high percentages of low-moderate income communities. The above demographic information indicates socioeconomic trends of populations of persons with disabilities.

FIGURE 5. REGIONAL POPULATIONS OF PERSONS WITH DISABILITIES BY TRACT, 2019

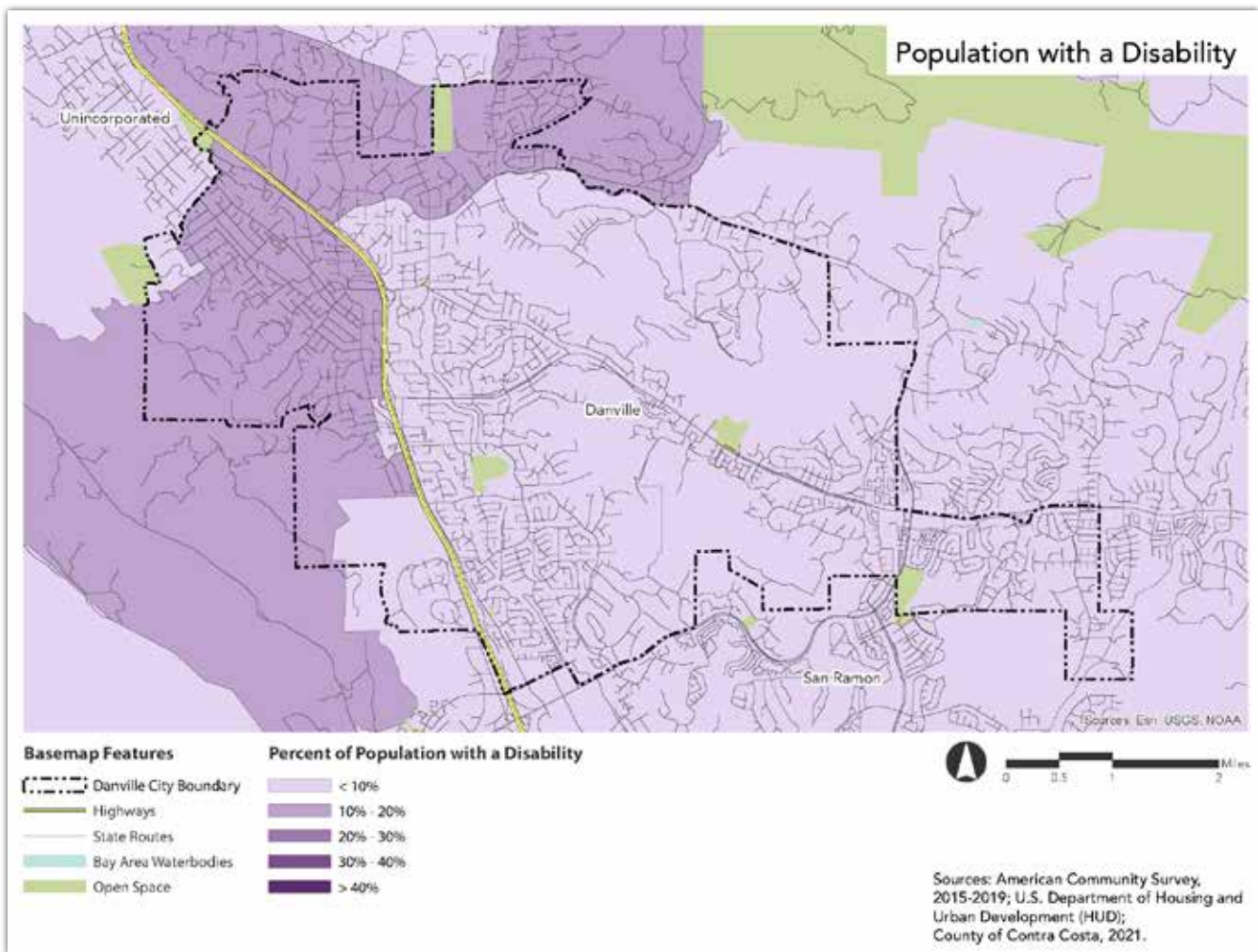


Local Trends

In Danville, 7.9% of the population experiences a disability (Table 9). This rate is lower than both Contra Costa County (11.2%). The disability rate is highest among Black or African American residents at 14.4% followed by some other race at 12.5%. In the County, the highest percentage of disabled residents by race is among American Indian and Alaskan Native residents (21.2%). The largest percentage of residents in Danville with a disability are 75 years and older (42.4%), which is also reflected in the County (47.2%). In Danville, the most common disability is independent living difficulty (4.2%) followed by a hearing difficulty (2.5%). The highest percentage of disability experienced by residents in Contra Costa County are those with ambulatory difficulties (5.7%) followed by those with an independent living difficulty (5.4%).

In Danville, the majority of the Town has a population with a disability below 10%. The northern part of Danville and the area to the west of I-680 both have higher rates of individuals with a disability, between 10 to 20%. The area to the west of I-680 corresponds to census tracts that have higher rates of overpayment (between 40 to 60%;(Figure 41), and the only area in Danville with census tracts that have zero to 5% of renter units using housing choice vouchers. Comparing to the surrounding cities of San Ramon, Walnut Creek, and Clayton, Danville has more residents with disabilities than San Ramon and Clayton, but similar rates to Walnut Creek.

FIGURE 6. PERCENT OF POPULATION WITH A DISABILITY - DANVILLE, 2021



Familial Status

Under the Fair Housing Act, housing providers may not discriminate because of familial status. Familial status covers the presence of children under the age of 18, pregnant persons, and any person in the process of securing legal custody of a minor child (including adoptive or foster parents). Examples of familial status discrimination include refusing to rent to families with children, evicting families once a child joins the family through, e.g., birth, adoption, custody, or requiring families with children to live on specific floors or in specific buildings or areas. Single parent households are also protected by fair housing law.

Families with children often have special housing needs due to lower per capita income, the need for affordable childcare, the need for affordable housing, or the need for larger units with three or more bedrooms. Single parent households are also protected by fair housing law. Of particular consideration are female-headed households, who may experience greater housing affordability challenges due to typically lower household incomes compared to two-parent or male-headed households. Often, sex and familial status intersect to compound the discrimination faced by single mothers.

Regional Trends

In Contra Costa County, 24.3% of households have children under the age of 18 (Table 10). Within Contra Costa County, Clayton and Danville have the highest percentage of households with children (30.8% and 29.9% respectively). Across all cities in Contra Costa County, there are higher percentages of single-parent female households than single-parent male households. Danville and Walnut Creek have a similar percentage of single-parent female households (3.8% and 3% respectively). Lafayette and Danville have comparatively higher percentages of single-parent male households compared to neighboring jurisdictions (1.9% and 1.1% respectively).

TABLE 10. HOUSEHOLDS WITH CHILDREN IN CONTRA COSTA AND INCORPORATED CITIES

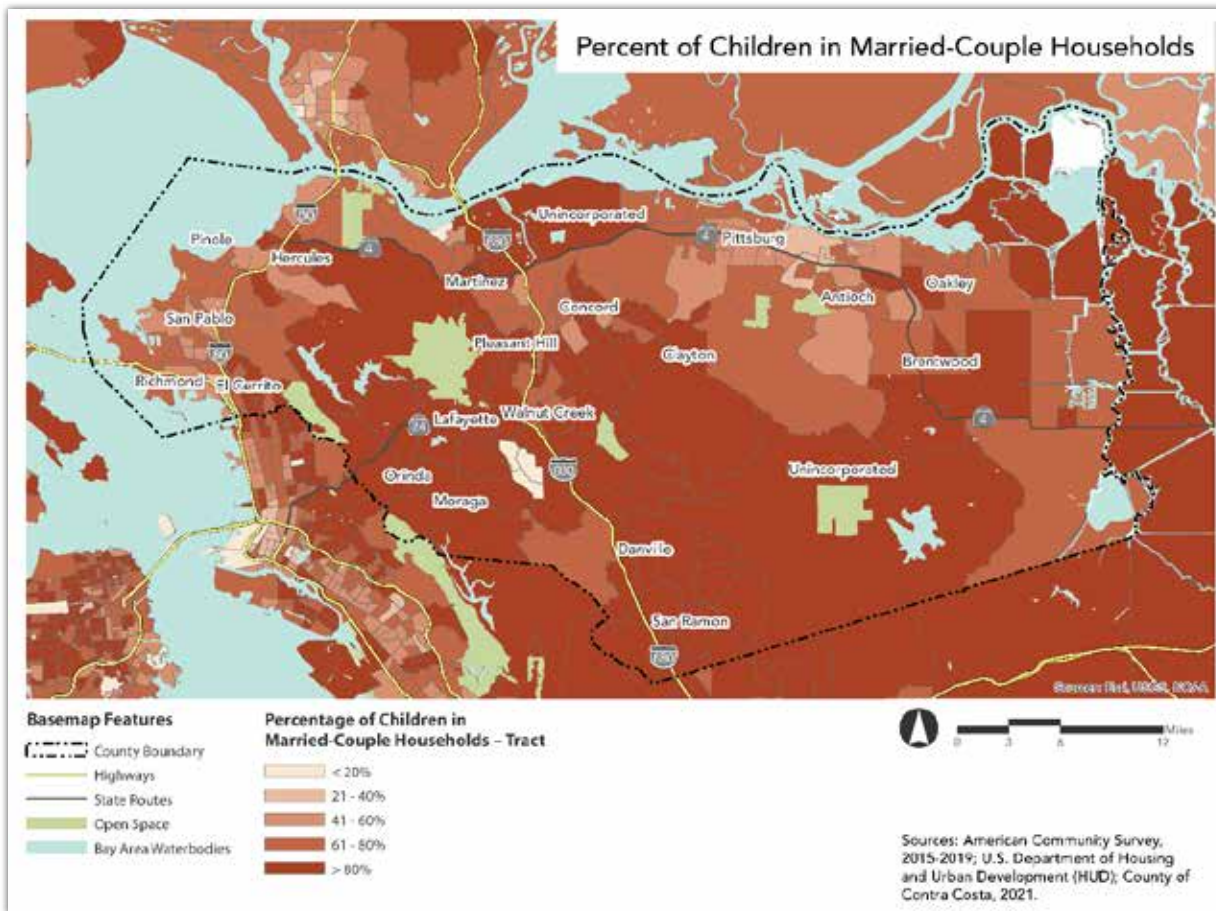
	Bay Area	Contra Costa County	Danville	Walnut Creek	Lafayette	Clayton
Married Couple with Children	23.8%	24.3%	29.9%	17.2%	29.2%	30.8%
Single-Parent, Male	2.3%	1.2%	1.1%	0.9%	1.9%	0.8%
Single-Parent, Female	5.7%	5%	3.8%	3%	2.2%	1.2%

Source: American Community Survey, 2015-2019 (5-Year Estimates)

Figure 7 indicates that most children living in Contra Costa County live in married-couple households, especially in central parts of the county where the percentage of children in such households exceed 80%. Census tracts adjacent to these areas also have relatively high percentages of children living in married-couple households (60 to 80%). Census tracts with the lowest percentage of children in married-couple households (less than 20%) are located between Pittsburg and Antioch.



FIGURE 7. REGIONAL PERCENTAGE OF CHILDREN IN MARRIED COUPLE HOUSEHOLDS BY TRACTS, 2019

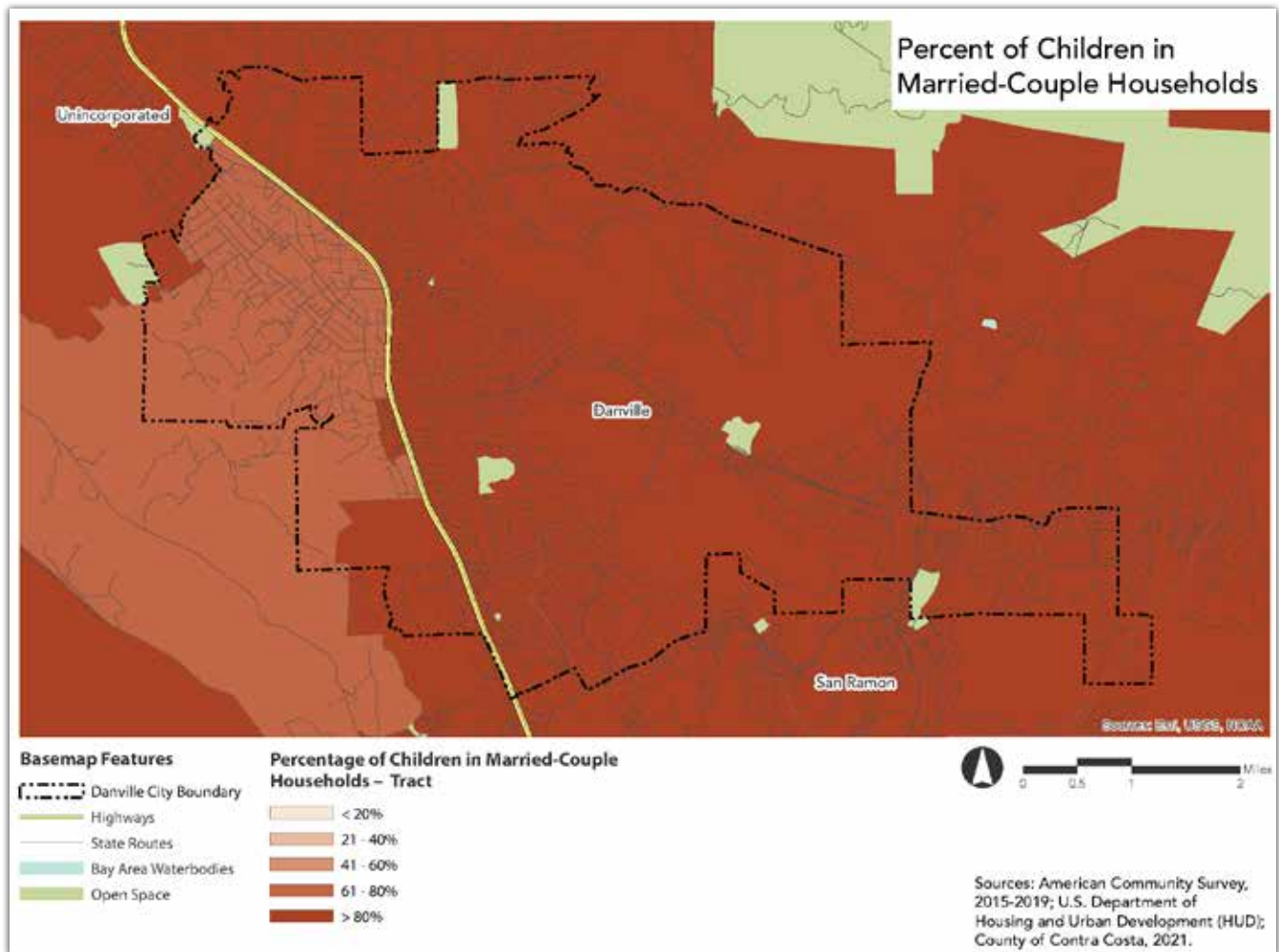


Local Trends

The majority of households in Danville with children are married couple households (above 80%) (Figure 8). There is a concentration to the west of I-680 where this percentage goes down to 41 to 60% of married-couple households with children. This area to the west of I-680 corresponds with census tracts that have a higher rate of overpayment by renters (40 to 60%; Figure 41) and overlaps with a small pocket where the low-moderate income population is between 25-50% (Figure 11). The neighboring city of San Ramon and unincorporated area to the north and northeast of Danville have higher percentages of married couple households, while the City of Walnut Creek has lower levels of married couple households.

In 2021, Danville administered an online and paper mail-in survey to determine priorities for the upcoming planning period. According to mail-in post cards, a large proportion of respondents reported “living with adult children” because they cannot afford housing in the area. Renters living with children reported experiencing overcrowding, significant rent increases, and struggling to make monthly rent payments. These results confirm data presented in Figure 8. Trends retrieved from the 2021 survey also suggest that renters living with children experience higher rates of overpayment (as shown above).

FIGURE 8. PERCENT OF CHILDREN IN MARRIED COUPLE HOUSEHOLDS - DANVILLE, 2021

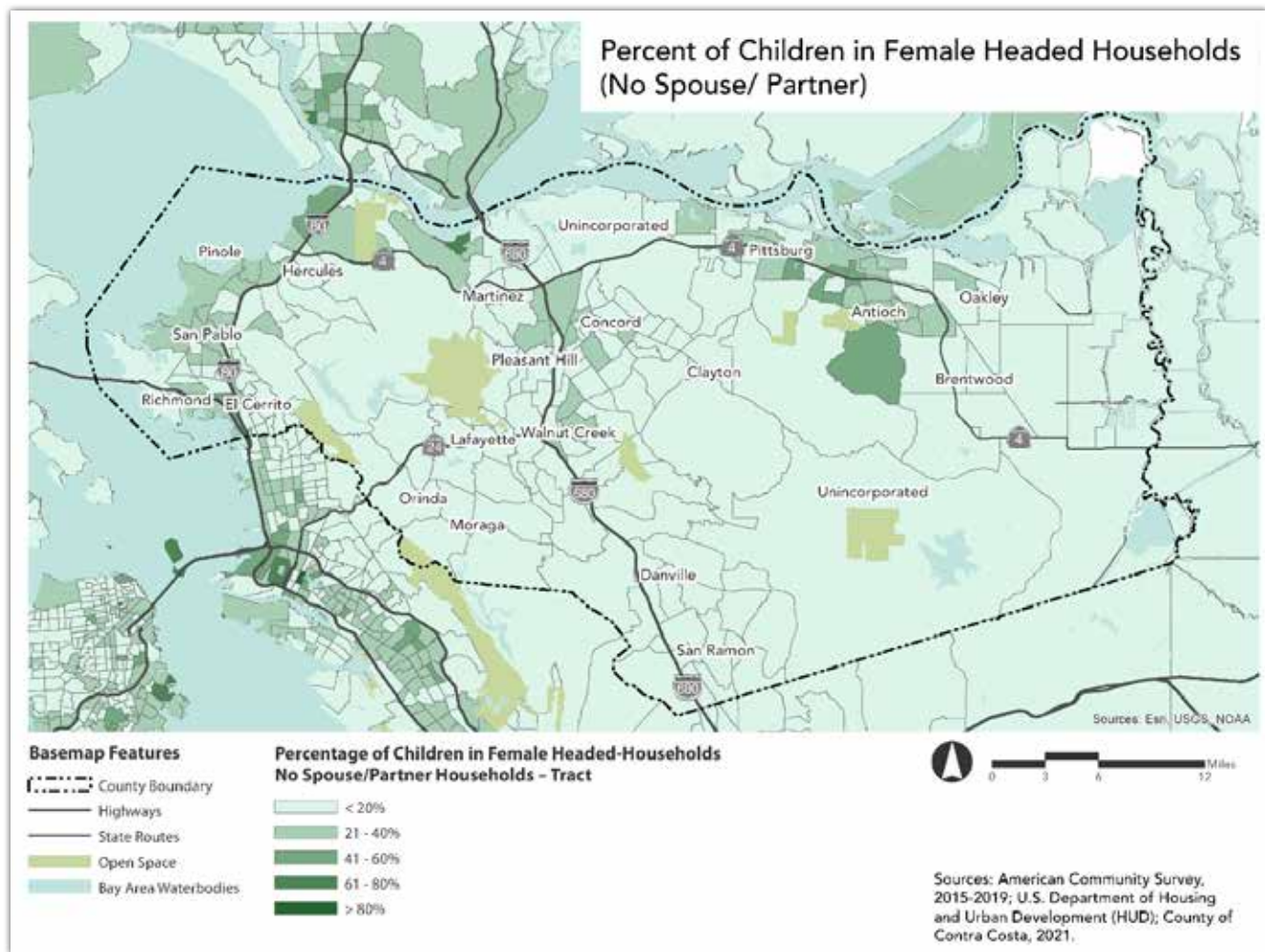


Regional Trends

Figure 9 depicts the concentration of households headed by single mothers in the County by Census Tract. Areas of concentration include Richmond, San Pablo, Rodeo, Bay Point, Pittsburg, Antioch, and to the west of Concord. Those communities are also areas of high minority populations. By contrast, central County, in general, and the portions of central County to the south of the City of Concord have relatively low concentrations of children living in female-headed households (less than 20%). These tend to be more heavily White or White and Asian and Pacific Islander communities.



FIGURE 9. REGIONAL PERCENT OF CHILDREN IN FEMALE-HEADED HOUSEHOLDS BY TRACT, 2019

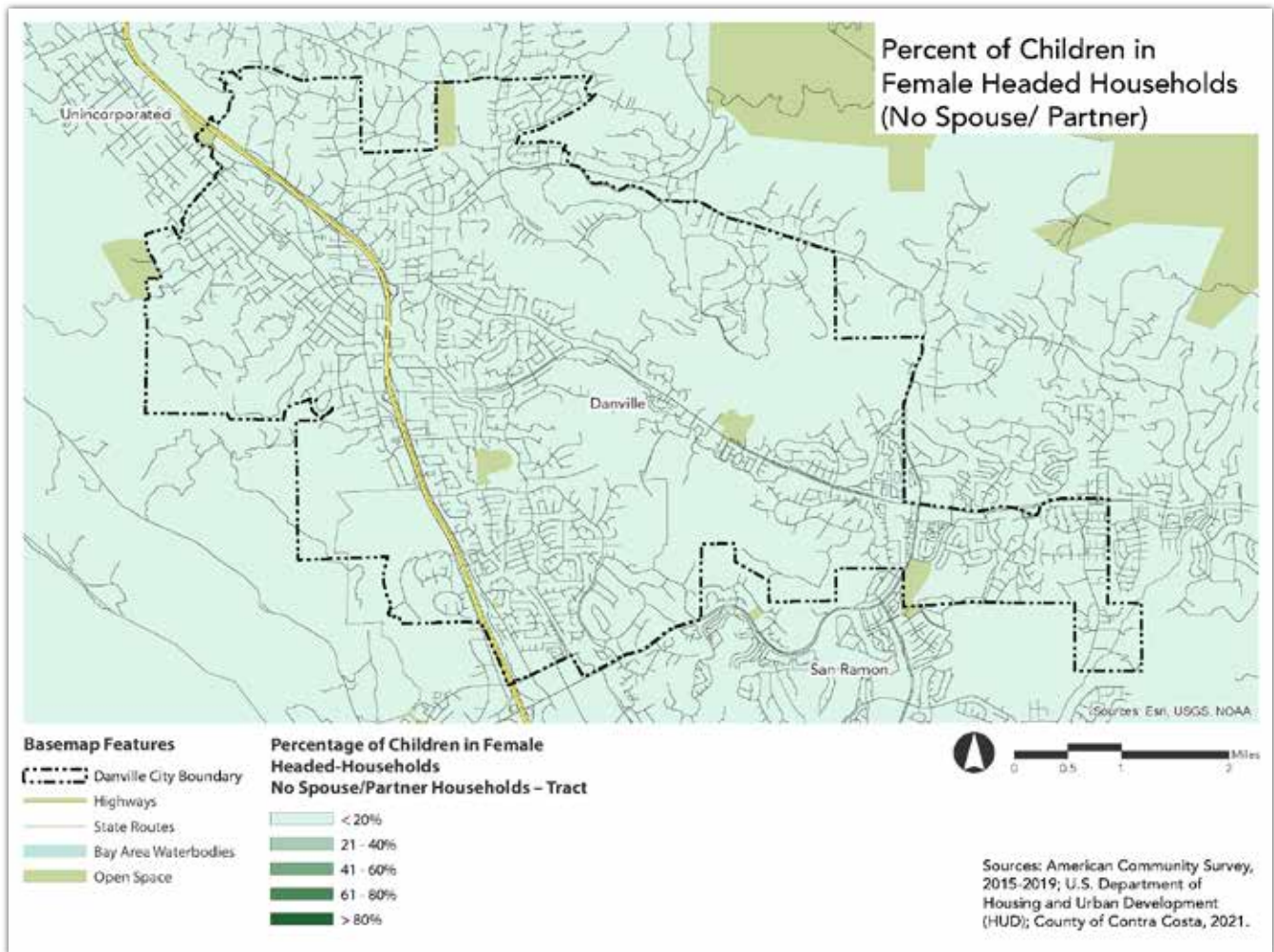


Local Trends

In Danville, the percentage of children living in a female-headed household with no spouse/ partner is below 20% for the entire Town (Figure 10). The adjacent City of San Ramon and unincorporated area to the north and northeast also have below 20% of female-headed households while Walnut Creek has a few tracts where between 20 to 40% of households are female-headed with no spouse.



FIGURE 10. PERCENT OF CHILDREN IN FEMALE-HEADED HOUSEHOLDS - DANVILLE, 2021



It is important to note that large family households also have unique needs as unit sizes of affordable housing significantly impacts their ability to access housing. In general, large family households require housing with three or more bedrooms to avoid overcrowding. In 2017, Danville had approximately 13,635 housing units of this size—10% of which were owner-occupied and 90% renter-occupied. The lack of affordable housing provided in Danville has increased cost burdened rates among large family households with 12% cost burdened and 8% severely cost burdened. Comparatively, 19% of “other households” are cost burdened and 14% severely cost burdened.



Income Level

Each year, the HUD receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. Known as the “CHAS” data (Comprehensive Housing Affordability Strategy), it demonstrates the number of households in need of housing assistance by estimating the number of households that have certain housing problems and have income low enough to qualify for HUD’s programs (primarily 30, 50, and 80% of median income). HUD defines a Low to Moderate Income (LMI) area as a census tract or block group where over 51% of the population is LMI (based on HUD income definition of up to 80% of the Area Median Income).

Regional Trends

Table 11 lists Contra Costa County households by income category and tenure. Based on the above definition, 38.71% of Contra Costa County households are considered LMI as they earn less than 80% of the HUD Area Median Family Income (HAMFI). Almost 60% of all renters are considered LMI compared to only 27.5% of owner households. In Danville, only 16% of owner and renter households are low or moderate income. A much larger percentage of renter households in Contra Costa County are low or moderate income (52.2%) compared to low- or moderate-income owner households (24.9%). This breakdown is reflected in Danville as well with 25.8% of renter households earning low or moderate incomes and only 14.4% of owner households earning low or moderate incomes. Overall, Danville has a much larger percentage of owner and renter households earning above the area median income (78.6%) compared to the County (56.4%).

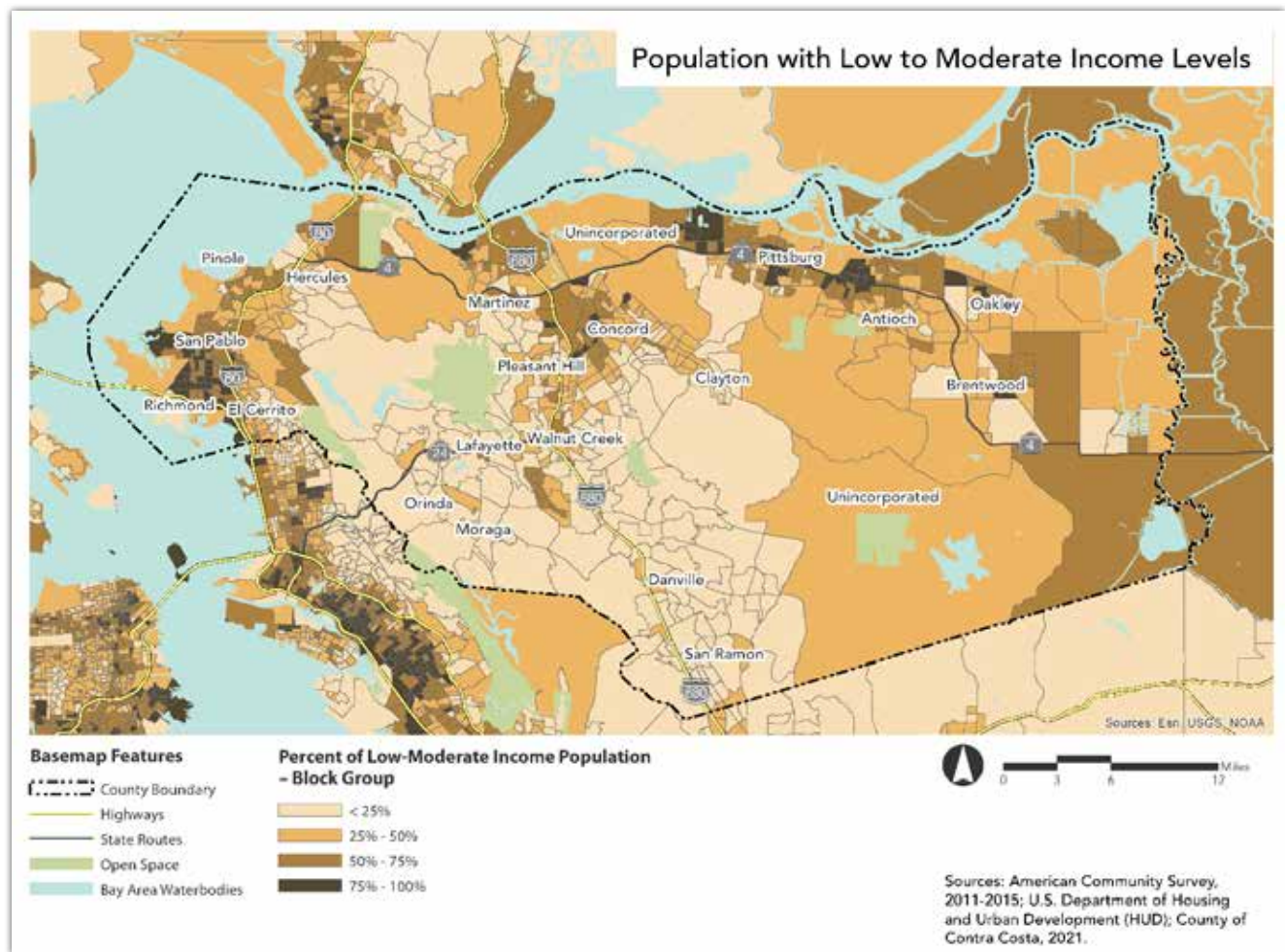
TABLE 11. CONTRA COSTA COUNTY AND DANVILLE HOUSEHOLDS BY INCOME CATEGORY AND TENURE

Income Category	Owner	Renter	Total
Contra Costa County			
0%-30% of AMI	6.5%	23.4%	23.4%
31%-50% of AMI	8.2%	15%	10.5%
51%-80% of AMI	10.2%	13.8%	11.4%
81%-100% AMI	8.3%	10.7%	9.1%
Greater than 100% of AMI	66.7%	36.8%	56.4%
Total	257,530	134,750	392,275
Danville			
0%-30% of AMI	4.2%	14.2%	5.7%
31%-50% of AMI	5%	7.3%	5.3%
51%-80% of AMI	5.3%	4.3%	5%
81%-100% AMI	5%	3.9%	4.9%
Greater than 100% of AMI	80%	70%	78.6%
Total	13,425	2,530	15,955

Source: HUD CHAS (based on 2014-2018 ACS), 2020.

Figure 11 shows the LMI areas in Contra Costa County by block group. Most of central Contra Costa County has less than 25% of LMI populations. Block groups with high concentrations of LMI (between 75–100% of the population) can be found clustered around Antioch, Pittsburg, Richmond, and San Pablo. There are also small pockets with high percentages of LMI populations around Concord. Other areas of the county have a moderate percentage of LMI populations (25–75%).

FIGURE 11. REGIONAL CONCENTRATIONS OF LMI HOUSEHOLDS BY TRACT, 2015

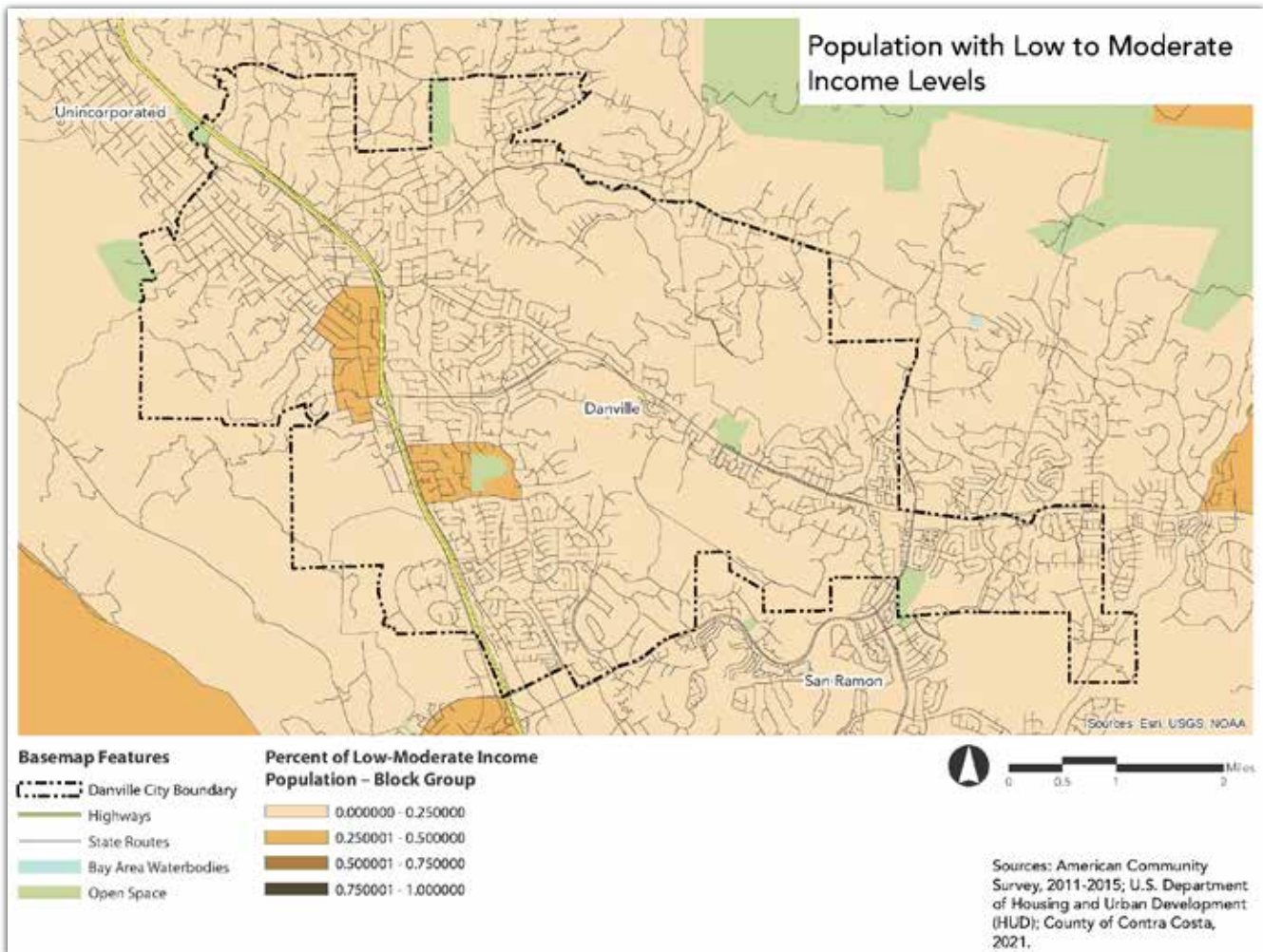


Local Trends

In Danville, there are two concentrations of census tracts with 25-50% of LMI populations. The concentrations are directly adjacent to I-680. The census tracts to the west of I-680 have higher rates of renter units with housing choice vouchers between zero to 5% as well as tracts with lower median incomes (Figure 23) below \$125,000 and tracts with higher percentages of disabled residents between 10 to 20%. The census tracts to the east of Highway 680 with higher rates of LMI populations overlap with tracts that have a higher non-white population (21 to 40%) and tracts with higher rates of overpayment (20 to 40%). The rest of Danville has less than 25% of LMI populations (Figure 12). Looking at surrounding communities, San Ramon and the unincorporated area north and northeast of Danville have similar levels of LMI populations, while Walnut Creek has concentrations where the LMI population is between 50 to 75%.



FIGURE 12. POPULATION WITH LOW TO MODERATE INCOME LEVELS - DANVILLE, 2021

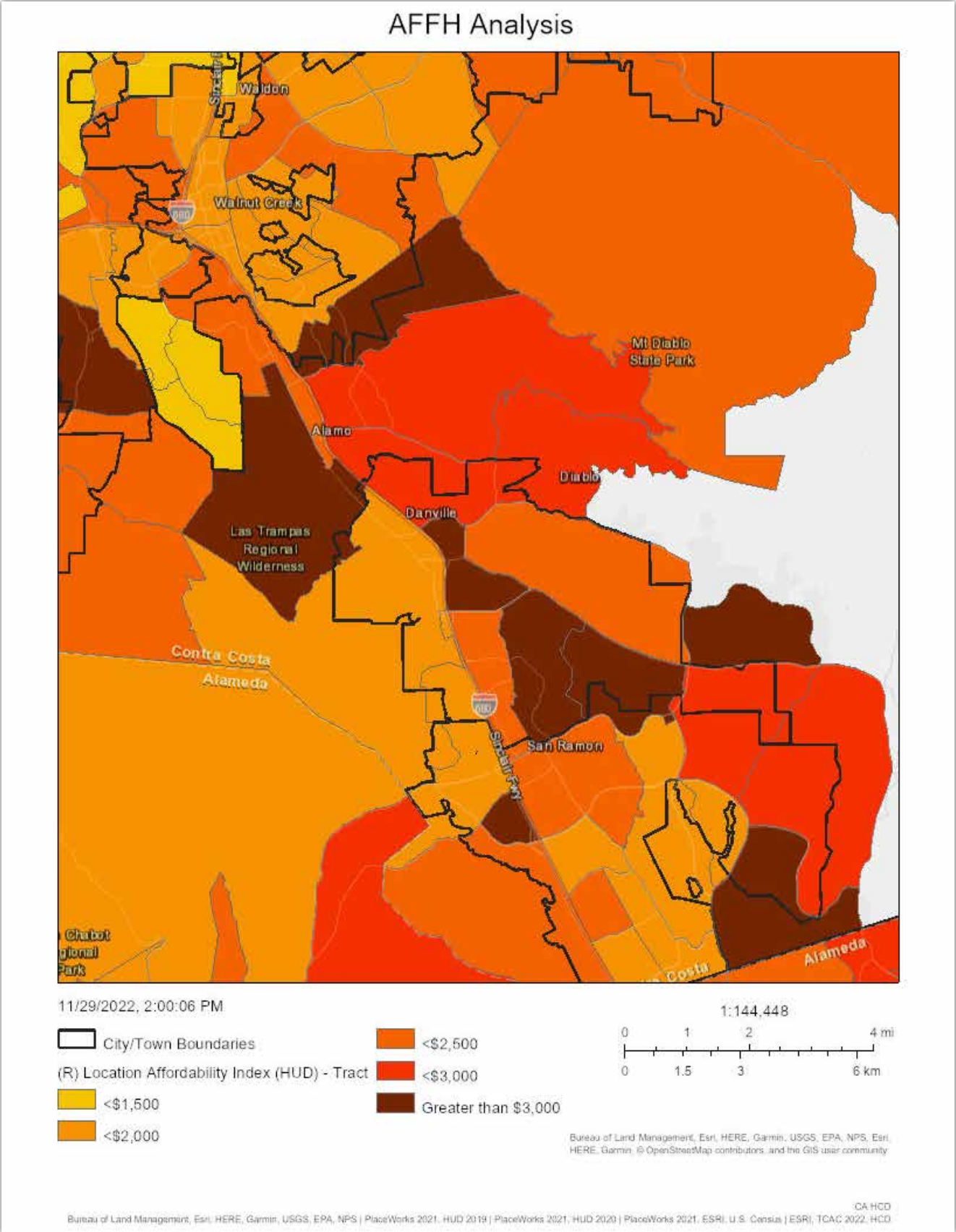


Extremely Low-Income Households

Extremely low-income households often face greater challenges in accessing and keeping. In Danville, these challenges have been exacerbated by high housing costs, a lack of affordable and accessible housing, and the high demand for housing throughout the Town. Given these challenges and the unique needs of extremely low-income households, this section provides an analysis of these households including tenure, rates of cost burden, and household characteristics.

In 2017, according to Comprehensive Housing Affordability Strategy (CHAS) data, there were 1,585 low-income households and 890 extremely low-income households in the Town of Danville. In fact, extremely low-income households comprise 6% of overall households in Danville. This compares to the region's percentage of extremely low-income households at 15%. The increasing trend of extremely low-income households in Danville and the region is largely due to stagnant wages across varying industries and high housing prices and costs. The maximum rent affordable to these households, for instance, is approximately \$925—this is overwhelmingly below average rents in Danville. In 2021, average rent in the area was \$2,462 per month, a 5% increase from the following year. This means that households must have a median income of \$94,480 to afford these rental prices. Figure 13 below illustrates location affordability indexes (e.g., median gross rent) throughout the Town and neighboring jurisdictions.

FIGURE 13. LOCATION AFFORDABILITY INDEX BY CENSUS TRACT - DANVILLE, 2020



Source: California Department of Housing and Community Development AFFH Data Viewer

Households in Danville making less than 30% AMI varies by racial and ethnic groups with residents identifying as Non-Hispanic Other or Multiple Races comprising the largest portion of extremely low-income households at 10%—this is followed by non-Hispanic White households (6%), Asian households (5%), and Hispanic/Latino households (4%). Surprisingly, 0% of Black or African American households and American Indian or Alaska Native households were considered extremely low-income, though this is likely due to comparatively lower population rates of both racial groups.

Homeowners of extremely low-income households are slightly higher than that of renter households. This is likely due to the large portion of homeowners in Danville—84% of residents in Danville own their home compared to 16% of residents who rent their housing units. Higher income households with median income greater than 100% AMI, however, overwhelmingly outweigh renters with incomes greater than 100% AMI. Extremely low-income households often experience higher rates of cost burden (30% to 50% of income spent on housing) and severe cost burden (over 50% of income spent on housing). In Danville, homeowners are slightly more cost burdened than renters (18% v. 16%) while renters are significantly more likely to be severely cost burdened than homeowners (24% v. 13%).

Housing Choice Vouchers

Housing Choice Vouchers (HCV) are a form of HUD rental subsidy issued to a low-income household that promises to pay a certain amount of the household's rent. Prices, or payment standards, are set based on the rent in the metropolitan area, and voucher households must pay any difference between the rent and the voucher amount. Participants of the HCV program are free to choose any rental housing that meets program requirements.

An analysis of the trends in HCV concentration can be useful in examining the success of the program in improving access to opportunity for voucher holders. The absence of HCV holders can indicate discriminatory behavior among landlords and a lack of opportunity for low-income households or renter households more generally. One of the objectives of the HCV program is to encourage participants to avoid high-poverty neighborhoods, and encourage the recruitment of landlords with rental properties in low poverty neighborhoods. HCV programs are managed by Public Housing Agencies (PHAs), and the programs assessment structure (SEMAPS) includes an “expanding housing opportunities” indicator that shows whether the PHA has adopted and implemented a written policy to encourage participation by owners of units located outside areas of poverty or minority concentration.

A study prepared by HUD's Development Office of Policy Development and Research found a positive association between the HCV share of occupied housing and neighborhood poverty concentration and a negative association between rent and neighborhood poverty². This means that HCV use was concentrated in areas of high poverty where rents tend to be lower. In areas where these patterns occur, the program has not succeeded in moving holders out of areas of poverty.

Regional Trends

In Contra Costa County, the Housing Authority of Contra Costa County (HACCC) administers approximately 7,000 vouchers under the HCV program (and Shelter Care Plus program). Northwest Contra Costa County is served by the Richmond Housing Authority (RHA) that administers approximately 1,851 HCVs. North-central Contra Costa County is served by the Housing Authority of the City of Pittsburg (HACP), which manages 1,118 tenant-based HCVs.

The HCV program serves as a mechanism for bringing otherwise unaffordable housing within reach of low-income populations. With reference to Figure 14, the program appears to be most prominent in western Contra Costa County, in primarily Black and Hispanic areas, and in the northeast of the County, in predominantly Black,

2 Devine, D.J., Gray, R.W., Rubin, L., & Taghavi, L.B. (2003). *Housing choice voucher location patterns: Implications for participant and neighborhood welfare*. Prepared for the U.S. Department of Housing and Urban Development, Office of Policy Development and Research, Division of Program Monitoring and Research.

Hispanic, and Asian areas. Central Contra Costa County largely has no data on the percentage of renter units with HCVs. The correlation between low rents and a high concentration of HCV holders holds true for the areas around San Pablo, Richmond, Martinez, Pittsburg, and Antioch.

FIGURE 14. REGIONAL HOUSING HCV CONCENTRATION BY TRACT - CONTRA COSTA COUNTY, 2021

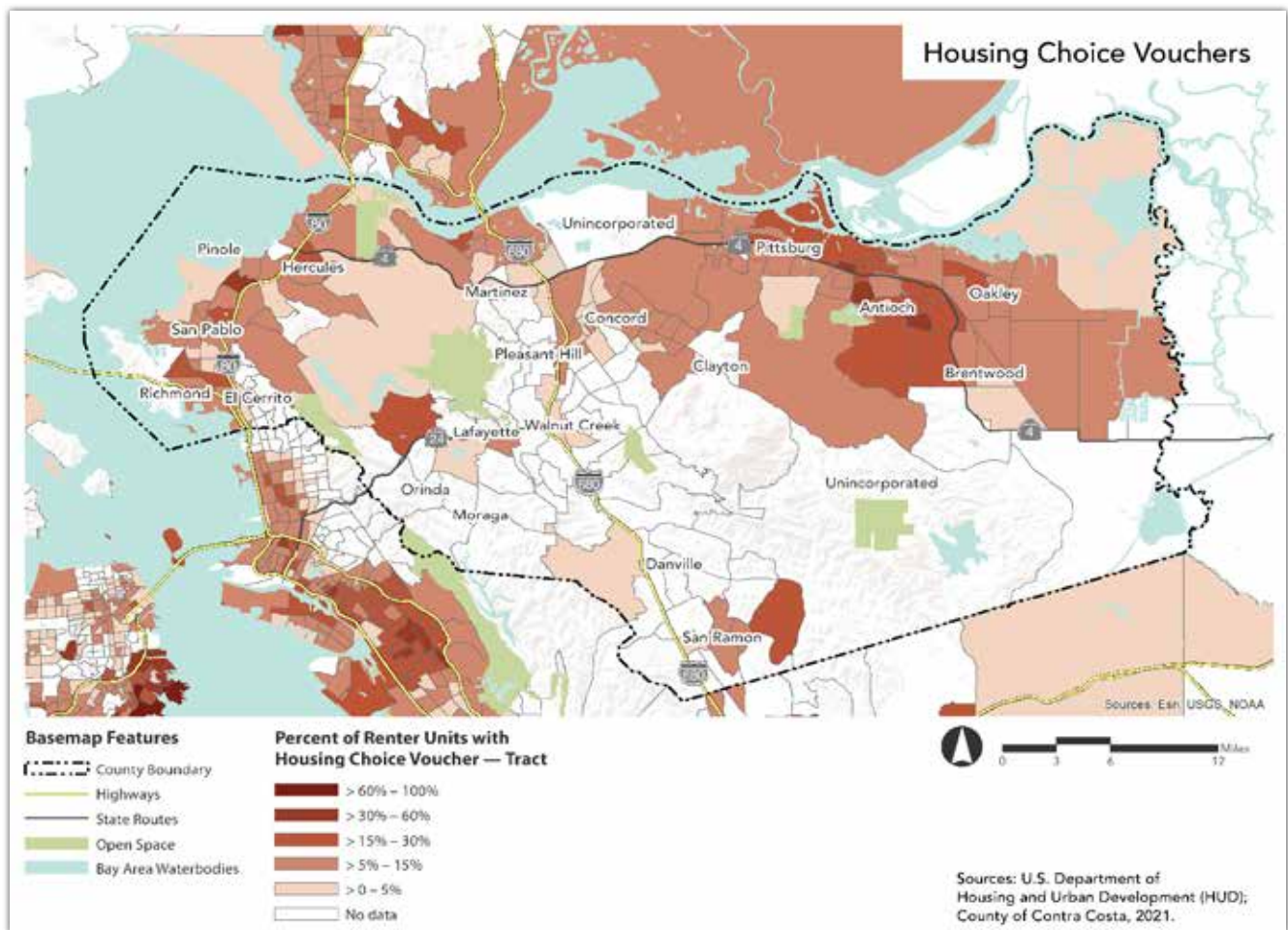
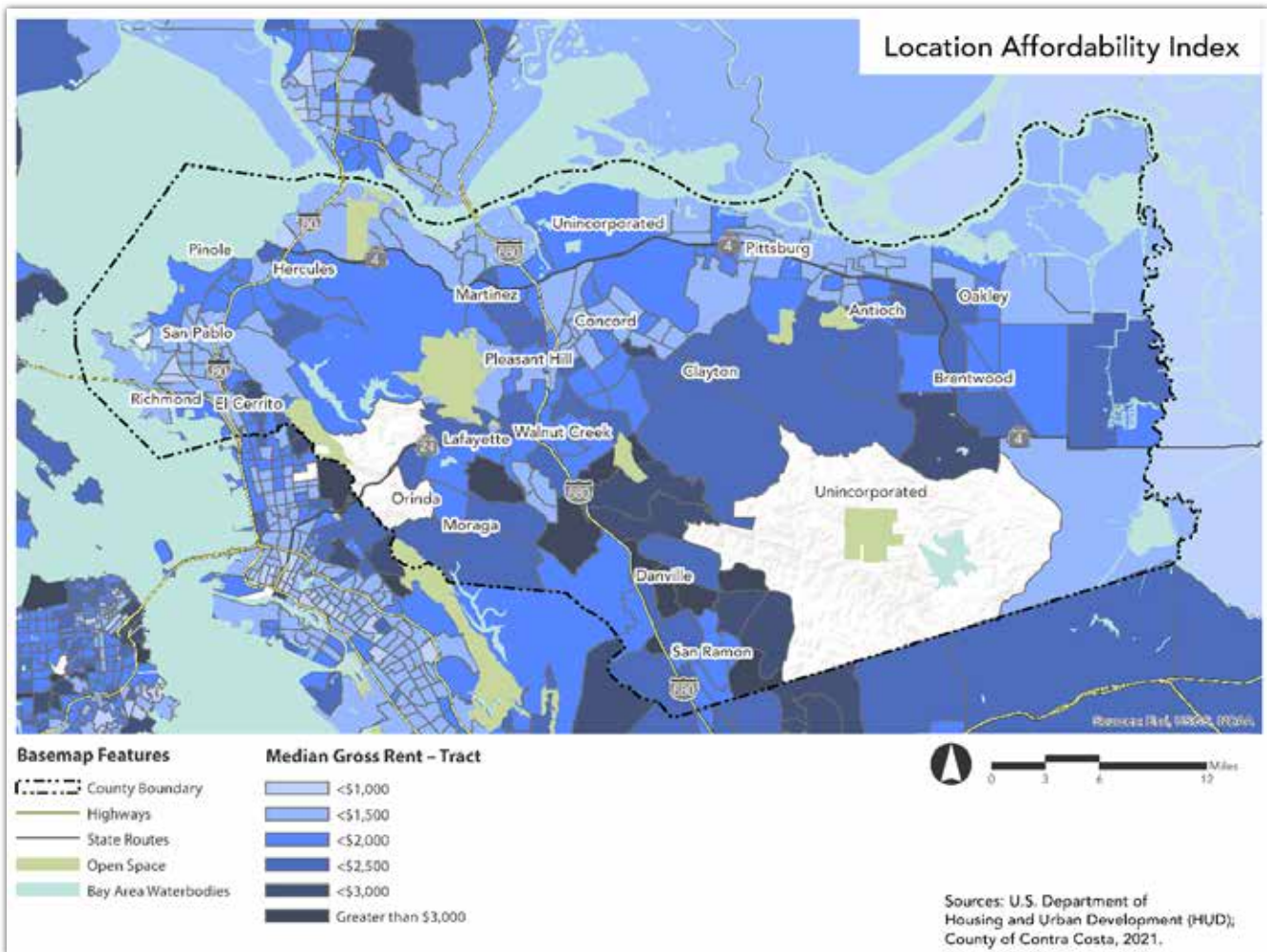


Figure 15 shows the Location Affordability Index in Contra Costa County. The Index was developed by HUD in collaboration with DOT under the federal Partnership for Sustainable Communities. One objective of the Partnership is to increase public access to data on housing, transportation, and land use. Before this Index, there was no standardized national data source on household transportation expenses, which limited the ability of homebuyers and renters to fully account for the cost of living in a particular city or neighborhood.

The prevailing standard of affordability in the United States is paying 30% or less of your family's income on housing, but this fails to account for transportation costs. Transportation costs have grown significantly as a proportion of household income since this standard was established. According to the Bureau of Labor Statistics, in the 1930's American households spent just 8% of their income on transportation. Since then, as a substantial proportion of the U.S. population has migrated from center cities to surrounding suburbs and exurbs and come to rely more heavily (or exclusively) on cars, that percentage has steadily increased, peaking at 19.1% in 2003. As of 2013, households spent on average about 17% of their annual income on transportation, second only to housing costs in terms of budget impact. For many working-class and rural households, transportation costs exceed housing costs.

FIGURE 15. REGIONAL MEDIAN GROSS RENT / AFFORDABILITY INDEX BY TRACT, 2021

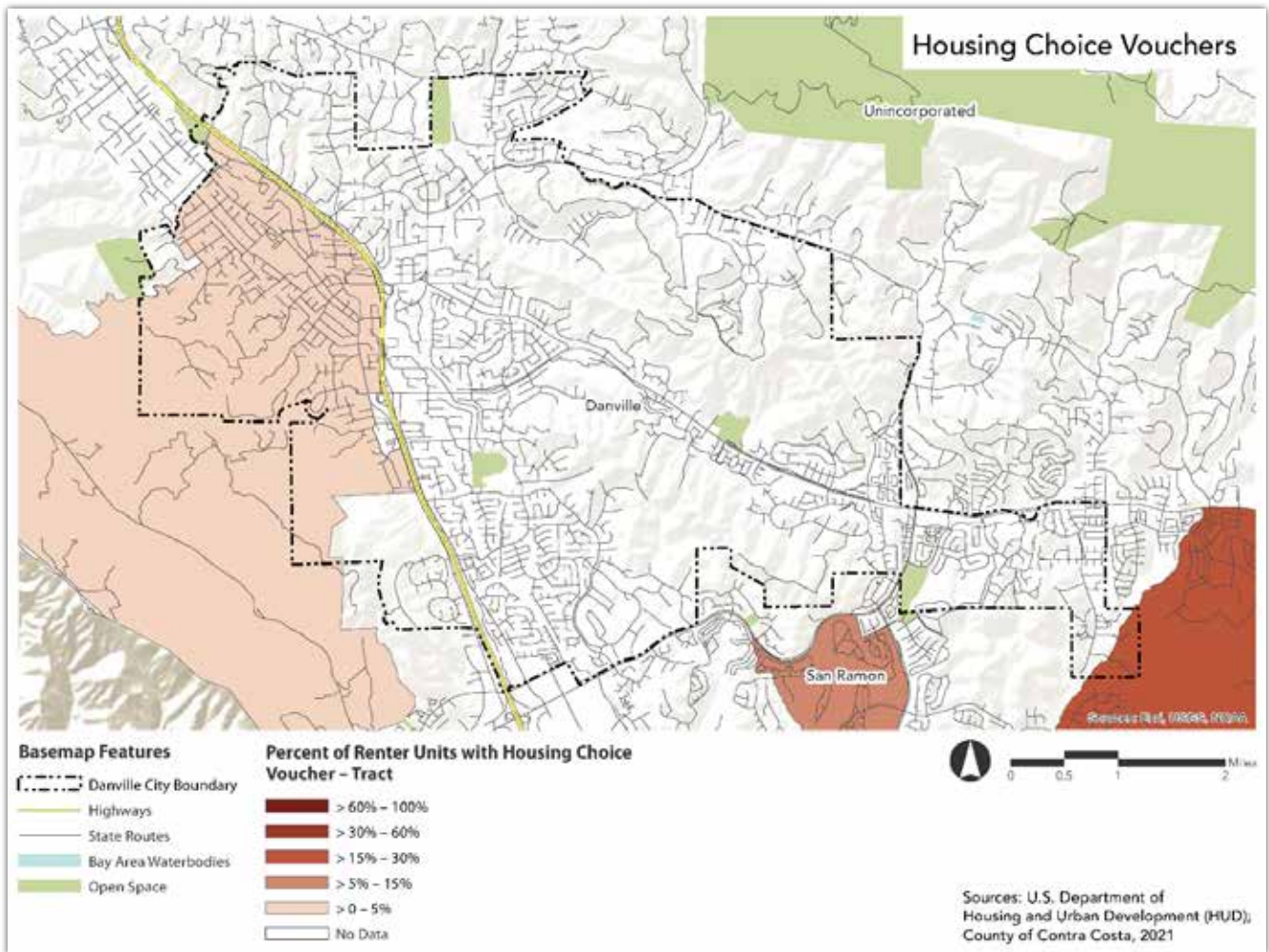


In Contra Costa County, the majority of the county has a median gross rent of \$2,000–\$2,500. Central Contra Costa County (areas between Danville and Walnut Creek) have the highest rents (around \$3,000 or more). The most affordable tracts in the county are along the perimeter of the County in cities like Richmond, San Pablo, Pittsburg, and Martinez.

Local Trends

In Danville, 2021 HUD data on HCV utilization is not available for the majority of the town (Figure 16). However, there is a concentration of higher HCV use to the west of I-680 which corresponds to tracts overpaying for housing by 20–40%, as well as tracts with LMI percentages between 25 to 50%, tracts with higher overpayment by renters (between 40 to 60%), and tracts with lower median incomes (below \$125,000). The surrounding cities of Walnut Creek and San Ramon have higher percentages of HCV use while Clayton has similarly low levels to Danville. Median gross rent in Danville is higher than \$2,000 for the entire Town. Central Danville has tracts with populations paying greater than \$3,000 in rent, which corresponds to areas of higher overpayment by renters (Figure 41). Unincorporated areas to the north and northeast and portions of San Ramon also have rent levels exceeding \$3,000, while Clayton and Walnut Creek have lower gross rents below \$2,500.

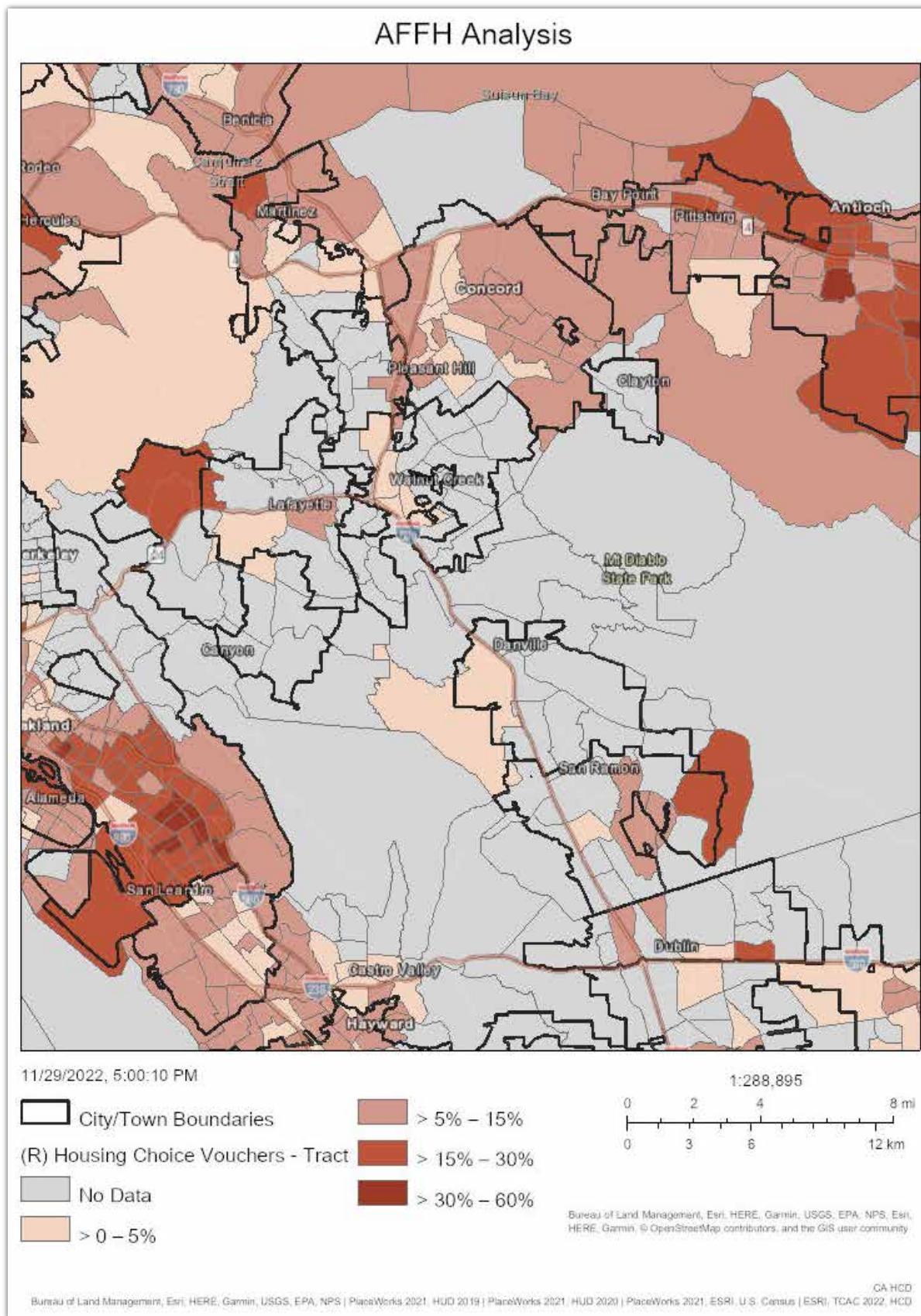
FIGURE 16. HOUSING CHOICE VOUCHERS - DANVILLE, 2021



California's Department of Housing and Community Development also reports data on HCV rates as a percentage of renter-occupied units (Figure 17). 2022 data from HCV show that—where data is provided—less than 0 to 5% of renter-occupied units use HCVs to afford their housing. As of 2020, only 11 households in Danville used Section 8 assistance to afford their housing. In Contra Costa County, Concord, Walnut Creek, Lafayette, and San Ramon have comparatively higher rates of HCVs with the highest HCVs (>15% to 30%) in San Ramon.



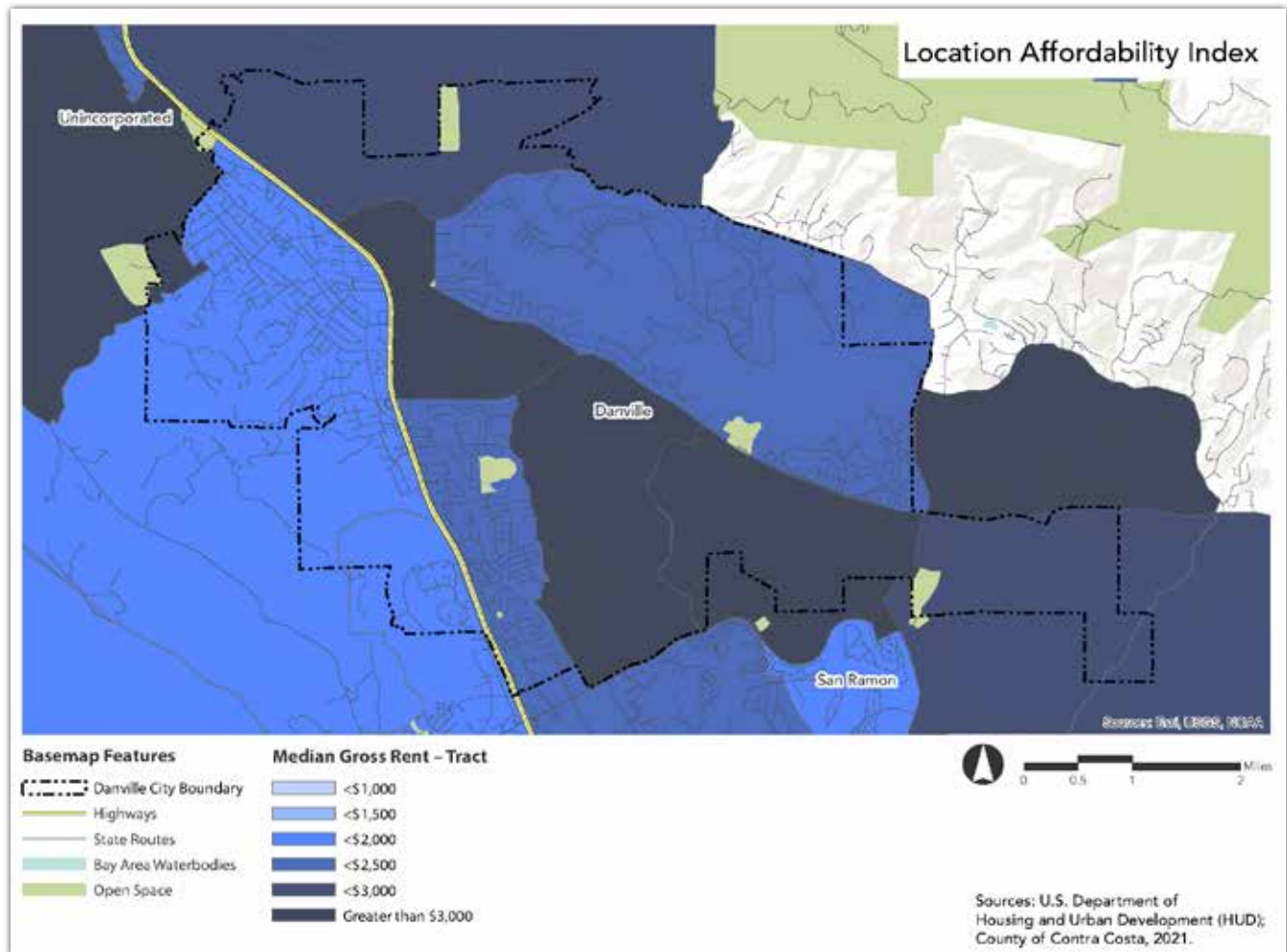
FIGURE 17. HOUSING VOUCHERS AS A PERCENT OF RENTER-OCCUPIED HOUSING UNITS, 2022



Source: California Department of Housing and Community Development AFFH Data Viewer

Figure 18 shows the Location Affordability Index for the Town of Danville. The most affordable areas in Danville are west of I-680. The census tracts in this area have higher HCV utilization rates, concentrations of overpayment for housing (by 20-40%), and higher percentages of disabled residents and lower income households. The central areas of the town have the highest costs, with rents exceeding \$3,000.

FIGURE 18. LOCATION AFFORDABILITY INDEX - DANVILLE, 2021

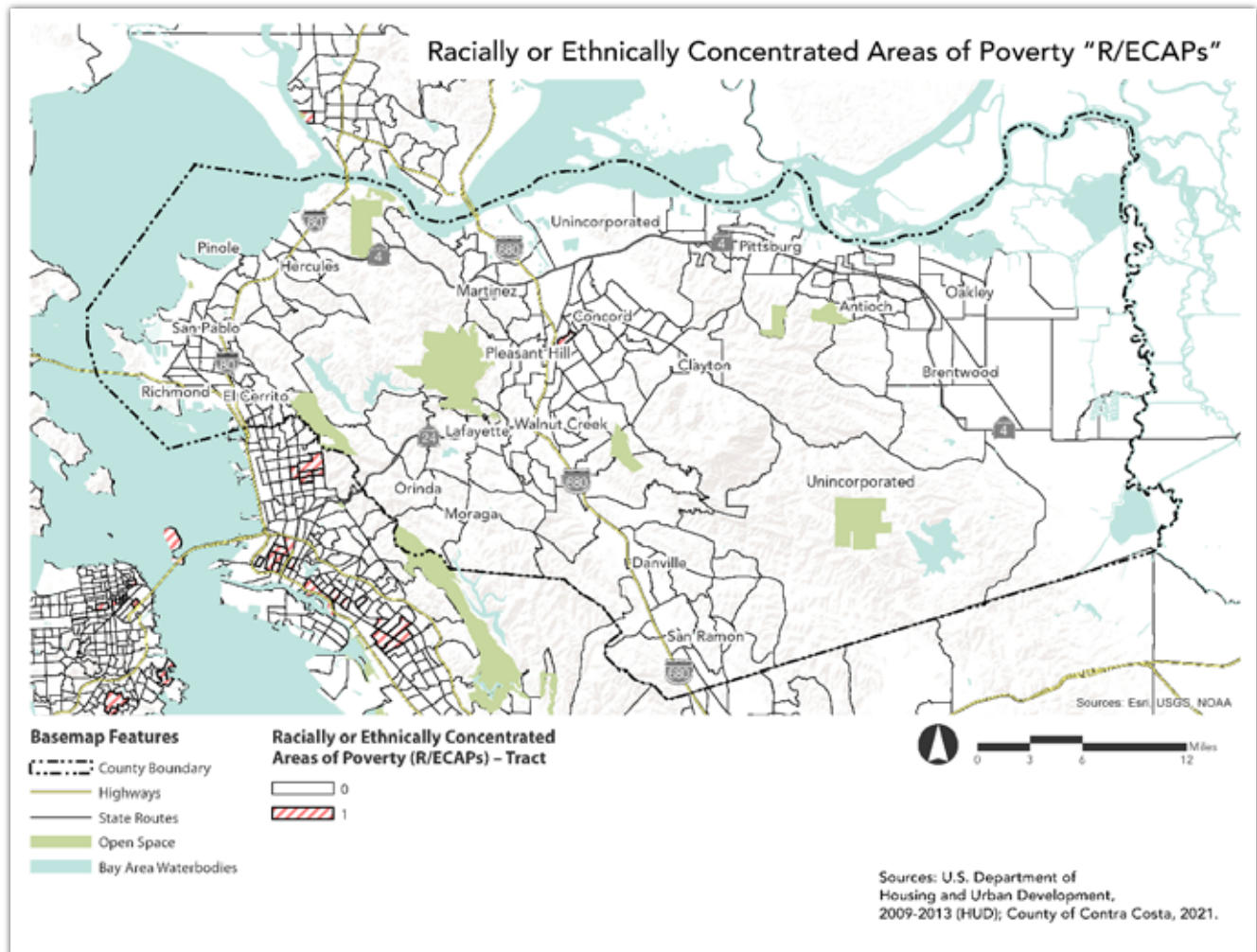


Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)

Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs) are geographic areas with significant concentrations of poverty and minority populations. HUD developed a census-tract based definition of R/ECAP that relies on a racial and ethnic concentration threshold and a poverty test. The threshold states that an area with a non-White population of 50% or more would be identified as a R/ECAP; the poverty test defines areas of extreme poverty as areas where 40% or more of the population live below the federal poverty line or where the poverty rate is three times the average poverty rate for the metropolitan area (whichever is lower). Thus, an area that meets either the racial or ethnic concentration, and the poverty test would be classified as a R/ECAP. Identifying R/ECAPS facilitates an understanding of entrenched patterns of segregation and poverty due to the legacy effects of historically racist and discriminatory housing laws.

In Contra Costa County, the only area that meets the official definition of a R/ECAP is Monument Corridor in Concord (highlighted with red stripes in Figure 19 below).

FIGURE 19. REGIONAL RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY “R/ECAPs”, 2021

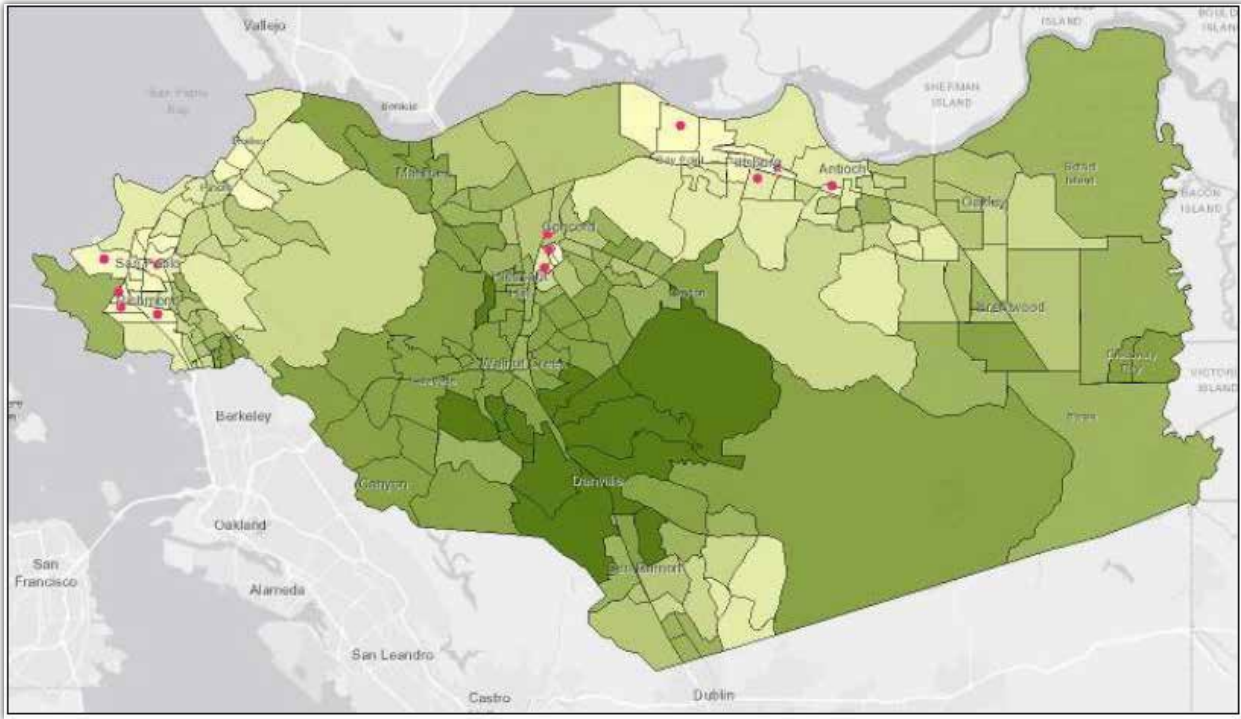


Expanded R/ECAPs in Contra Costa County

The HUD definition that utilizes the federal poverty rate is not suitable for analysis in the San Francisco Bay Area due to the high cost of living, according to the 2020 Contra Costa County AI. To account for the higher incomes in the region, the Contra Costa County AI proposes an alternate definition of a R/ECAP that includes majority-minority census tracts that have poverty rates of 25% or more, a lower threshold than HUD’s. Under this definition, twelve other census tracts would qualify as R/ECAPs in the areas of Antioch, Bay Point, Concord, Pittsburg, North Richmond, Richmond and San Pablo (refer to Figure 20).

According to the 2012-2016 American Community Survey, 69,326 people lived in these expanded R/ECAPs, representing 6.3% of the County’s population. Hispanic and Black populations make up a disproportionately large percentage of residents who reside in R/ECAPs compared to the population of the County or Region as a whole. In Contra Costa County, approximately 53% of individuals living in R/ECAPs are Hispanic, nearly 18% are Black, 19.57% are Mexican American, 4.65% are Salvadoran American, and 1.49% are Guatemalan Americans. Families with children under 18 still in the household comprise almost 60% of the population in Contra Costa County’s R/ECAPs, significantly higher than neighboring metropolitan areas of San Francisco, Oakland, and Hayward. To those already living in poverty, the higher rate of dependent children in their households would translate to a greater strain on their resources.

FIGURE 20. EXPANDED R/ECAPs IN CONTRA COSTA COUNTY



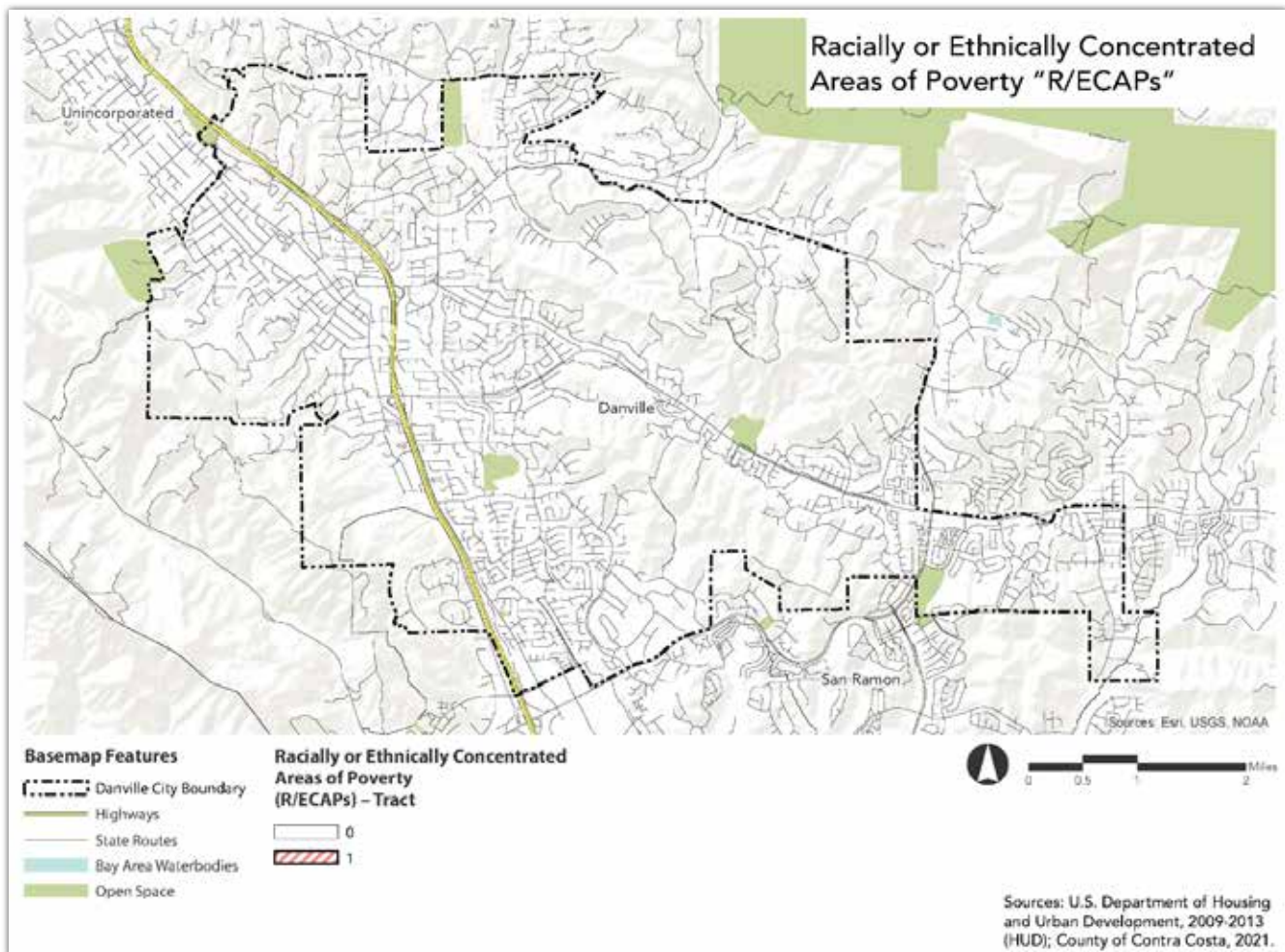
Source: Contra Costa County Analysis of Impediments to Fair Housing Choice January 2020-2025 (2020 AI). Note: The 2020 AI does not provide a legend for the map shown above nor does it name the specific 12 additional R/ECAPs identified. The map shows the general location of the expanded R/ECAPs identified in the County.



Local Trends

There are no R/ECAP areas in the Town of Danville (Figure 21).

FIGURE 21. RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY “R/ECAPs” - DANVILLE, 2021



Racially Concentrated Areas of Affluence (RCAAs)

Racially Concentrated Areas of Affluence (RCAAs) are defined by the HUD as communities with a large proportion of affluent and non-Hispanic White residents. According to a policy paper published by the HUD, non-Hispanic Whites are the most racially segregated group in the United States. In the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, distinct advantages are associated with residence in affluent, White communities. RCAAs are currently not available for mapping on the AFFH Data Viewer. As such, an alternate definition of RCAA from the University of Minnesota Humphrey School of Public Affairs is used in this analysis. RCAAs are defined as census tracts where (1) 80% or more of the population is white, and (2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016).

Regional Trends

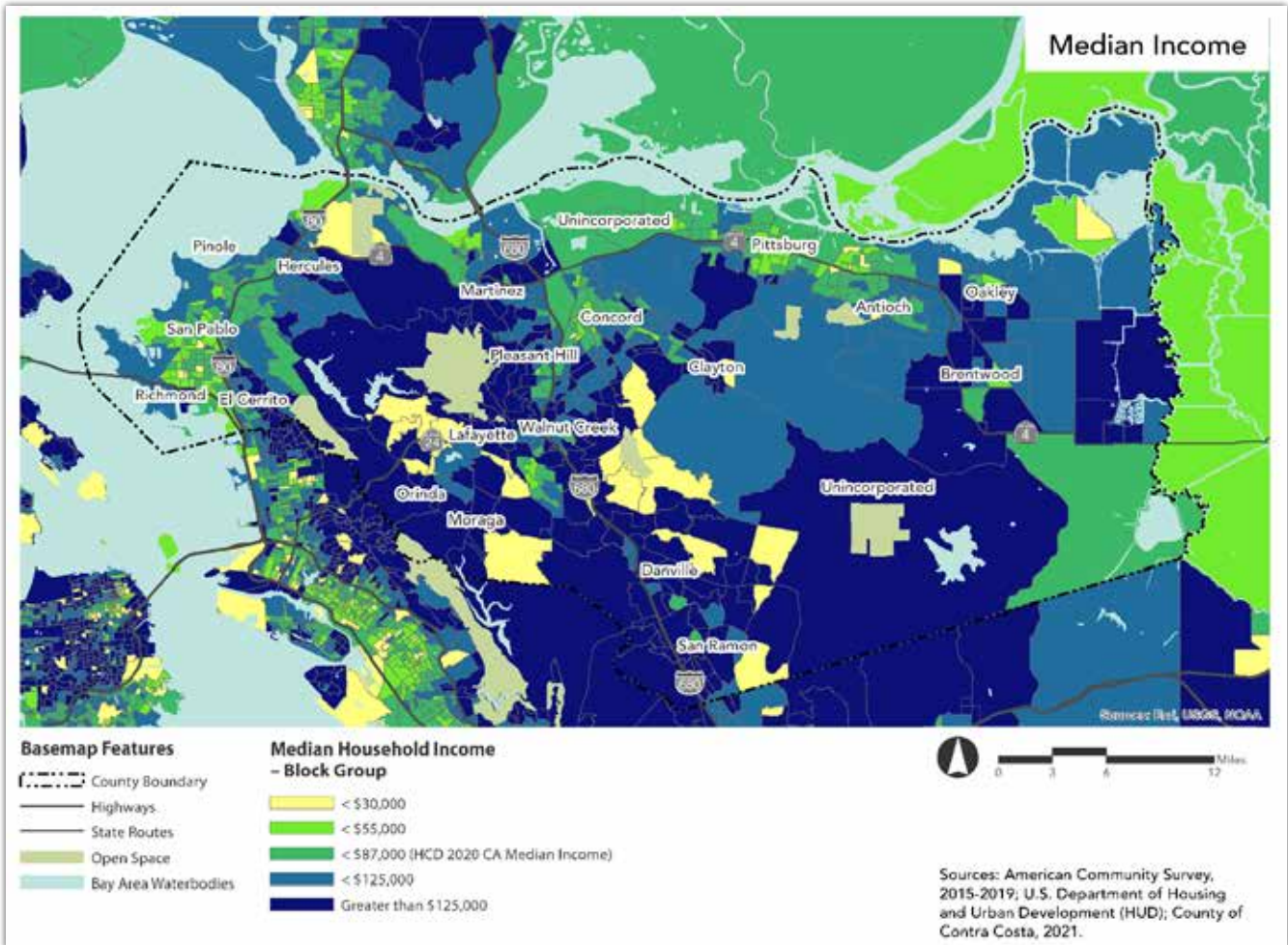
Cross referencing Figure 2 and Figure 22, there are a string of RCAAs running from Danville to Lafayette that taper off towards Walnut Creek. This aligns with the cities' racial demographic and median income (summarized in Table 12 below). Although not all census tracts/block groups meet the criteria to qualify as RCAAs, there is a tendency for census block groups with higher white populations to have higher median incomes throughout the county.

TABLE 12. WHITE POPULATION AND MEDIAN HOUSEHOLD INCOME OF RCAAs IN CONTRA COSTA COUNTY

City/Local Jurisdiction	White Population	Median Household Income (2019)
Danville	80.53%	\$160,808
Lafayette	81.23%	\$178,889
Walnut Creek	74.05%	\$105,948

Source: DataUSA.io (2019)

FIGURE 22. REGIONAL MEDIAN INCOME BY BLOCK GROUP, 2021



Local Trends

In Danville, the majority of the tracts in the Town have populations earning a median income of \$125,000 or greater (Figure 23). These areas correspond to tracts with low non-white populations. There are two areas adjacent to I-680 where there are tracts with incomes below \$125,000. These tracts correspond with a higher percentage of non-white populations (between 41 to 60%). Lastly, there is an area in south Danville along the border of San Ramon where the median income is below \$87,000, which also corresponds to census tracts in the town with high rents (above \$3,000). The nearby cities of San Ramon, Clayton and Walnut Creek have similar income distributions, although Walnut Creek has more areas in the city where the median income is below \$87,000. RCAAs in Danville and Contra Costa County overall are presented in Figure 24.

FIGURE 23. MEDIAN INCOME - DANVILLE, 2021

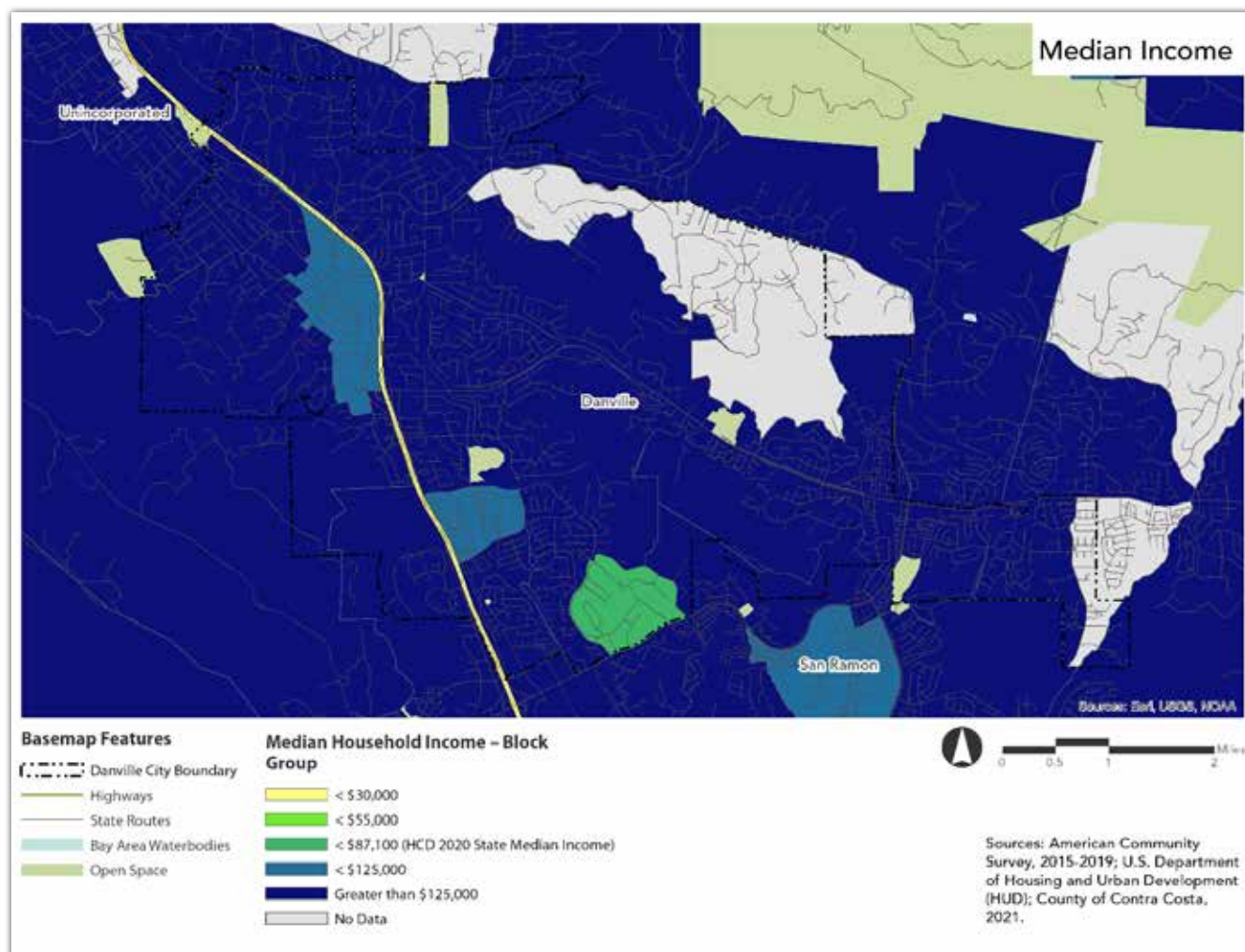
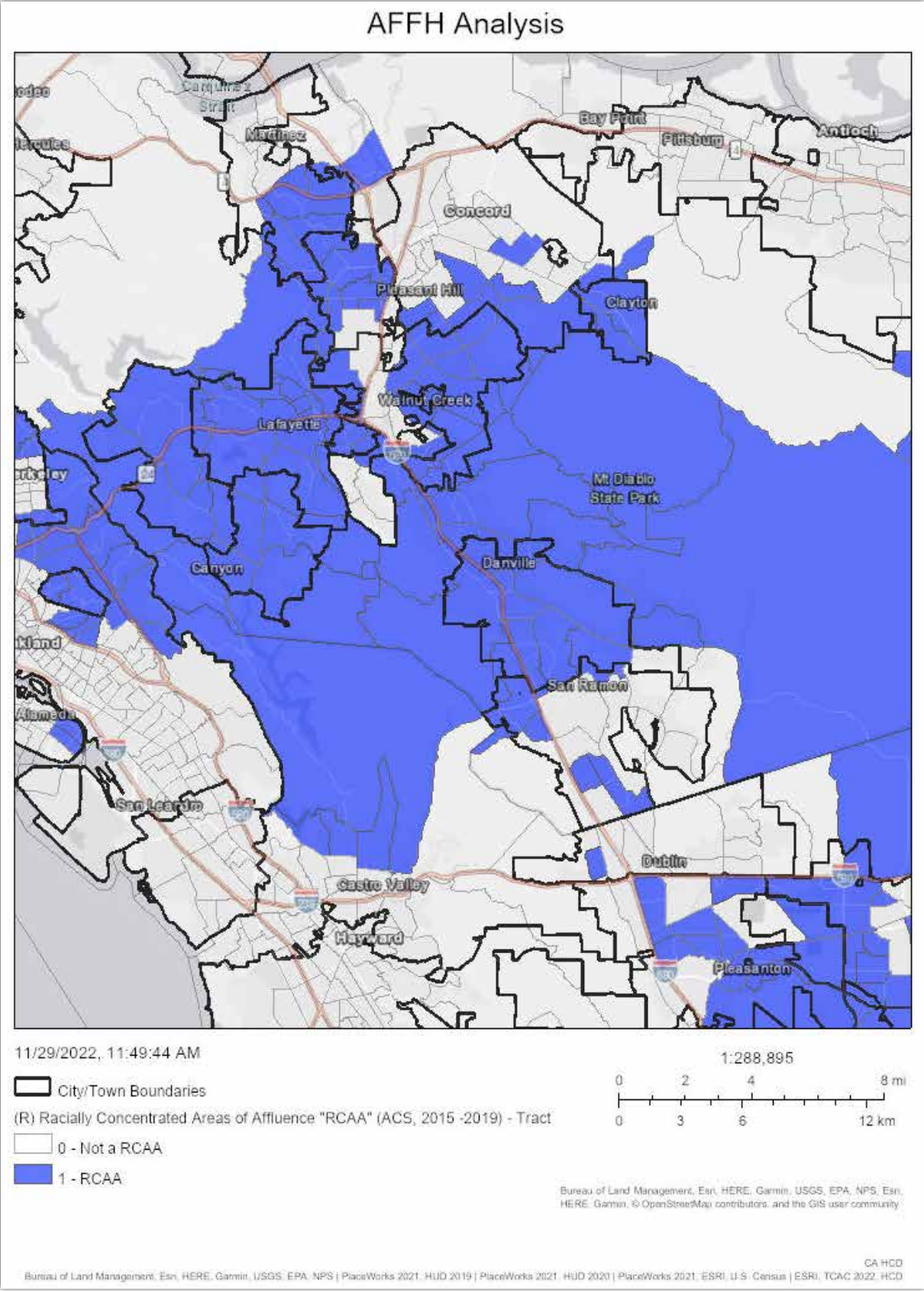


FIGURE 24. RACIALLY CONCENTRATED AREAS OF AFFLUENCE (RCAA) BY CENSUS TRACT - DANVILLE, 2015-2019



Source: California Department of Housing and Community Development AFFH Data Viewer

As discussed above, all census tracts that comprise Danville are considered a Racially Concentrated Area of Affluence (RCAA)—this is consistent with Contra Costa County as the majority of jurisdictions in the County are RCAAs. There are a few exceptions in the distribution of RCAAs: Walnut Creek, Concord, Martinez, and San Ramon are the only areas without census tracts that qualify as an RCAA. Importantly, these jurisdictions still have RCAAs but to a lesser degree.

Danville’s comparatively high number of RCAAs could be attributed to numerous local and regional factors including slow rates of housing development and rising housing and rental prices. Between 2010 and 2020, for example, the number of homes in Danville increased by 2%—this is substantially lower than housing development in Contra Costa County and the region overall. Rising housing (74% since 2010) and rental prices (26% since 2010), along with prohibitive housing costs, have also contributed to RCAAs in Danville. In fact, according to research published by the University of California, Berkeley, 100% of households in Danville live in neighborhoods where low-income households are excluded due to the progressive increase in housing.

The characteristics of Census tracts that comprise the RCAAs within and immediately surrounding Danville include:

- Residents are majority White. On average, White residents make up 83% of the tract. This is twice the average percentage White population in the associated Council of Governments (COG) region.
- RCAA dominant areas abut non-urbanized natural areas (Las Trampas Regional Wilderness, Mt. Diablo State Park).
- Fewer than 5% of rental units are occupied by Housing Choice Voucher holders.
- There is no difference between RCAA dominant and non-RCAA areas in terms of overcrowded households overall. For renter households, there is a higher proportion of renters living in overcrowded conditions in non-RCAA areas. This is likely correlated with the opportunity to find affordable rental housing—which is much less likely to exist in RCAAs.
- RCAA dominant areas have more areas of moderate cost burdened owners (40-60% experiencing burden) compared to non-RCAA areas.
- RCAA dominant areas have fewer areas where the majority of renters are cost burdened. There is one tract within Danville where more than 80% of renters are cost burdened, and two where between 40 and 60% of renters are burdened.
- Opportunity indices are of the “highest” resource. It is important to note that this is true for RCAA dominant areas and those that are not RCAAs. In non-RCAA areas—namely San Ramon—the jobs proximity index and environmental index are higher than in RCAA dominant areas.
- RCAA dominant areas are not vulnerable to displacement.

The characteristics of Census tracts that are near Danville and not RCAAs include:

- Racial and ethnic diversity is more balanced with the White population comprising about half of the population. On average, White residents make up 83% of the tract. This is still above but closer to the COG average White population.
- Rental units are more likely to be occupied by voucher holders than in RCAAs, although the proportion is moderately low—between 5% and 30%.
- Fewer cost burdened owners compared to RCAA dominant areas, assumedly because housing is relatively less expensive than in RCAA areas.
- Higher proportions of cost burdened renters, with tracts more likely to have 40 to 60% of renters burdened, compared to 20 to 40% in RCAA dominant areas.

-
-
- Opportunity indices are of the “highest” resource. It is important to note that this is true for RCAA dominant areas and those that are not RCAAs. In non-RCAA areas—namely San Ramon—the jobs proximity index and environmental index are higher than in RCAA dominant areas.
 - The non-RCAA communities show low vulnerability to displacement except in a few areas which are more urbanized locations. These vulnerable areas do not show differences in racial or ethnic majorities, however, or poverty concentrations from RCAA dominant areas.
 - Racial and ethnic patterns in Danville also contribute to the jurisdiction’s RCAAs. This is likely due to market factors and government actions including exclusionary zoning, discriminatory lending practices, and rates of displacement.



10. Access to Opportunity

Access to Opportunity

Regional Access



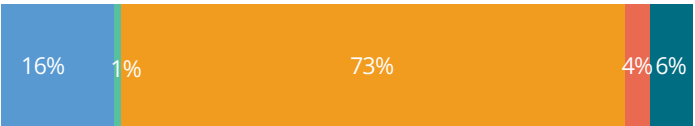
Jobs to Household Ratio
Unemployment Rate
LEP Population

	Town of Danville	Contra Costa County
Jobs to Household Ratio	0.81	0.98
Unemployment Rate	5%	8%
LEP Population	1%	6%

Share of Population by Race in Resource Areas in the Town of Danville



High/Highest Resource Area



- American Indian or Alaska Native, NH
- Black or African American, NH
- Other Race or Multiple Races, NH
- Asian / API, NH
- White, Non-Hispanic (NH)
- Hispanic or Latinx

Employment by Disability Status



Town of Danville



Contra Costa County



- Employed
- Unemployed

Primary Findings

- The Town of Danville is composed of highest resources areas, with no variation in composite scores (Figure 26). This pattern is typically seen in other wealthy and less racially diverse cities, such as Lafayette and Orinda. Cities with more non-white residents and lower income households, such as Concord or Pleasant Hill, tend to have lower TCAC composite scores.
- The entirety of Danville has the **highest TCAC education score** above 0.75 indicating more positive educational outcomes (see Figure 28). However, the lowest performing public school in the town is located in an area with more cost burdened households, a concentration of Housing Choice Voucher households, and a larger non-White population compared to the rest of the Town, **suggesting access to fewer resources**.
- Danville has poor access to transit options. According to the Transit Trips index for Contra Costa County, Black and Hispanic residents are most likely to utilize public transit options, **suggesting disparities in transit access for these residents**.
- Overall, the Town of Danville has moderate to excellent proximity to jobs. The areas directly adjacent to I-680 show the highest proximity to jobs in the town. The eastern areas of the town have the lowest scores on the job proximity index.
- The areas west of I-680 have lower environmental scores compared to the rest of the town. This suggests there may be some **disparities in access to environmental quality**, where the areas west of I-680 have higher proportions of cost burdened households, households utilizing a housing choice voucher, and a concentration of residents with disabilities.

Access to opportunity is a concept to approximate the link between place-based characteristics (e.g., education, employment, safety, and the environment) and critical life outcomes (e.g., health, wealth, and life expectancy). Ensuring access to opportunity means both improving the quality of life for residents of low-income communities, as well as supporting residents' mobility and access to 'high resource' neighborhoods.

TCAC Opportunity Maps

TCAC Maps are opportunity maps created by the California Fair Housing Task Force (a convening of the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC)) to provide research and evidence-based policy recommendations to further HCD's fair housing goals of (1) avoiding further segregation and concentration of poverty and (2) encouraging access to opportunity through land use policy and affordable housing, program design, and implementation. These opportunity maps identify census tracts with highest to lowest resources, segregation, and poverty, which in turn inform the TCAC to more equitably distribute funding for affordable housing in areas with the highest opportunity through the Low-Income Housing Tax Credit (LIHTC) Program.

TCAC Opportunity Maps display areas by highest to lowest resources by assigning scores between 0–1 for each domain by census tracts where higher scores indicate higher “access” to the domain or higher “outcomes.” Refer to Table 12 for a list of domains and indicators for opportunity maps. Composite scores are a combination score of the three domains that do not have a numerical value but rather rank census tracts by the level of resources (low, moderate, high, highest, and high poverty and segregation). The opportunity maps also include a measure or “filter” to identify areas with poverty and racial segregation. The criteria for these filters were:

- Poverty: Tracts with at least 30% of population under the federal poverty line;
- Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

TABLE 13. DOMAINS AND LIST OF INDICATORS FOR OPPORTUNITY MAPS

Domain	Indicator
Economic	Poverty • Adult Education • Employment • Job Proximity • Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency • Reading proficiency • High School graduation rates • Student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/ HCD Opportunity Maps, December 2020

High resource areas have high index scores for a variety of opportunity indicators such as high employment rates, low poverty rates, proximity to jobs, high educational proficiency, and limited exposure to environmental health hazards. High resource tracts are areas that offer low-income residents the best chance of a high quality of life, whether through economic advancement, high educational attainment, or clean environmental health. Moderate resource areas have access to many of the same resources as the high resource areas but may have fewer job opportunities, lower performing schools, lower median home values, or other factors that lower their indexes across the various economic, educational, and environmental indicators. Low resource areas are characterized as having fewer opportunities for employment and education, or a lower index for other economic, environmental, and educational indicators. These areas have greater quality of life needs and should be prioritized for future investment to improve opportunities for current and future residents.

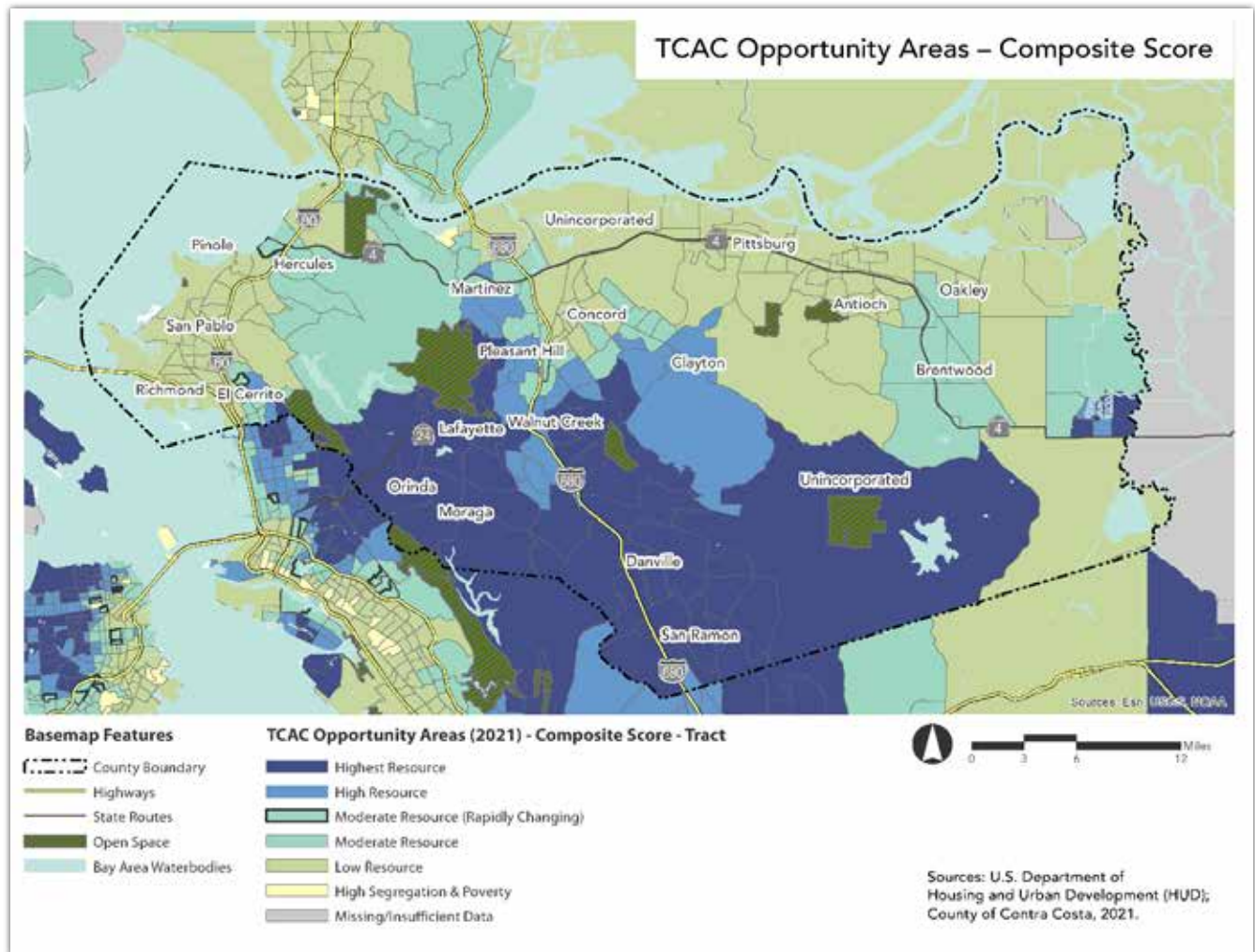
Information from opportunity mapping can help highlight the need for housing element policies and programs that would help to remediate conditions in low resource areas or areas of high segregation and poverty, and to encourage better access for low and moderate income and black, indigenous, and people of color (BIPOC) households to housing in high resource areas.

Regional Trends

Figure 25 provides a visual representation of TCAC Opportunity Areas in Contra Costa County based on a composite score, where each tract is categorized based on percentile rankings of the level of resources within the region. The only census tract in Contra Costa County considered an area of high segregation and poverty is located in Martinez. Concentrations of low resource areas are located in the northwestern and eastern parts of the county (Richmond to Hercules and Concord to Oakley); census tracts with the highest resources are located in central and southern parts of the county (San Ramon, Danville, Moraga, and Lafayette).



FIGURE 25. REGIONAL TCAC COMPOSITE SCORES BY TRACT, 2021

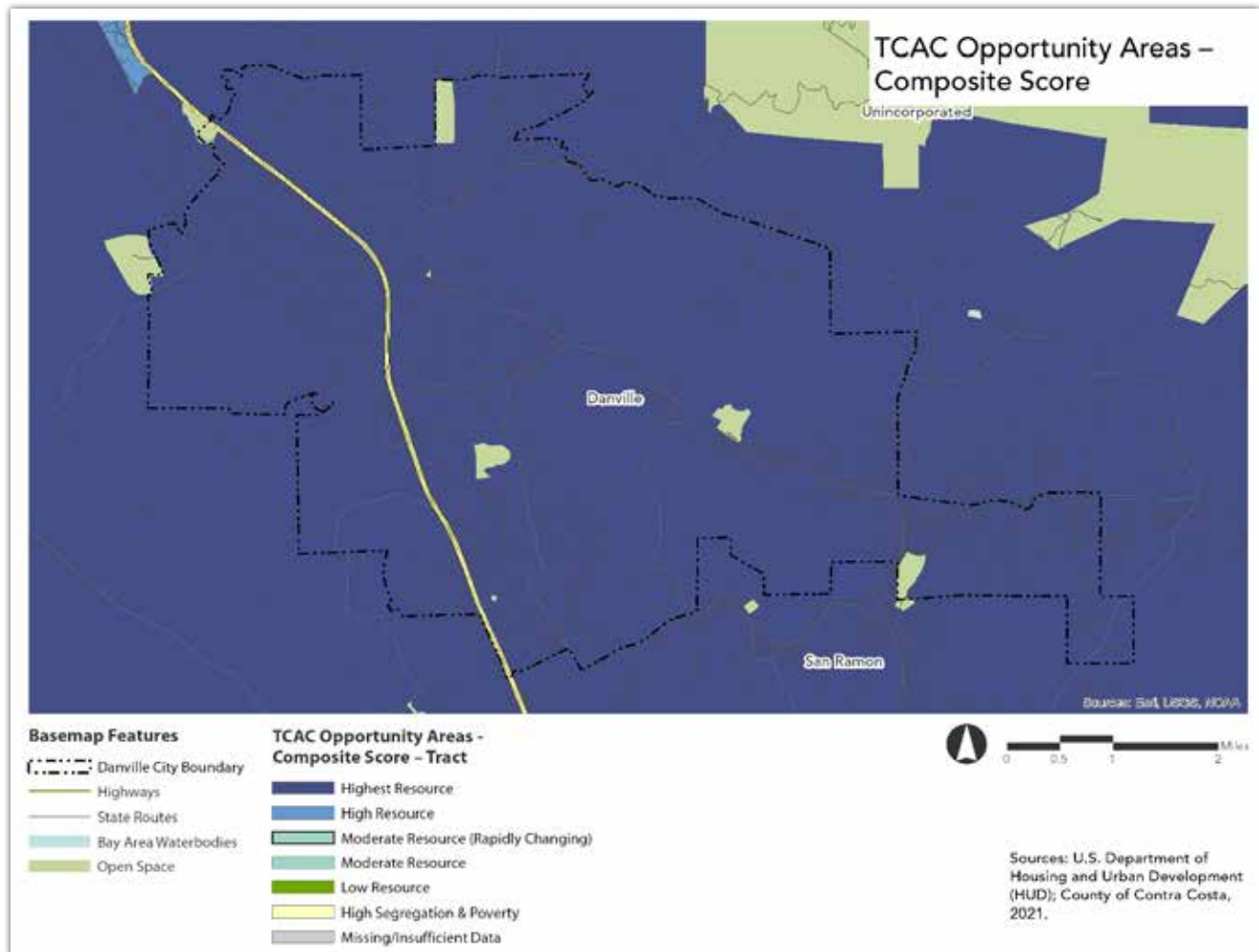


Local Trends

The Town of Danville has the highest resource level for composite TCAC score (Figure 26). San Ramon, directly to the south, and the unincorporated areas north and northwest of Danville also have the highest resource level, while Walnut Creek has a mix of the highest resource level score and high level, and Clayton has a high resource level score.



FIGURE 26. TCAC OPPORTUNITY AREAS - COMPOSITE SCORE - DANVILLE, 2021



Opportunity Indices

This section presents the HUD-developed index scores based on nationally available data sources to assess residents' access to key opportunity assets in comparison to the County. Table 13 provides index scores or values (the values range from 0 to 100) for the following opportunity indicator indices:

- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the index value, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the index value, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50% of the median income for renters for the region (i.e., the Core-Based Statistical Area (CBSA)). The higher the transit trips index value, the more likely residents in that neighborhood utilize public transit.

- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50% of the median income for renters for the region/CBSA. The higher the index value, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the index value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.

TABLE 14. OPPORTUNITY INDICES BY RACE/ETHNICITY - CONTRA COSTA COUNTY

	School Proficiency Index	Labor Market Index	Transit Trip Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Contra Costa County						
Total Population						
White, Non-Hispanic	68.58	68.81	25.37	85.80	44.03	45.07
Black, Non-Hispanic	33.93	41.36	47.38	87.29	24.51	27.23
Hispanic	37.52	41.48	38.92	87.46	28.52	33.18
Asian or Pacific Islander, Non-Hispanic	60.52	66.82	34.60	85.77	36.63	37.04
Native American, Non-Hispanic	47.92	50.96	32.08	86.46	31.05	39.26
Population Below Federal Poverty Line						
White, Non-Hispanic	53.57	55.48	29.27	86.99	38.40	40.47
Black, Non-Hispanic	23.53	30.31	51.51	88.92	23.77	25.63
Hispanic	27.11	31.43	43.96	88.74	26.45	29.31
Asian or Pacific Islander, Non-Hispanic	47.64	51.79	42.36	88.62	38.86	28.47
Native American, Non-Hispanic	27.08	34.40	46.03	88.11	27.10	25.31

Note: American Community Survey Data are based on a sample and are subject to sampling variability. See page 31 for index score meanings.
Source: AFFHT Data Table 12; Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA

Education

Housing and school policies are mutually reinforcing, which is why it is important to analyze access to educational opportunities when assessing fair housing. At the most general level, school districts with the greatest amount of affordable housing tend to attract larger numbers of LMI families (largely composed of minorities). As test scores are a reflection of student demographics, where Black/Hispanic/Latino students routinely score lower than their White peers, less diverse schools with higher test scores tend to attract higher income families to the school district. This is a fair housing issue because as higher income families move to the area, the overall cost of housing rises and an exclusionary feedback loop is created, leading to increased racial and economic segregation across districts as well as decreased access to high-performing schools for non-White students.

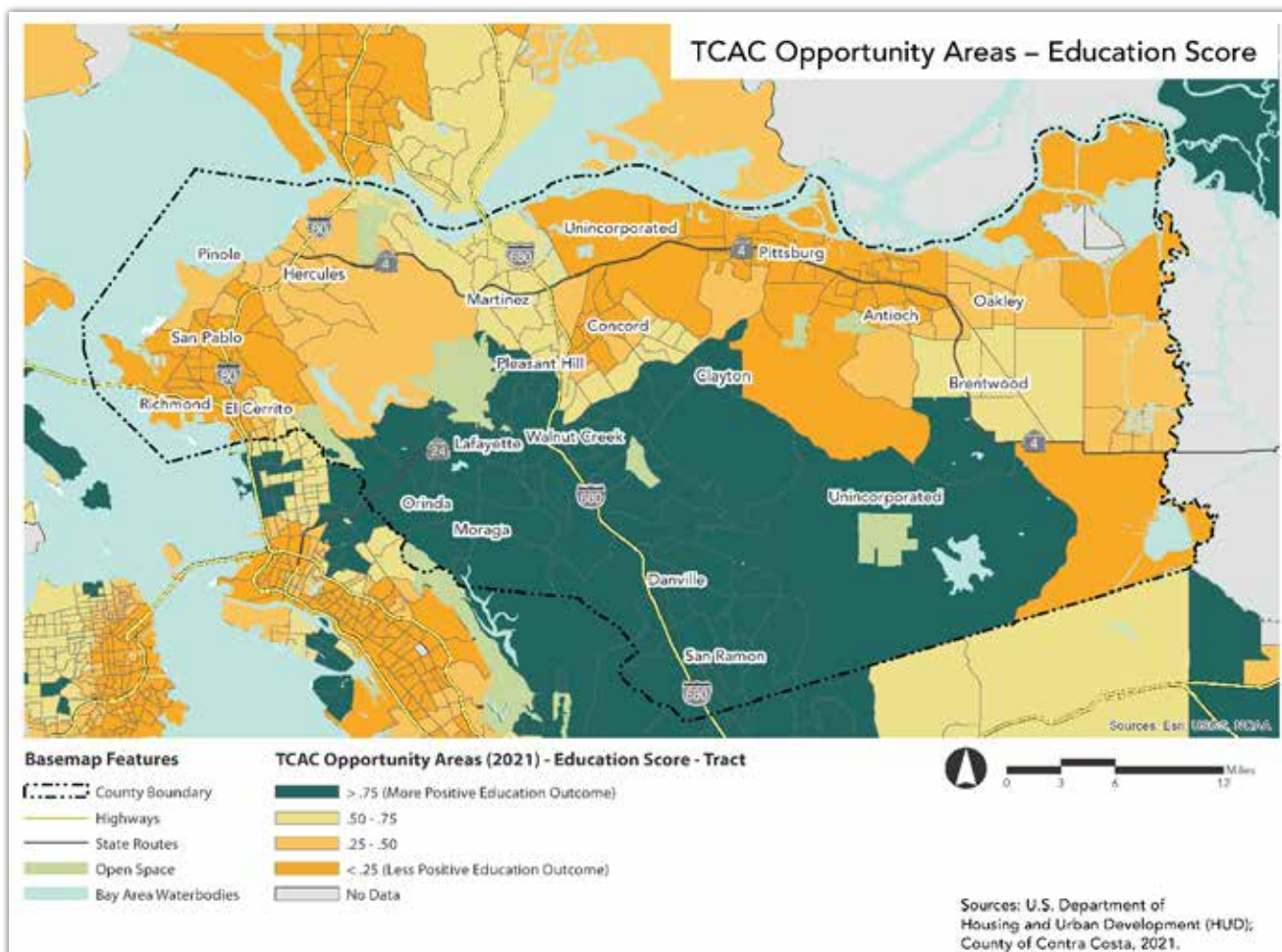
Regional Trends

The 2021 TCAC Opportunity Areas Education Composite Score for a census tract is based on math and reading proficiency, high school graduation rates, and student poverty rate indicators. The score is broken up by quartiles, with the highest quartile indicating more positive education outcomes and the lowest quartile signifying less positive outcomes.

There are 19 public school districts in Contra Costa County, in addition to 124 private schools and 19 charter schools. Figure 27 shows that the northwestern and eastern parts of the county have the lowest education domain scores (less than 0.25) per census tracts, especially around Richmond and San Pablo, Pittsburg, Antioch, east of Clayton, and Concord and its northern unincorporated areas. Census tracts with the highest education domain scores (greater than 0.75) are located in central and southern parts of the county (bounded by San Ramon on the south; Orinda and Moraga on the west; Lafayette, Walnut Creek, Clayton, and Brentwood on the north). Overlaying Figure 12 and Figure 27 reveals that areas with lower education scores correspond with areas with lower income households (largely composed of minorities) and vice versa. With reference to Table 13, index values for school proficiency are higher for White residents, indicating greater access to high quality schools, regardless of poverty status.



FIGURE 27. REGIONAL TCAC EDUCATION SCORES, 2021



Local Trends

There are 19 public schools and 18 private schools in Danville. The entirety of Danville has the highest TCAC education score above 0.75 (Figure 28). The unincorporated areas to the north and northwest and east, San Ramon, and Walnut Creek also have TCAC education scores above 0.75. Within Danville, there was one public school with a bottom 50% ranking (Del Amigo High School); the rest of the public-school test scores are in the top 10% or above (Figure 29). According to the San Ramon Valley Unified School District (SRVUSD) website, Del Amigo High School is a continuation high school that serves the SRVUSD and is now located in San Ramon on the Venture School campus. According to publicschoolreview.com Del Amigo High has a large student body (top 20%). The area around the Danville location of Del Amigo High School is an area with higher levels of overpayment by renters (40 to 60%), higher levels of HCV use (zero to five%) and a larger non-white population (21 to 40%). These indicators all suggest that this area has potentially fewer resources. Surrounding cities of San Ramon, Clayton, and Walnut Creek all have TCAC education scores above 0.75 (more positive education outcomes).

FIGURE 28. TCAC OPPORTUNITY AREAS - EDUCATION SCORE - DANVILLE, 2021

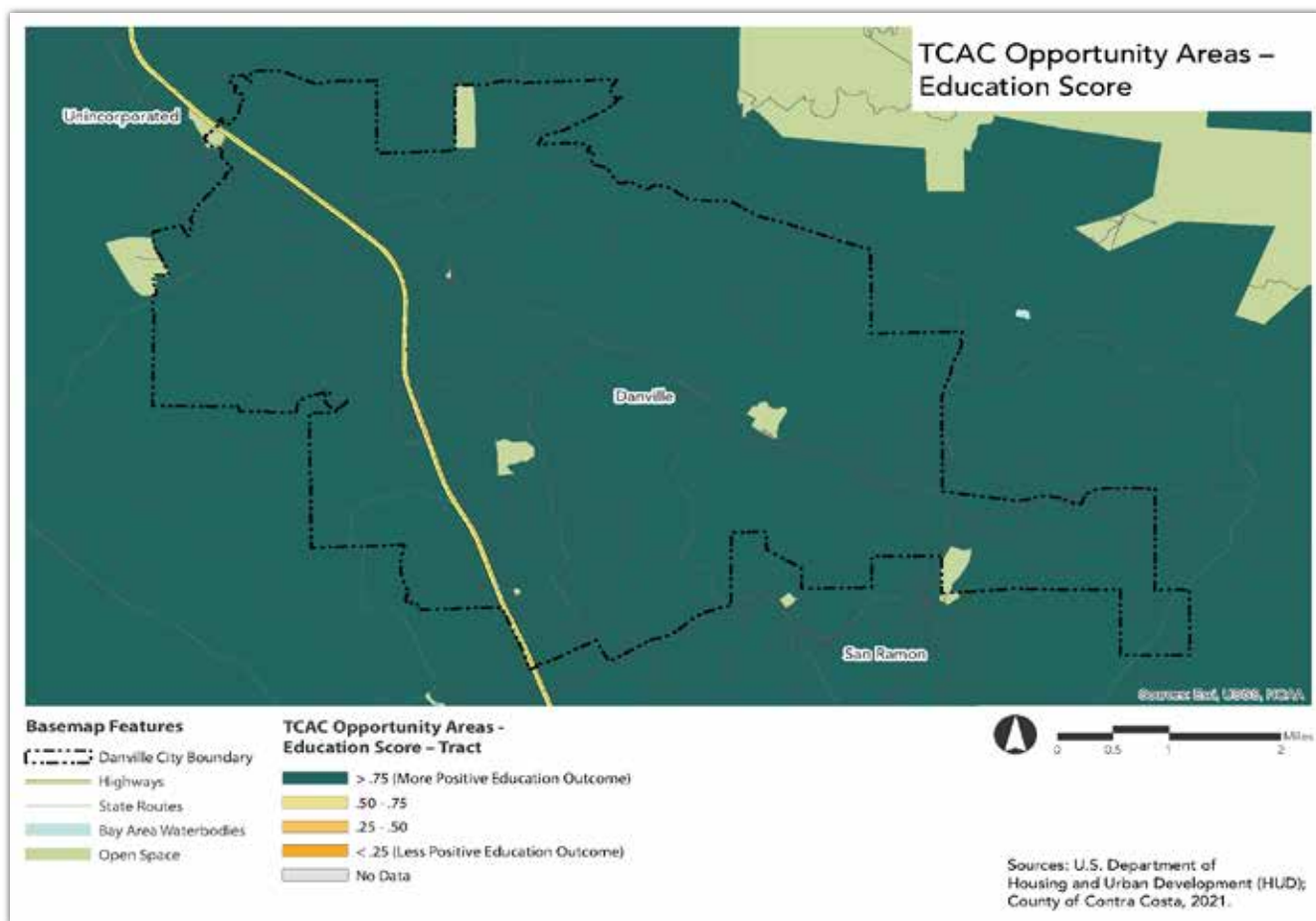
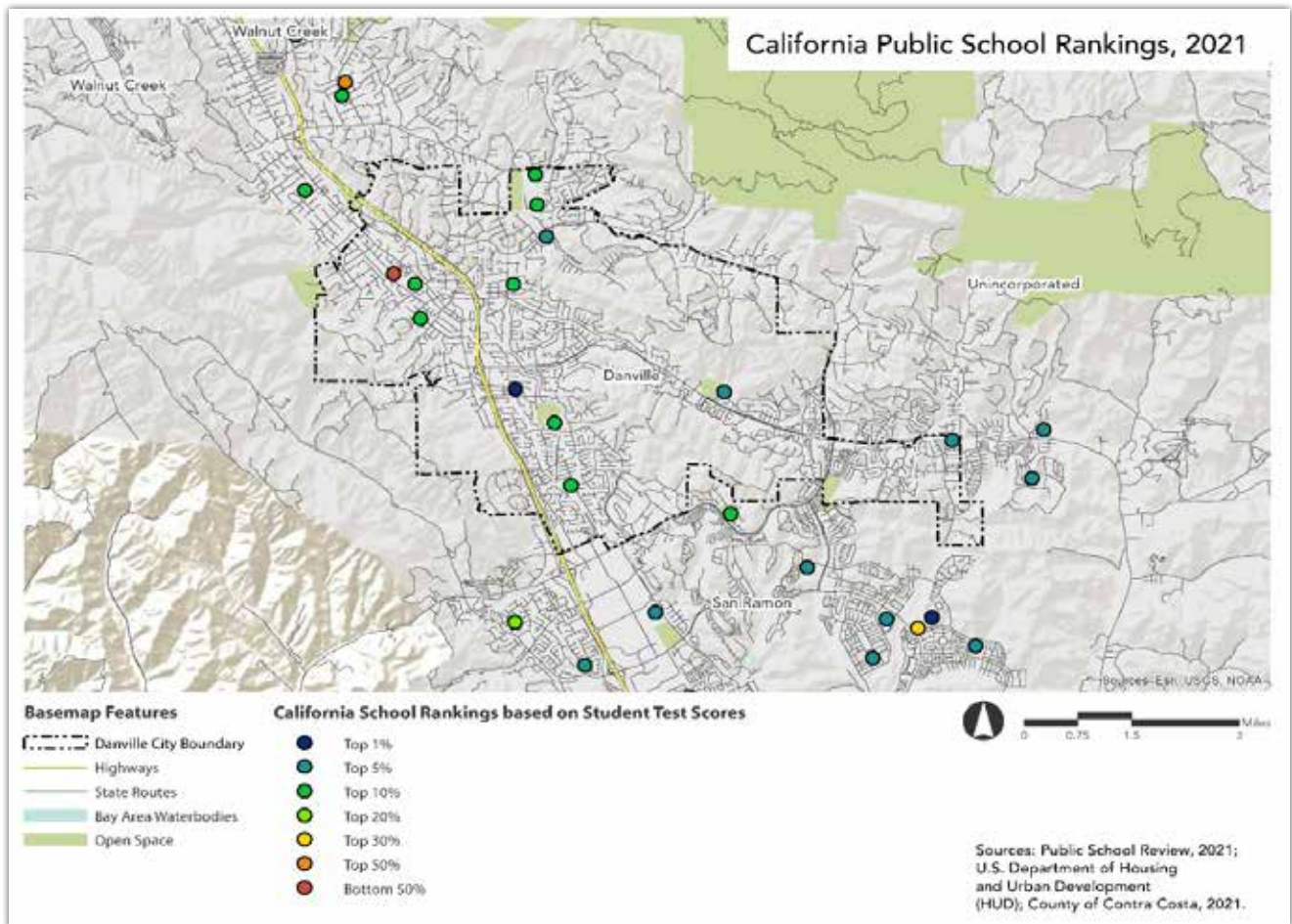


FIGURE 29. CALIFORNIA PUBLIC SCHOOL RANKINGS, 2021



Transportation

Access to public transit is of paramount importance to households affected by low incomes and rising housing prices, especially because lower income households are often transit dependent. Public transit should strive to link lower income persons, who are often transit dependent, to major employers where job opportunities exist. Access to employment via public transportation can reduce welfare usage and increase housing mobility, which enables residents to locate housing outside of traditionally low-income neighborhoods.

Transportation opportunities are depicted by two indices: (1) the transit trips index and (2) the low transportation cost index. The transit trips index measures how often low-income families in a neighborhood use public transportation. The index ranges from 0 to 100, with higher values indicating a higher likelihood that residents in a neighborhood utilize public transit. The low transportation cost index measures cost of transportation and proximity to public transportation by neighborhood. It too varies from 0 to 100, and higher scores point to lower transportation costs in that neighborhood.

Regional Trends

For Contra Costa County, neither index, regardless of poverty level, varies noticeably across racial/ethnic categories. All races and ethnicities score highly on both indices with values close in magnitude. If these indices are accurate depictions of transportation accessibility, it is possible to conclude that all racial and ethnic classes have high and relatively equal access to transportation at both the jurisdiction and regional levels. If anything, both indices appear to take slightly higher values for non-Hispanic Blacks and Hispanics, suggesting better access to transit and lower costs for these protected groups.

Contra Costa County is served by rail, bus, and ferry transit but the quality of service varies across the county. Much of Contra Costa County is connected to other parts of the East Bay as well as to San Francisco and San Mateo County by Bay Area Rapid Transit (BART) rail service. The Richmond-Warm Springs/South Fremont and Richmond-Daly City/Millbrae Lines serve El Cerrito and Richmond during peak hours while the Antioch-SFO Line extends east from Oakland to serve Orinda, Lafayette, Walnut Creek, Contra Costa Center/Pleasant Hill, Concord, and the Pittsburg/Bay Point station. An eastward extension, commonly known as eBART, began service on May 26, 2018. The extension provides service beyond the Pittsburg/Bay Point station to the new Pittsburg Center and Antioch stations. BART is an important form of transportation that helps provide Contra Costa County residents access to jobs and services in other parts of the Bay Area. The Capitol Corridor route provides rail service between San Jose and Sacramento and serves commuters in Martinez and Richmond.

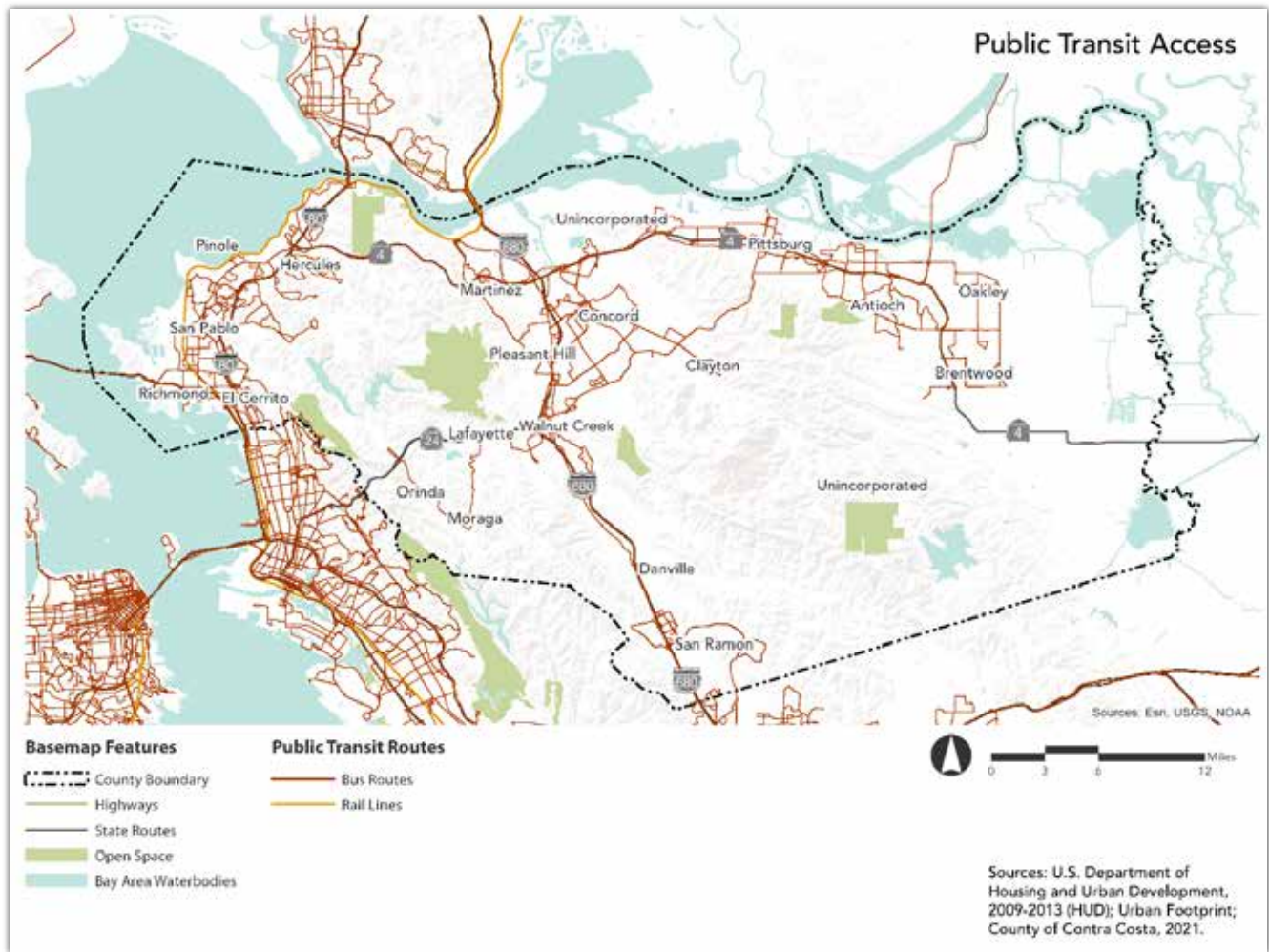
In contrast to rail transportation, bus service is much more fragmented in the County and regionally. Several different bus systems including Tri-Delta Transit, AC Transit, County Connection, and WestCat provide local service in different sections of the County. In the Bay Area, there are 18 different agencies that provide bus service. The lack of an integrated network can make it harder for transit riders to understand how to make a trip that spans multiple operators and add costs during a daily commute. For example, an East Bay Regional Local 31-Day bus pass is valid on County Connection, Tri-Delta Transit, and WestCAT, but cannot be used on AC Transit. Additionally, these bus systems often do not have frequent service. In central Contra Costa, County Connection buses may run as infrequently as every 45 to 60 minutes on some routes.

Within Contra Costa County, transit is generally not as robust in east County despite growing demand for public transportation among residents. The lack of adequate public transportation makes it more difficult for lower-income people in particular to access jobs. Average transit commutes in Pittsburg and Antioch exceed 70 minutes. In Brentwood, average transit commute times exceed 100 minutes.

Transit agencies that service Contra Costa County include County Connection, Tri Delta Transit, WestCAT, AC Transit, and BART. The County Connection Bus (CCCTA) is the largest bus transit system in the county that provides fixed-route and paratransit bus service for communities in Central Contra Costa. Other non-Contra Costa agencies that provide express service to the county include:

- San Francisco Bay Ferry (Richmond to SF Ferry Building);
- Golden Gate Transit (Line 40);
- WHEELS Livermore Amador Valley Transit Authority (Route 70x);
- SolTrans (Route 80/82 and the Yellow Line);
- Capitol Corridor (Richmond/Martinez to cities between Auburn and San Jose);
- Fairfield & Suisun Transit (Intercity express routes);
- Altamont Corridor Express (commute-hour trains from Pleasanton); and
- Napa Vine Transit (Route 29)

FIGURE 30. REGIONAL PUBLIC TRANSIT ACCESS, 2021



Local Trends

The website alltransit.org measures the number of transit trips per week a household takes and the number of jobs accessible by transit for a geographic area and assigns a score. Based on these factors, Danville has an AllTransit performance score of 1.9 out of 10. The Town is served by County Connection which provides bus service to and from the Dublin/ Pleasanton and Walnut Creek BART stations to Danville. The one bus stop for County Connection is at Danville Boulevard and Alamo Plaza, on the western side of the I-680 corridor in the commercial area of the Town. This means that individuals who work in the commercial center but live further away don't have transit options to access their jobs or to other locations within Danville. The Town does offer 600-series busses which coincide with school bell times as a school transportation option. Rides are between \$2 and \$2.50 one way or \$3.75 daily if paying with a Clipper card. LINK Paratransit services is an extension of County Connection which provides transportation services for seniors and those with disabilities. Overall, the lack of a robust transit system in Danville likely means most households rely on cars to get around. According to alltransit.org, only 1% of residents commute to work by walking and .53% of residents commute to work by biking. San Ramon and Walnut Creek have higher AllTransit performance scores (3 and 4.7 respectively).

Economic Development

Employment opportunities are depicted by two indices: (1) the labor market engagement index and (2) the jobs proximity index. The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood, which accounts for unemployment rate, labor-force participation rate, and % with a bachelor's degree or higher. The index ranges from 0 to 100, with higher values indicating higher labor force participation and human capital. The jobs proximity index quantifies the accessibility of a neighborhood to jobs in the region by measuring the physical distances between jobs and places of residence. It too varies from 0 to 100, and higher scores point to better accessibility to employment opportunities.

Regional Trends

In Contra Costa County, non-Hispanic Whites and non-Hispanic Asians/Pacific Islanders are at the top of the labor market engagement index with scores of 68.81 and 66.82 respectively. Non-Hispanic Blacks and Hispanics score the lowest in the county with scores around 32 (refer to Table 13 for a full list of indices). Figure 31 shows the spatial variability of jobs proximity in Contra Costa County. Tracts extending north from Lafayette to Martinez and its surrounding unincorporated areas have the highest index values followed by its directly adjacent areas. Cities like Pittsburg, Antioch, Brentwood, Oakley, and Hercules have the lowest index scores (less than 20). Hispanic residents have the least access to employment opportunities with an index score of 45.11 whereas White residents have the highest index score of 49.3.

FIGURE 31. REGIONAL JOBS PROXIMITY INDEX, 2021

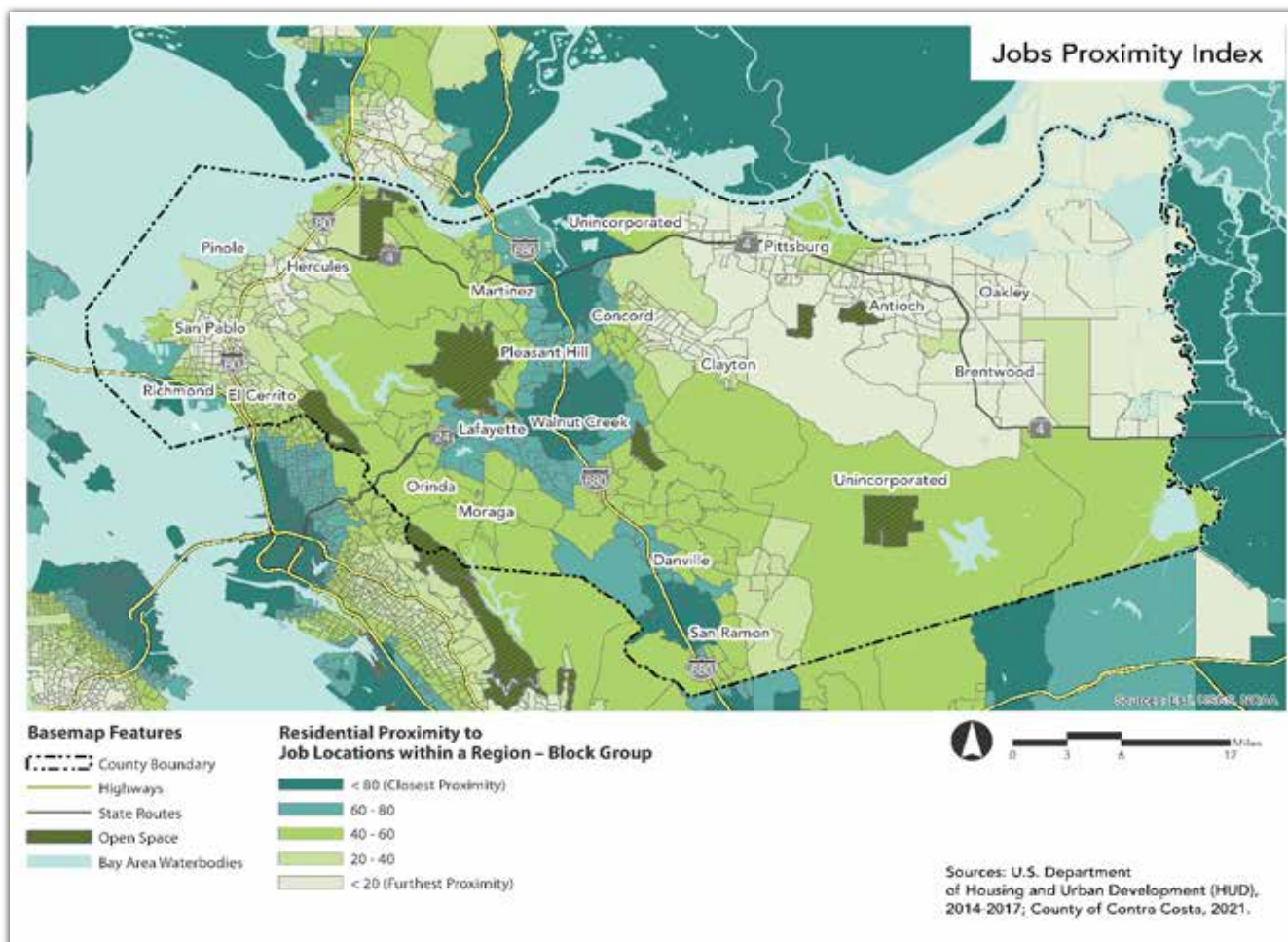
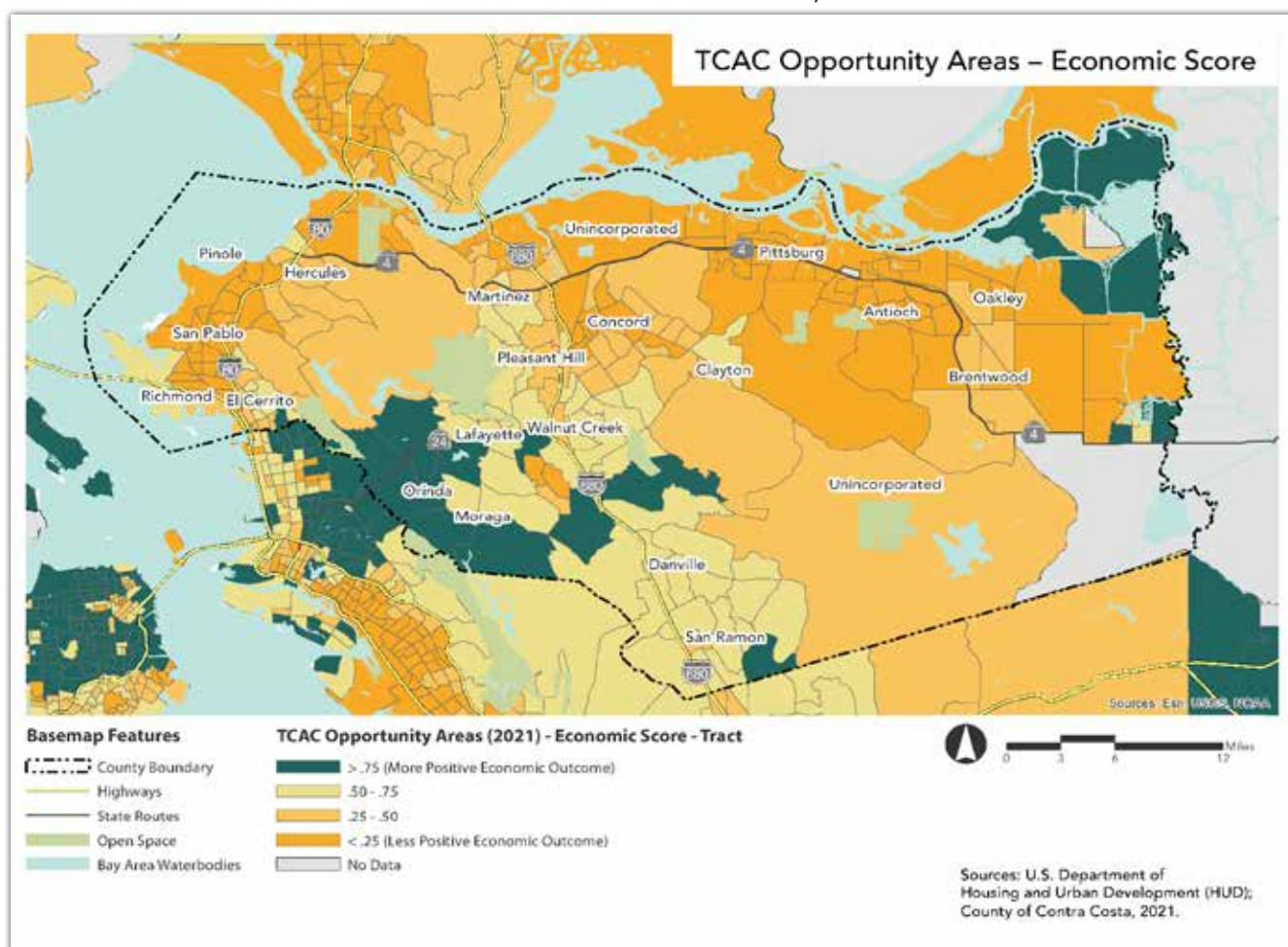


FIGURE 32. REGIONAL TCAC OPPORTUNITY AREAS - ECONOMIC SCORE, 2021

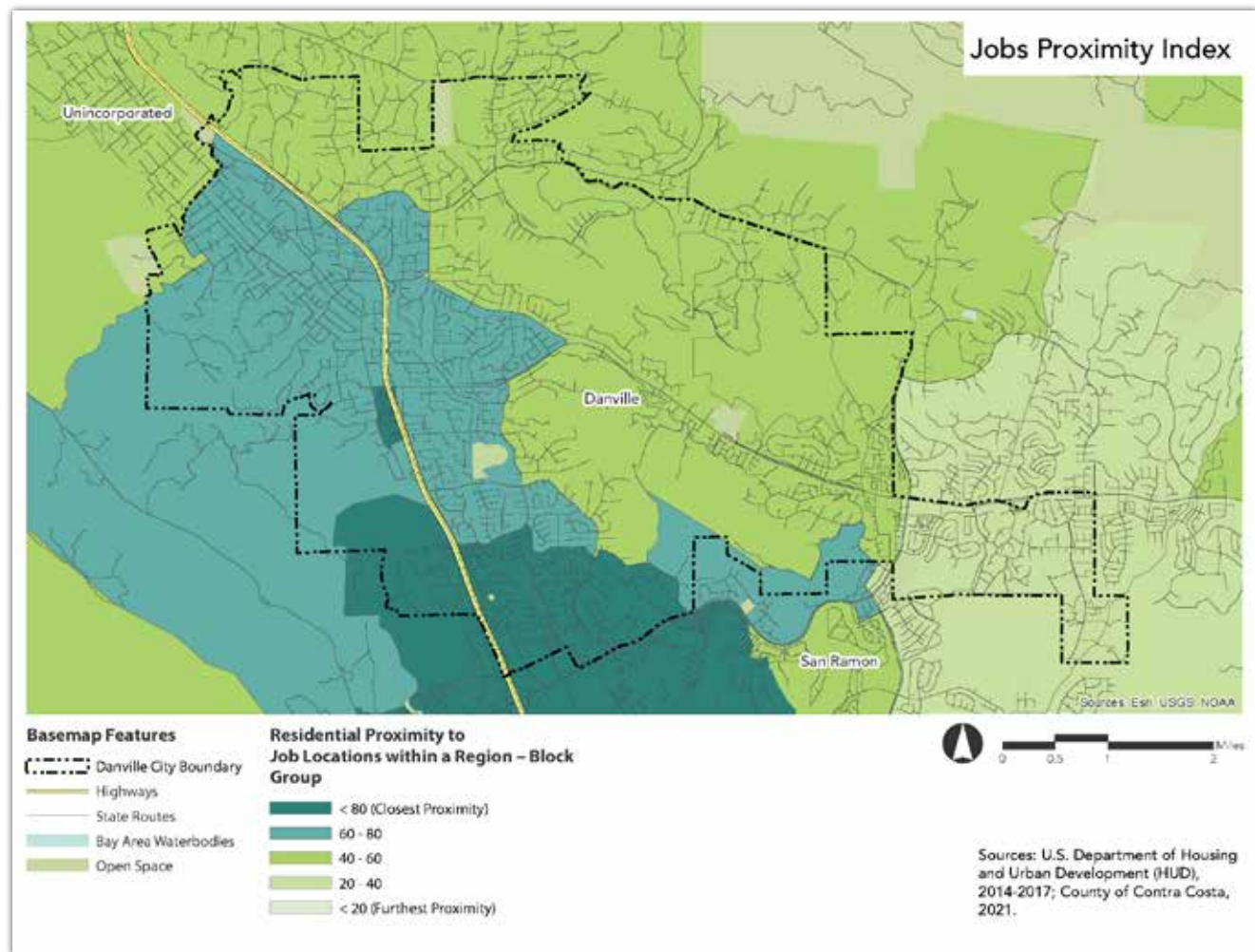


Local Trends

Residents living in tracts along the I-680 corridor in Danville and the rest of the County experience job proximity index scores between 60 – 80 and 80 and above (Figure 31 and Figure 33). Any score above 80 is the closest job proximity index. This is likely because I-680 provides access to major employment centers while the rest of Danville is mostly residential. Despite this, the other tracts in Danville still have a job proximity rate of 40 – 60 since Danville is not that geographically large, and large employment centers are located to the south in San Ramon and north in Walnut Creek. San Ramon and Walnut Creek also have tracts with the highest job proximity index score corridor, while Clayton has tracts with the lowest job proximity index score.



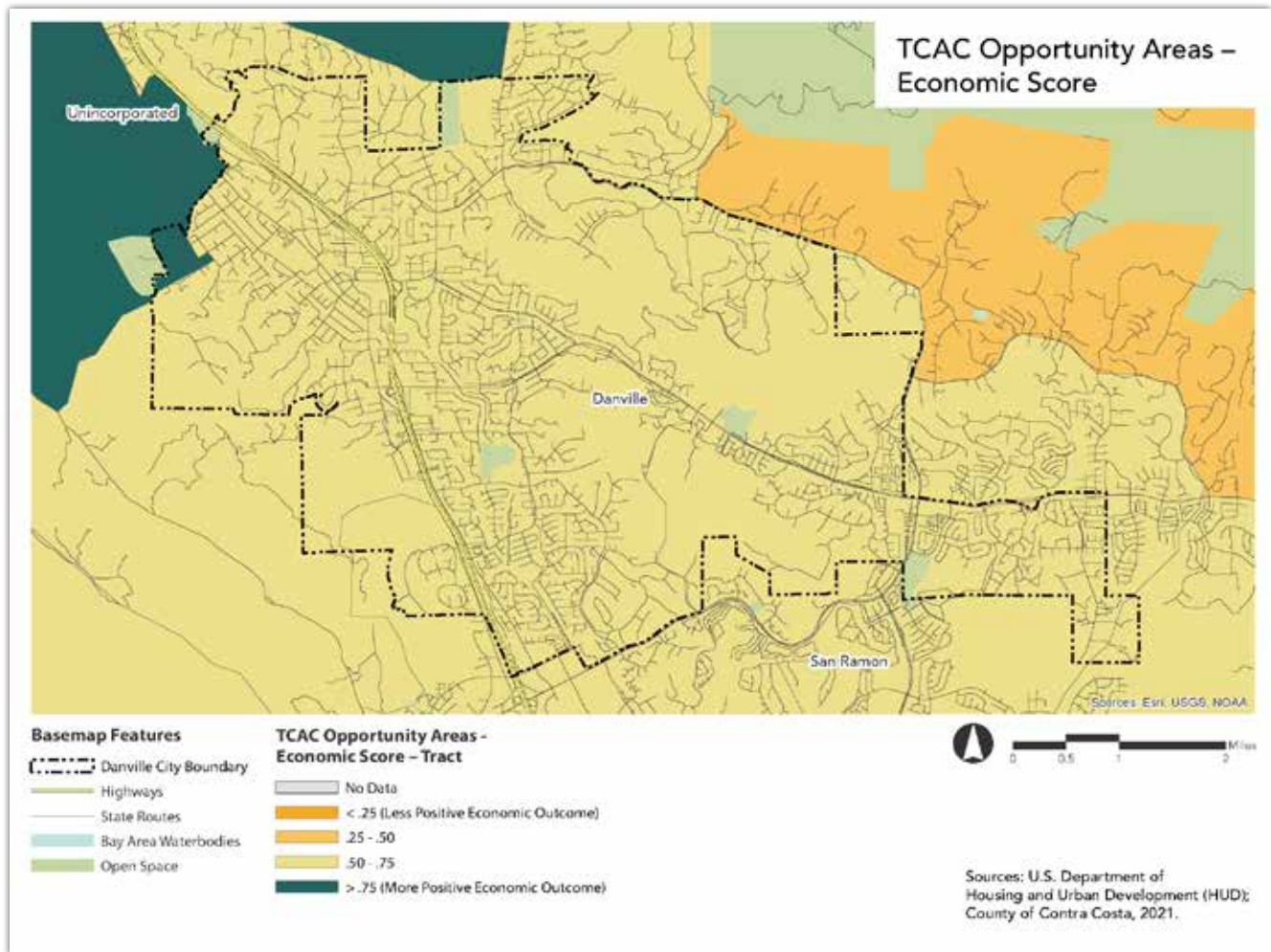
FIGURE 33. JOBS PROXIMITY INDEX - DANVILLE, 2021



In Danville, the entire Town has an TCAC economic score of .50 to .75 which means there is a higher rate of labor force participation and human capital (Figure 34). San Ramon, Walnut Creek, and Danville also have TCAC economic scores of .50 to .75.



FIGURE 34. TCAC OPPORTUNITY AREA - ECONOMIC SCORE - DANVILLE, 2021



Environment

The Environmental Health Index summarizes potential exposure to harmful toxins at a neighborhood level. Index values range from 0 to 100 and the higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group. There are modest differences across racial and ethnic groups in neighborhood access to environmental quality. All racial/ethnic groups in the Consortium obtained moderate scores ranging from low 40s to mid-50s. Non-Hispanic Blacks and Hispanics have the lowest scores amongst all residents in Contra Costa County with scores of 43; whereas non-Hispanic Whites and Asians/Pacific Islanders have the highest scores (over 50) amongst all residents in Contra Costa County (refer to Table 13).

CalEnviroScreen was developed by the California Environmental Protection Agency (CalEPA) to evaluate pollution sources in a community while accounting for a community's vulnerability to the adverse effects of pollution. Measures of pollution burden and population characteristics are combined into a single composite score that is mapped and analyzed. Higher values on the index indicate higher cumulative environmental impacts on individuals arising from these burdens and population factors.

The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also considers socioeconomic factors such as educational attainment, linguistic isolation, poverty, and unemployment.

Regional Trends

Figure 35 displays the Environmental Score for Contra Costa County based on CalEnviroScreen 3.0 Pollution Indicators and Values that identifies communities in California disproportionately burdened by multiple sources of pollution and face vulnerability due to socioeconomic factors. The highest scoring 25% of census tracts were designated as disadvantaged communities. In Contra Costa County, disadvantaged communities include census tracts in North Richmond, Richmond, Pittsburg, San Pablo, Antioch, Rodeo, and Oakley.

FIGURE 35. REGIONAL TCAC OPPORTUNITY AREAS - ECONOMIC SCORE, 2021

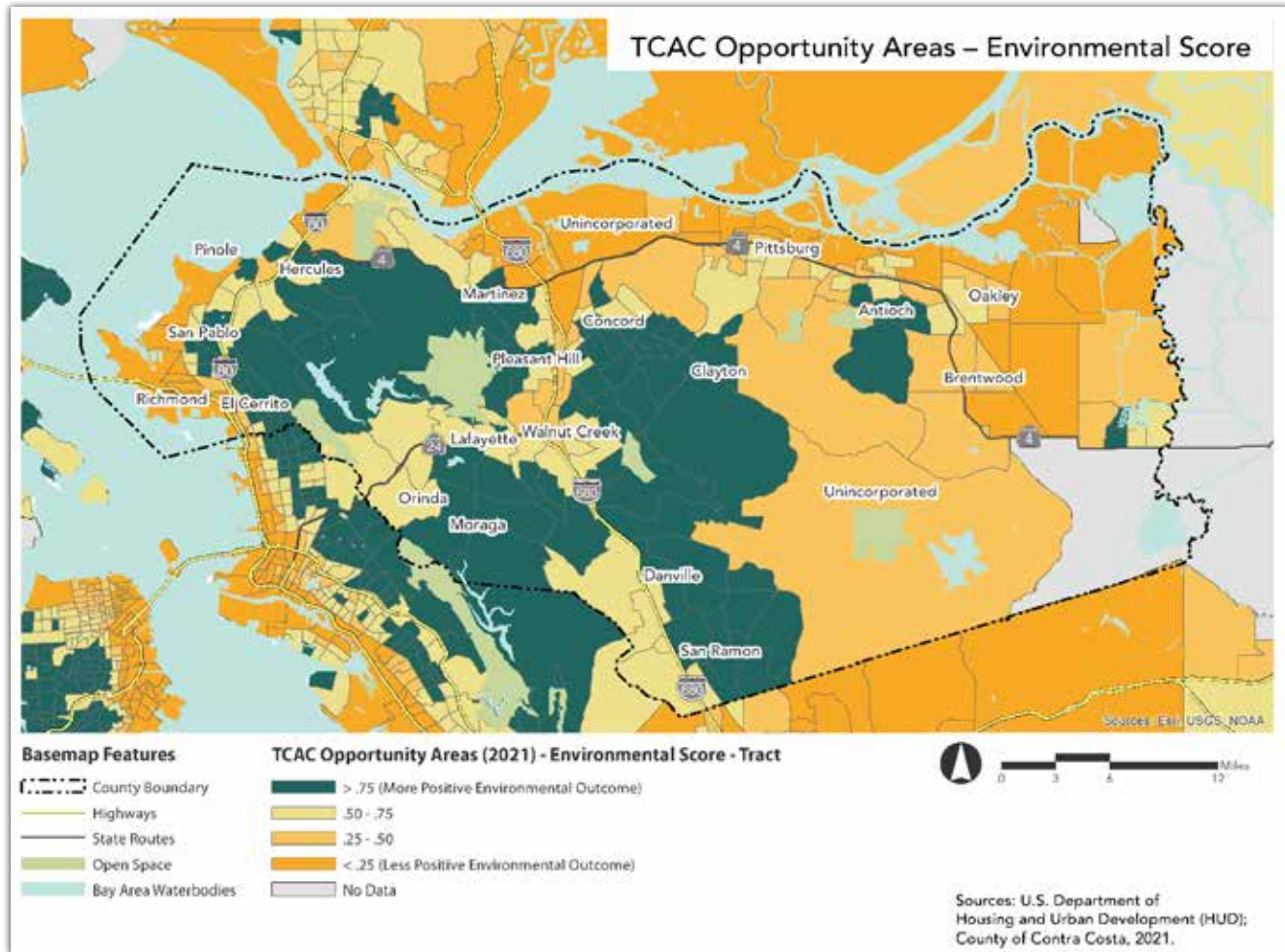
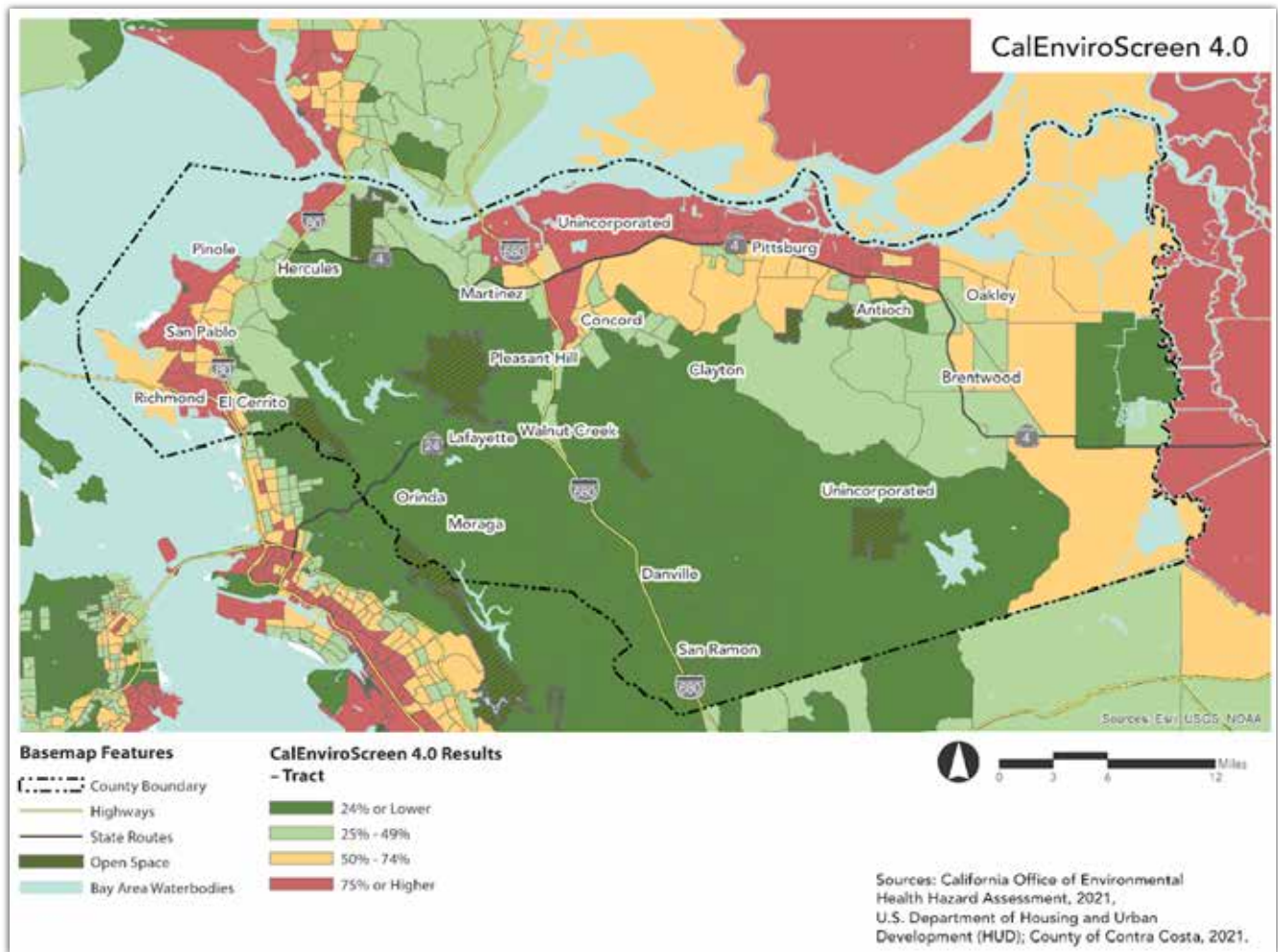


Figure 36 shows updated scores for CalEnviroScreen 4.0 released by the California Office of Environmental Health Hazard Assessment. Generally speaking, adverse environmental impacts are concentrated around the northern border of the county (Bay Point to Pittsburg) and the western border of the county (Richmond to Pinole). Areas around Concord to Antioch have moderate scores and the rest of the county have relatively low scores. From central Contra Costa County, an almost radial gradient effect of green to red (least to most pollution) is evident.

FIGURE 36. REGIONAL CalEnviroScreen 4.0, 2021

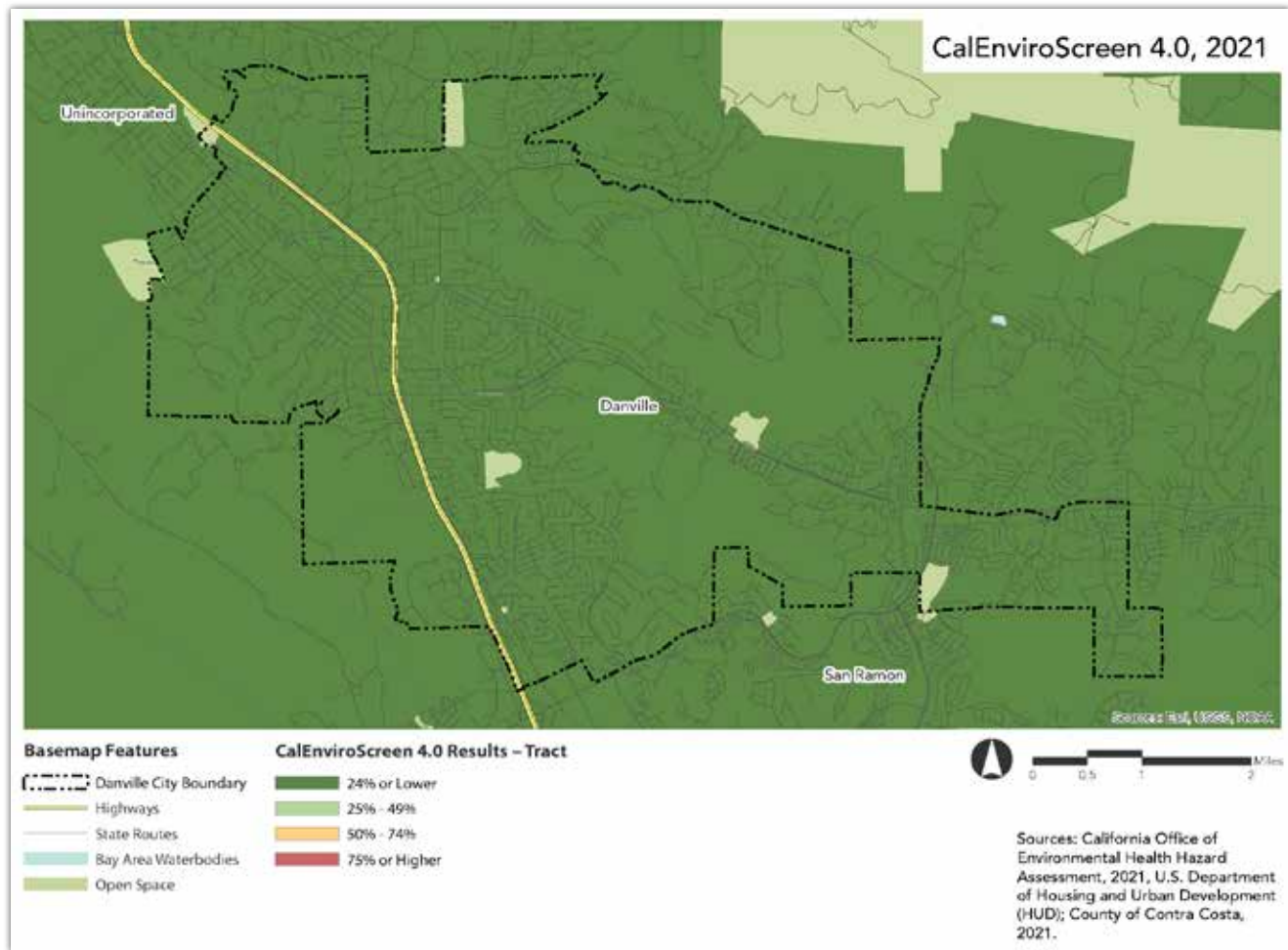


Local Trends

All of Danville has a CalEnviroScreen score of 24% or lower meaning there are fewer cumulative environmental impacts on residents (Figure 37). There are a number of factors that contribute to this score but the lack of industry and significant point sources are the most likely contributors. For example, there are no factories or sewage treatment facilities in Danville. In addition, significant open space surrounds which likely helps to mitigate harmful pollutants and toxins. The nearby cities of San Ramon, Walnut Creek, and Clayton all have CalEnviroScreen score below 25 to 49%, also likely due in part to their distance from industrial and point source pollutants and proximity to open spaces like Mt. Diablo State Park and the Black Hills.



FIGURE 37. CalEnviroScreen 4.0 - DANVILLE, 2021



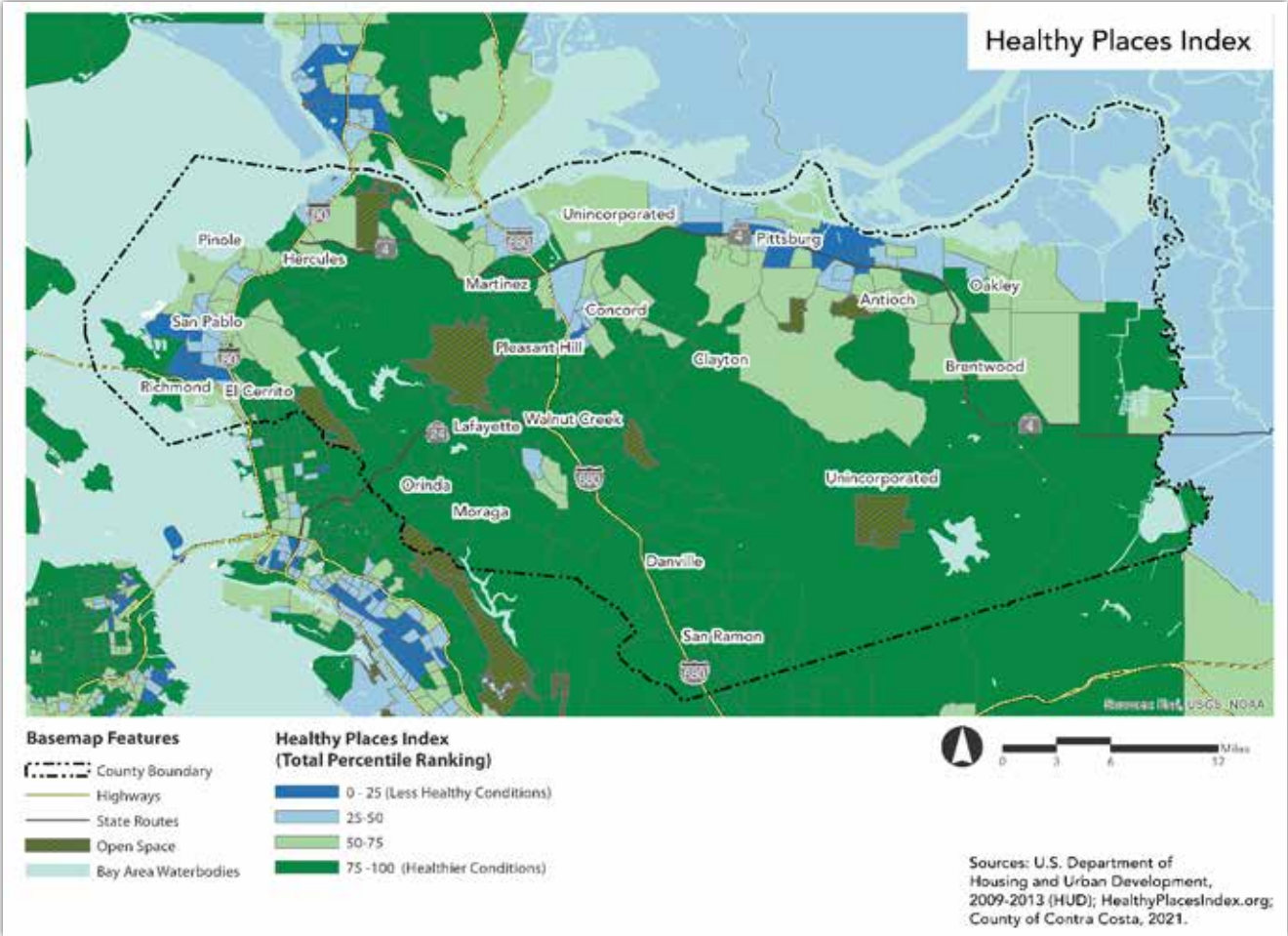
Health and Recreation

Residents should have the opportunity to live a healthy life and live in healthy communities. The Healthy Places Index (HPI) is a new tool that allows local officials to diagnose and change community conditions that affect health outcomes and the wellbeing of residents. The HPI tool was developed by the Public Health Alliance of Southern California to assist in comparing community conditions across the state and combined 25 community characteristics such as housing, education, economic, and social factors into a single indexed HPI percentile Score, where lower percentiles indicate lower conditions.

Regional Trends

Figure 38 shows the HPI percentile Score distributions for Contra Costa County. The majority of the County falls in the highest quarter, indicating healthier conditions. These areas have a lower percentage of minority populations and higher median incomes. Cities with the lowest percentile ranking, which indicates less healthy conditions, are Pittsburg, San Pablo, and Richmond. These areas have higher percentages of minority populations and lower median incomes.

FIGURE 38. REGIONAL HEALTH PLACES INDEX, 2021

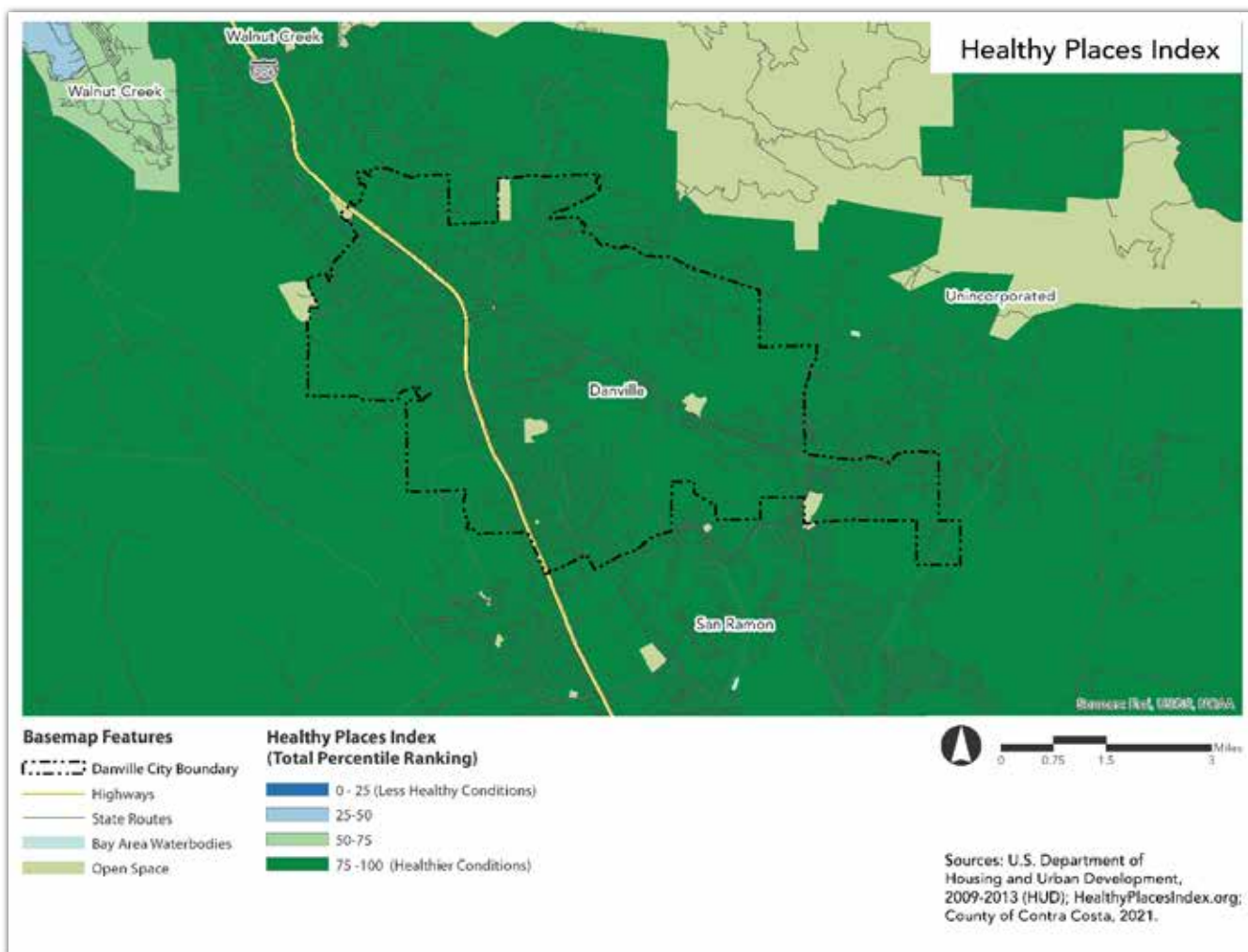


Local Trends

All of Danville has a HPI score between 75 to 100, indicating healthier conditions (Figure 39) and no real disparities locally in healthy living conditions.



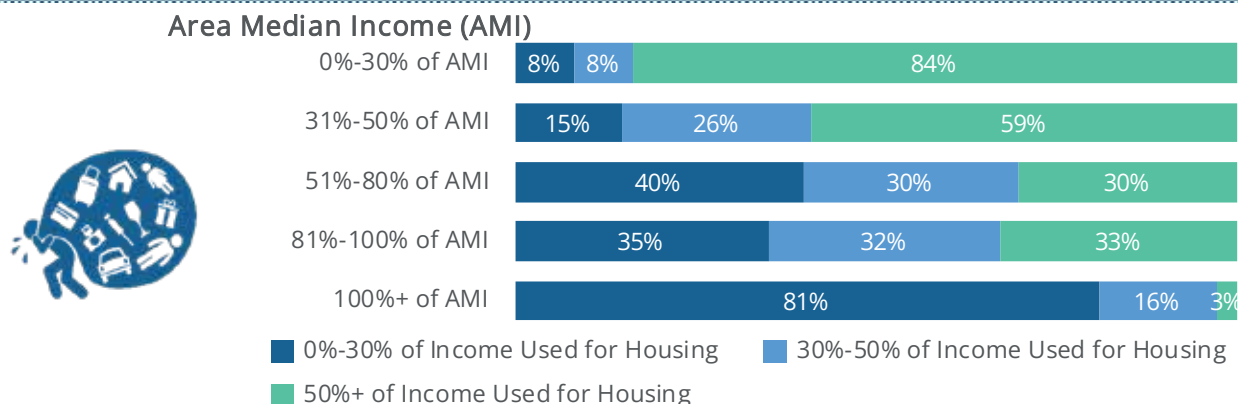
FIGURE 39. HEALTHY PLACES INDEX - DANVILLE, 2021



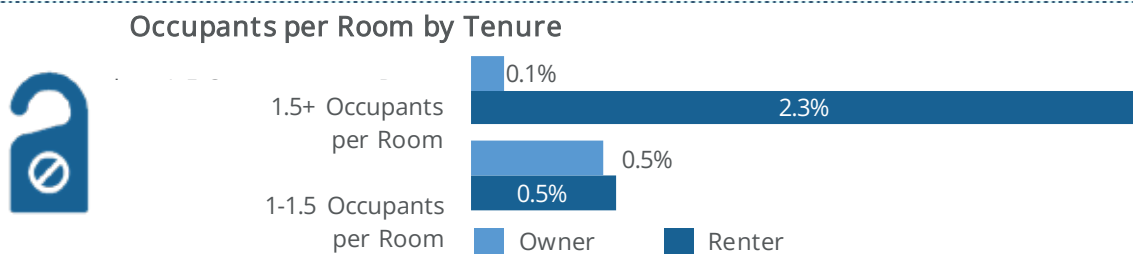
11. Disproportionate Housing Needs

Disproportionate Housing Needs

Cost Burden, Town of Danville, 2019



Overcrowding, Town of Danville, 2019



Homelessness, Contra Costa County, 2019

	Race and Ethnicity	Share of Homeless Population	Share of Overall Population
	American Indian or Alaska Native	14%	0%
	Asian / API	3%	17%
	Black or African American	34%	9%
	White	45%	56%
	Other Race or Multiple Races	4%	18%

Displacement, 2020

	Assisted Units at High or Very High Risk of Displacement	Town of Danville	Contra Costa County
	Number of Units	0	417
	% of Assisted Units	0%	8%

Primary Findings

- In Contra Costa County, Hispanic and Black residents face particularly severe housing problems. Additionally, there are significant disparities between the rates of housing problems that larger families (households of five or more people) experience and the rates of housing problems that families of five or fewer people experience.
- In Danville, 46.82% of all households experience cost burden. Additionally:
 - Renters experience higher rates of cost burden than owners (59.29% and 44.47%, respectively).
 - Other Race/Multiple Race (53%), Hispanic (41%), and Black (34%) households have the highest rate of cost burden compared to non-Hispanic White (31%) and Asian (26%) households.
 - Unlike the county, large households face less cost burden (20%) compared to all other household types (33%).
- Overall, the rate of overcrowding in Danville is small. However, 10.8% of Other Race/Multiple Race households are considered overcrowded.
- Renters are **18 times more likely to lack complete kitchen facilities** compared to owner-occupied households.
- The Town of Danville makes up less than 1% of all publicly assisted units in the county but accounts for 4% of the county's total housing units.
- **American Indian and Black residents** are overrepresented in the homeless population compared to their share of the overall population.
- Mortgage denial rates are highest for **American Indian or Alaska Native (25%), Black (22%), and Hispanic (20%) households**.

Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing housing needs when compared to the proportion of members of any other relevant groups, or the total population in the applicable geographic area. The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Contra Costa County. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30% of gross income;
- Severe housing cost burden, including utilities, exceeding 50% of gross income;
- Overcrowded conditions (housing units with more than one person per room); and
- Units with physical defects (lacking complete kitchen or bathroom).

Severe housing problems are defined as households with at least 1 of 4 housing problems: overcrowding, high housing costs, lack of kitchen facilities, or lack of plumbing facilities.

Regional Trends

According to the Contra Costa County AI, a total of 164,994 households (43.9%) in the county experience any one of the above housing problems; 85,009 households (22.62%) experience severe housing problems. Based on relative percentage, Hispanic households experience the highest rate of housing problems regardless of severity, followed by Black households and 'Other' races. Table 15 lists the demographics of households with housing problems in the County.

TABLE 15. DEMOGRAPHICS OF HOUSEHOLDS WITH HOUSING PROBLEMS - CONTRA COSTA COUNTY

	Total Number of Households	Households with Housing Problems		Households with Severe Housing Problems	
White	213,302	80,864	37.91%	38,039	17.83%
Black	34,275	19,316	56.36%	10,465	30.53%
Asian/Pacific Islander	51,353	21,640	42.14%	10,447	20.34%
Native American	1,211	482	39.80%	203	16.76%
Other	10,355	5,090	49.15%	2,782	26.87%
Hispanic	65,201	37,541	57.58%	23,002	35.28%
Total	375,853	164,994	43.90%	85,009	22.62%

Source: Contra Costa County AI (2020)

There are significant disparities between the rates of housing problems that larger families (households of five or more people) experience and the rates of housing problems than families of five or fewer people experience. Larger families tend to experience housing problems more than smaller families. Non-family households in Contra Costa County experience housing problems at a higher rate than smaller family households, but at a lower rate than larger family households. Table 16 lists the number of households with housing problems according to household type.

TABLE 16. HOUSEHOLD TYPE AND SIZE - CONTRA COSTA COUNTY

Household Type	No. of Households with Housing Problems
Family Households (< 5 people)	85,176
Family Households (≥ 5 people)	26,035
Non-family Households	53,733

Source: Contra Costa County AI (2020)

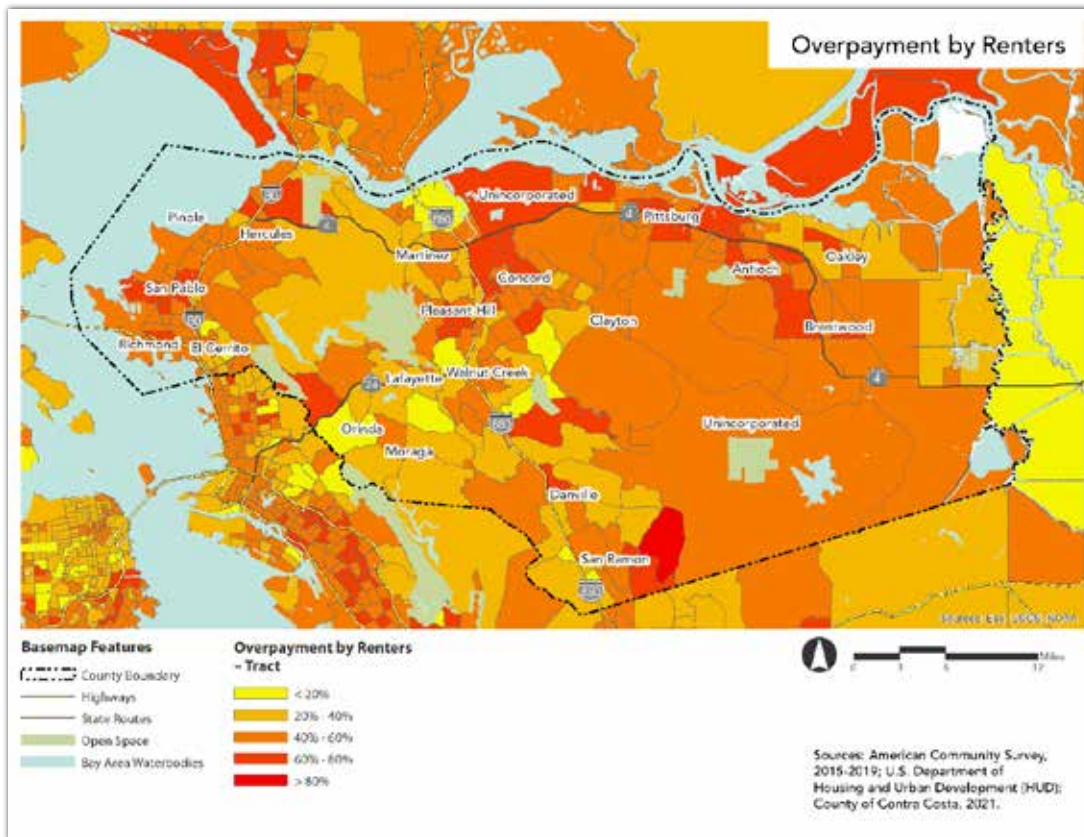
Cost Burden (Overpayment)

Housing cost burden, or overpayment, is defined as households paying 30% or more of their gross income on housing expenses, including rent or mortgage payments and utilities. Renters are more likely to overpay for housing costs than homeowners. Housing cost burden is considered a housing need because households that overpay for housing costs may have difficulty affording other necessary expenses, such as childcare, transportation, and medical costs.

Regional Trends

Concentrations of cost burdened renter households are seen in and around San Pablo, Pittsburg, Antioch, west Brentwood and Oakley, East San Ramon, and northern parts of Concord towards unincorporated areas (Figure 40). In these tracts, over 80% of renters experience cost burdens. The majority of east Contra Costa County has 60 – 80% of renter households that experience cost burdens; west Contra Costa County has 20 – 40% of renter households that experience cost burdens. Census tracts with a low percentage of cost-burdened households are located between San Ramon and Martinez on a north-south axis. In these tracts, less than 20% of renter households experience cost burdens.

FIGURE 40. REGIONAL OVERPAYMENT BY RENTERS, 2021



Local Trends

As presented in Table 17, about 36% of all households in the county experience housing cost burden. This rate is much higher for renter households (48%) than owner households (29%). Danville households have a higher rate of households experiencing housing cost burden (47%) compared to the county. Renters experience cost burdens at higher rates than owners (59% compared to 44%). Unlike the county, large households (20%) experience less cost burden than all other households (32%) in Danville.

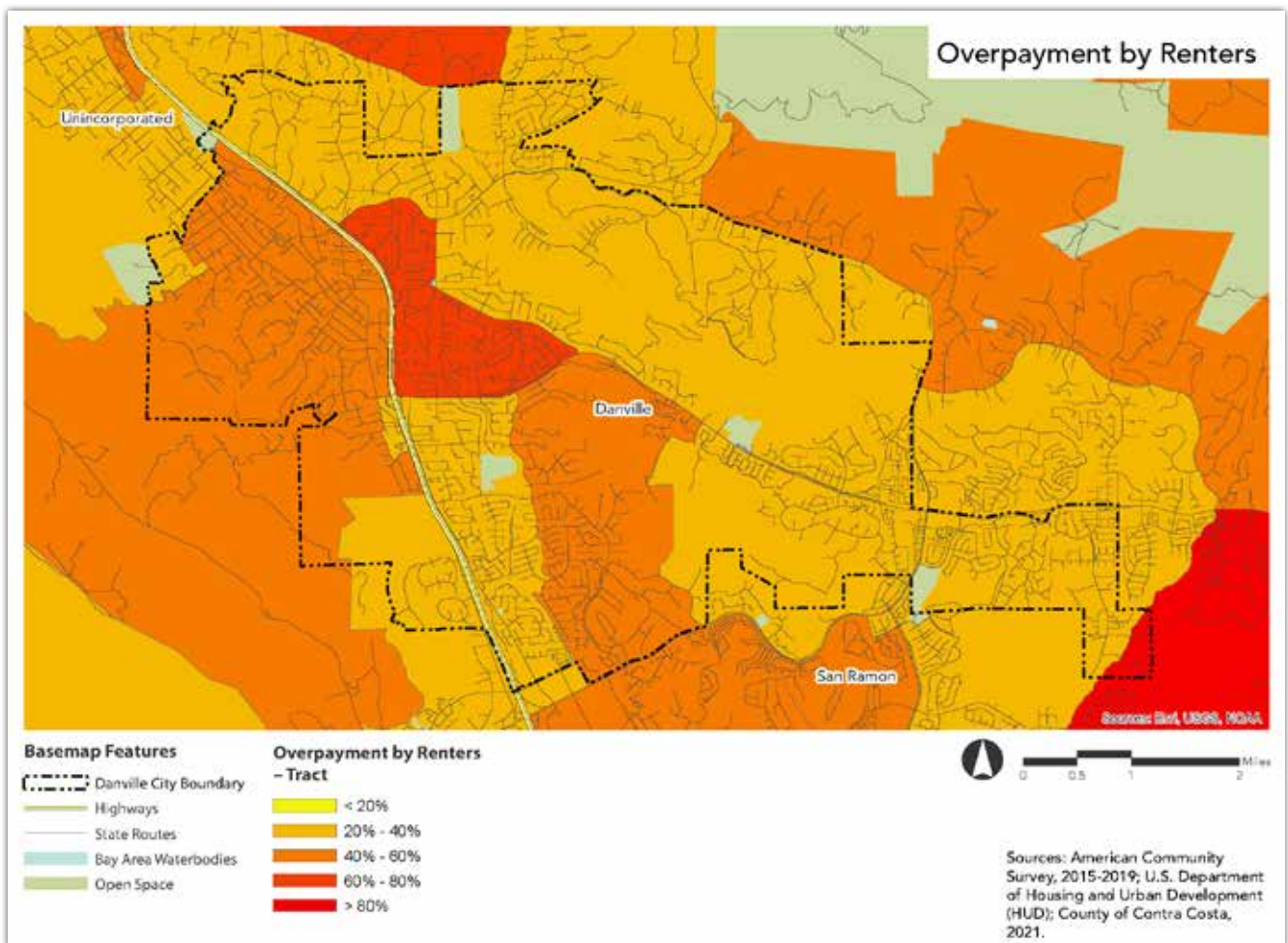
TABLE 17. HOUSEHOLDS THAT EXPERIENCE COST BURDEN BY TENURE IN CONTRA COSTA COUNTY AND DANVILLE

Total Number of Households		Cost burden > 30%	Cost burden > 50%	Percentage of Households that Experience Cost Burden
Contra Costa County				
Owners Only	257,530	74,545	30,010	28.9%
Renters Only	134,750	65,055	33,040	48.3%
All Households	392,275	139,595	63,050	35.6%
Danville				
Owners Only	13,425	4,230	1,740	44.47%
Renters Only	2,530	960	540	59.29%
All Households	15,955	5,200	2,280	46.82%

Source: <https://www.huduser.gov/portal/datasets/cp.html>

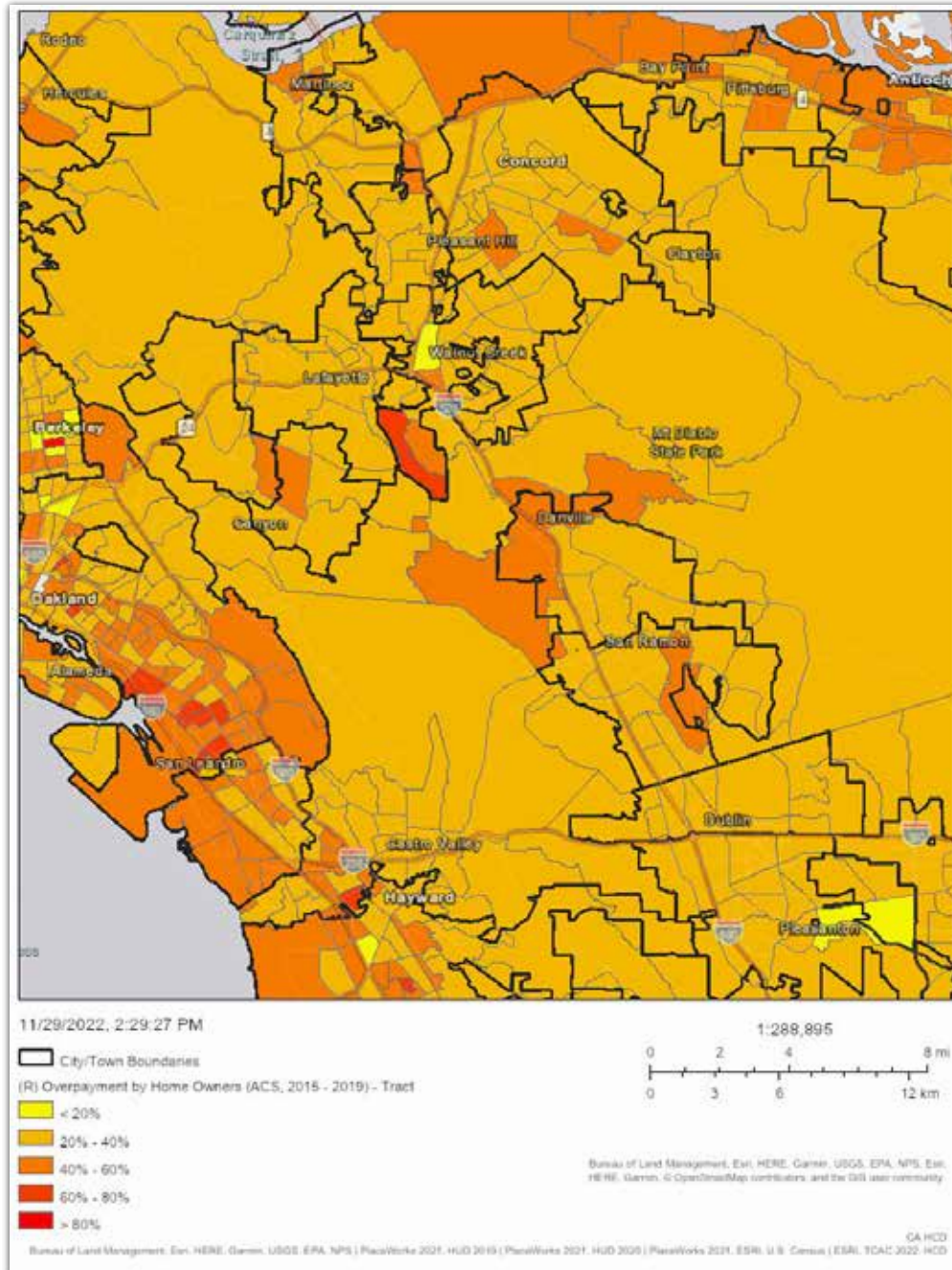
There are a few areas in Danville with tracts where renters are overpaying for housing (Figure 41). To the west of I-680 there are census tracts where between 40 to 60% of renters are overpaying for housing. This area of overpayment overlaps with areas that have higher rates of HCV use (0 to 5%), low to moderate income populations (25 to 50%), lower rates of married couple households (40 to 60%), lower median incomes (under \$125,000), and higher disability rates (10 to 20%). All of these factors likely contribute higher rates of overpayment. Directly to the east of I-680 there is an area with renters overpaying between 60 to 80%. This area has a median gross rent of over \$3,000. Lastly, central/south Danville has census tracts where 40 to 60% of renters are overpaying. These areas correspond to some tracts with lower median incomes (less than \$87,000), higher rates of non-White population (21 to 40%), and areas where gross rent is over \$3,000. Nearby, San Ramon also has tracts where renters are overpaying by 40 to 60% and 60 to 80%. In Walnut Creek there are tracts with overpayment by 20 to 40% and 40 to 60%, while almost all Clayton renters experience overpayment by 40 to 60%.

FIGURE 41. OVERPAYMENT BY RENTERS - DANVILLE, 2021



Homeowners in Contra Costa County and Danville are also cost burdened, though cost burden rates among homeowners in both the county and Town are significantly lower. As shown in Figure 42, homeowners in Contra Costa County typically overpay by 20% to 40%. Census tract 3390.02 in Walnut Creek is the only area in the County with homeowners overpaying by less than 20%. Alternatively, census tracts 3511.02 and 3511.01 near Lafayette are the only tracts with homeowners overpaying by over 80%.

FIGURE 42. OVERPAYMENT BY HOMEOWNERS - CONTRA COSTA COUNTY, 2015-2019

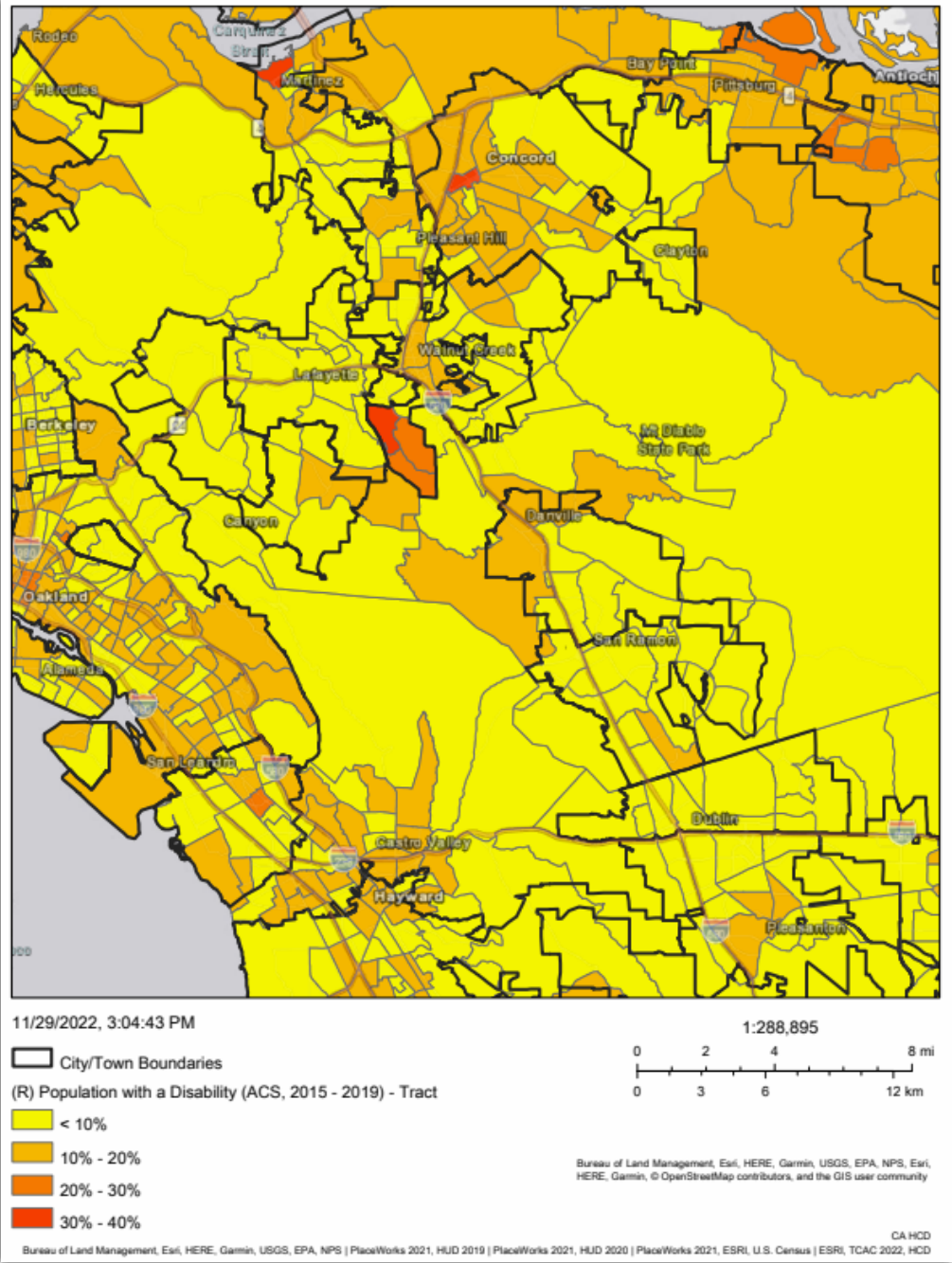


Source: California Department of Housing and Community Development AFFH Data Viewer

As illustrated above, the majority of homeowners in Danville overpay for housing by 20% to 40%. Homeowners overpaying by 40% to 60% are concentrated in census tracts west of I-680 (tract 3452.03) and east of I-680 (tract 3462.01). Higher rates of overpayment among homeowners in Danville are similar to that of surrounding areas.

Importantly, concentrations of cost burdened homeowners are located in areas with higher populations of persons with disabilities. In these areas, 10 to 20% of the population has a disability—this compares to surrounding census tracts with less than 10% of the population living with a disability. Disproportionate cost burden rates among persons with disabilities in Danville are representative of trends throughout Contra Costa County (Figure 43).

FIGURE 43. POPULATION WITH A DISABILITY - DANVILLE AND CONTRA COSTA COUNTY, 2015-2019



Source: California Department of Housing and Community Development AFFH Data Viewer

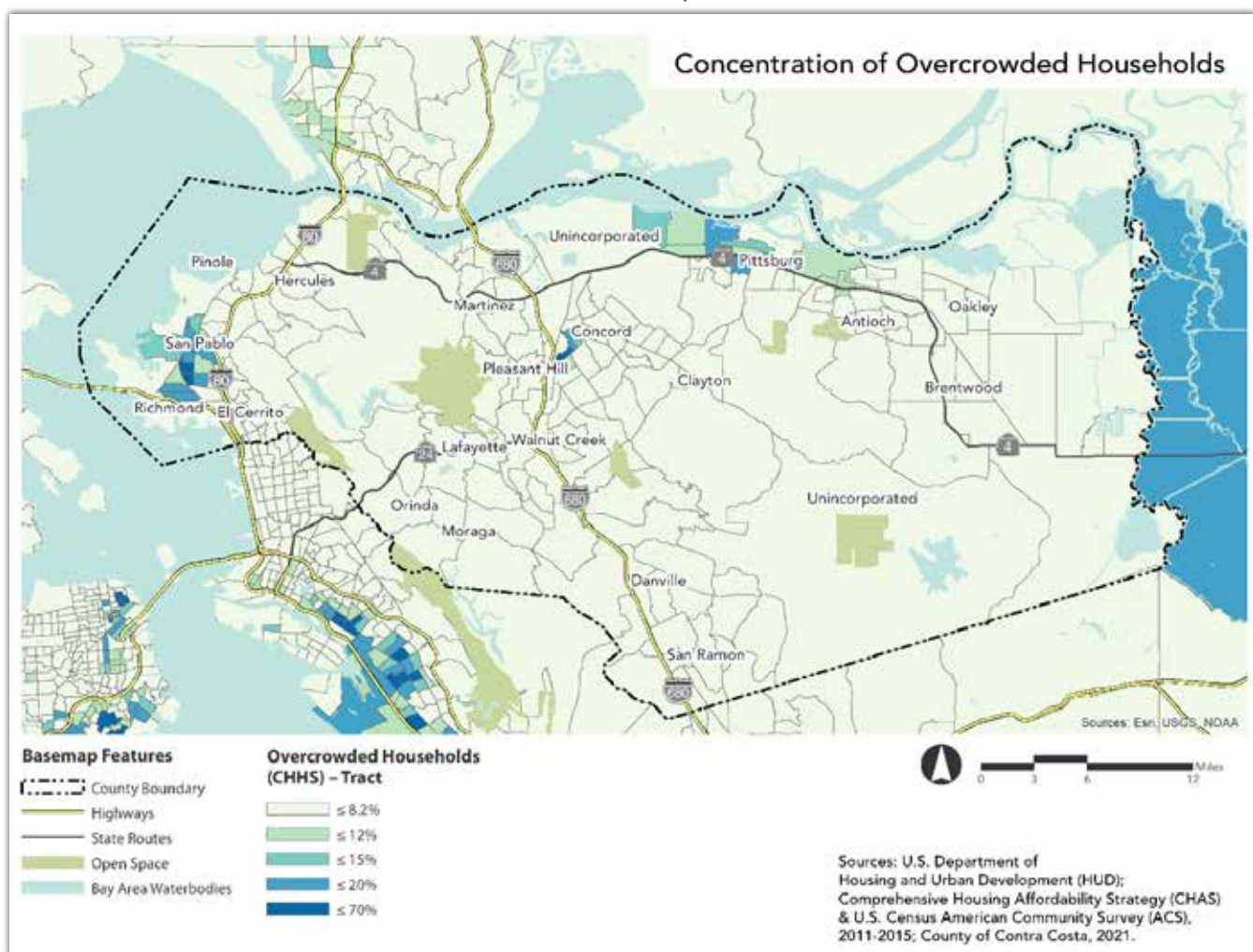
Overcrowded Households

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen).

Regional Trends

Figure 44 indicates that generally, Contra Costa County has low levels of overcrowded households. Tracts in San Pablo, Richmond, and Pittsburg with higher percentages of non-White population show higher concentrations of overcrowded households compared to the rest of the county. Monument Corridor, the only official R/ECAP in Contra Costa County, a predominantly Hispanic community in Concord, also exhibits more overcrowding than other parts of the County.

FIGURE 44. REGIONAL OVERCROWDED HOUSEHOLDS BY TRACT, 2015



Local Trends

According to the 2019 five-year ACS estimates (Table 18), 2.6% of County households are overcrowded. In Danville, only 0.4% of households are overcrowded or severely overcrowded. Renter occupied units have the highest rate of severe overcrowding at 2.3%, compared to just 0.09% of owner households. The percentage of overcrowded renter and owner households is significantly different in Contra Costa County (6.9% and 1.1% respectively). The percentage of severely overcrowded units, defined as those with more than 1.5 persons per room, is higher

for renter than owner households (2.5% and 0.2%, respectively.) By race/ethnicity, Other Race/Multiple Race households face overcrowding at a disproportionate rate compared to all other households in Danville (10.8% and 0.4%, respectively).

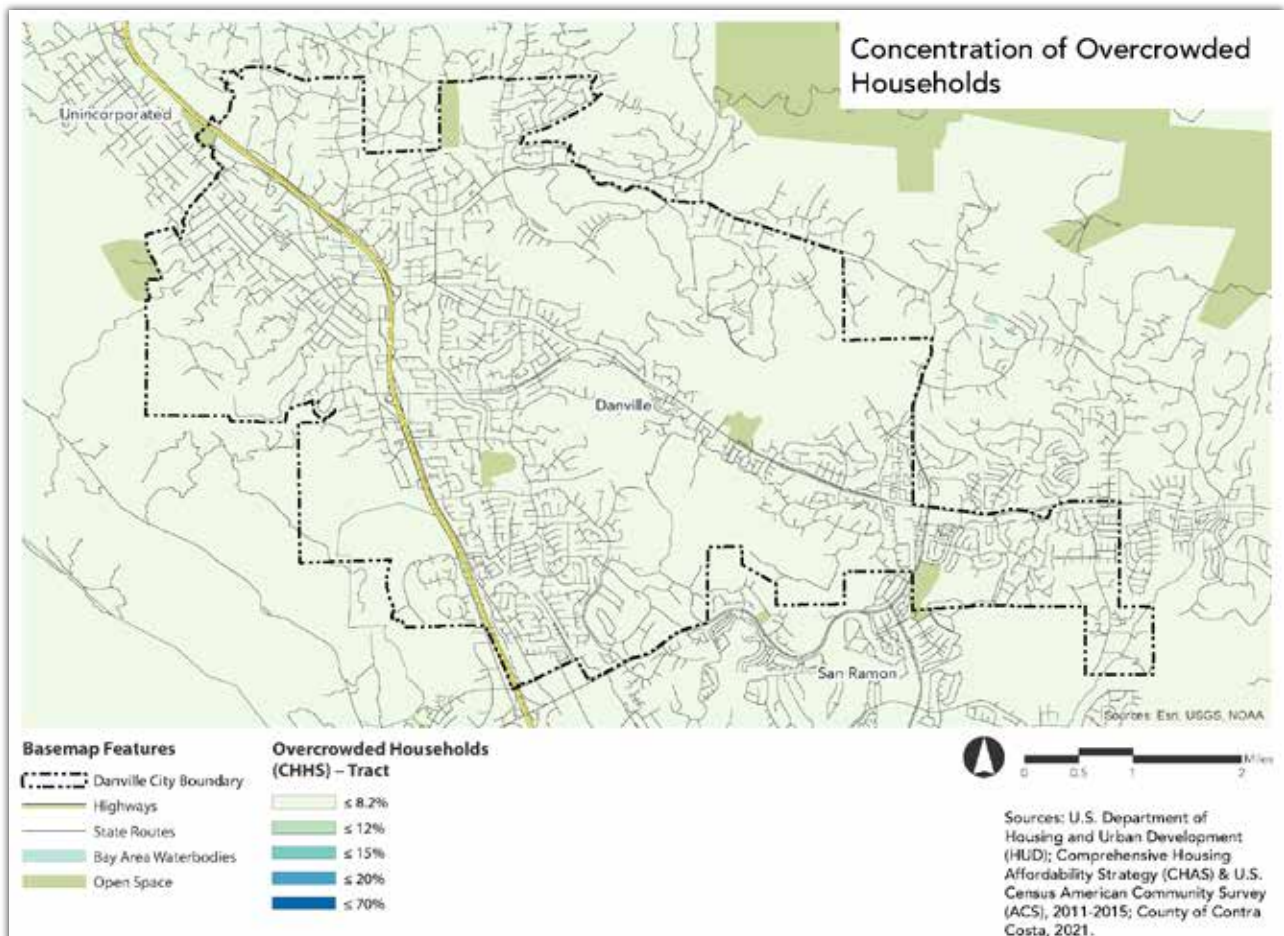
TABLE 18. OVERCROWDED HOUSEHOLDS - CONTRA COSTA COUNTY AND DANVILLE

	Contra Costa County		Danville	
	Overcrowded (>1.0 persons per room)	Severely Overcrowded (>1.5 persons per room)	Overcrowded (>1.0 persons per room)	Severely Overcrowded (>1.5 persons per room)
Owner-Occupied	1.1%	0.2%	0.3%	0.09%
Renter-Occupied	6.9%	2.5%	0.5%	2.3%
All HH	2.6%	0.8%	0.4%	0.4%

Source: American Community Survey, 2015-2019. Table B25014

Figure 45 shows that the entire Town has less than 8.2% (statewide average) of tracts with overcrowded households. All of the cities surrounding Danville also report this same percentage of overcrowded households.

FIGURE 45. CONCENTRATION OF OVERCROWDED HOUSEHOLDS - DANVILLE, 2021



Substandard Conditions

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions.

Regional Trends

According to 2015–2019 ACS estimates, shown in Table 18, 0.86% of households in Contra Costa County lack complete kitchen facilities and 0.39% of households lack complete plumbing facilities. Renter households are more likely to lack complete facilities compared to owner households.

Local Trends

As depicted in Table 19, Danville renters are much more likely to lack complete kitchen facilities (18%), compared to only 0.2% of owner households. Overall, 3% of households in Danville lack complete kitchen facilities while only 0.3% of households lack complete plumbing facilities. The percent of households in Contra Costa County and Danville experiencing any four severe housing conditions (e.g., lacking kitchen or plumbing facilities, severely overcrowded, and/or severely cost burdened) are presented in Table 19 and Figure 46. As shown below, less than 20% of all households in Danville experience severe housing problems

Local knowledge and data retrieved from Danville's 2021 Housing Element survey seemingly contradict these findings as numerous mail-in respondents indicated their greatest housing challenge as rehabilitation needs and inability to afford rehabilitation and/or housing repairs.



AFFH Analysis

2023–2031 Housing Element  Town of Danville D1 • 81

TABLE 19. SUBSTANDARD HOUSING CONDITIONS - CONTRA COSTA COUNTY AND DANVILLE

	Contra Costa County			Danville		
	Owner	Renter	All HHs	Owner	Renter	All HHs
Lacking complete kitchen facilities	0.19%	0.67%	0.86%	0.2%	12%	3%
Lacking complete plumbing facilities	0.19%	0.20%	0.39%	0.1%	1.1%	0.3%

Source: Source: American Community Survey, 2015-2019, table B25053, table B25049

This data from the Census do not comport with information provided by code enforcement, which indicates housing in the community is well-built and in good condition. Records show that the Town Code Enforcement Division has not received any correspondence or complaints regarding substandard housing issues in the last five years. In addition, while the figure for renters appears to be high, in fact there are so few renter households in Danville (2,313) compared with owners (16,240), this figure is skewed. Finally, it should be noted that the estimate for renters lacking a complete kitchen is 285, with a margin of error of ± 140 , rendering this figure an unreliable metric.

Displacement Risk

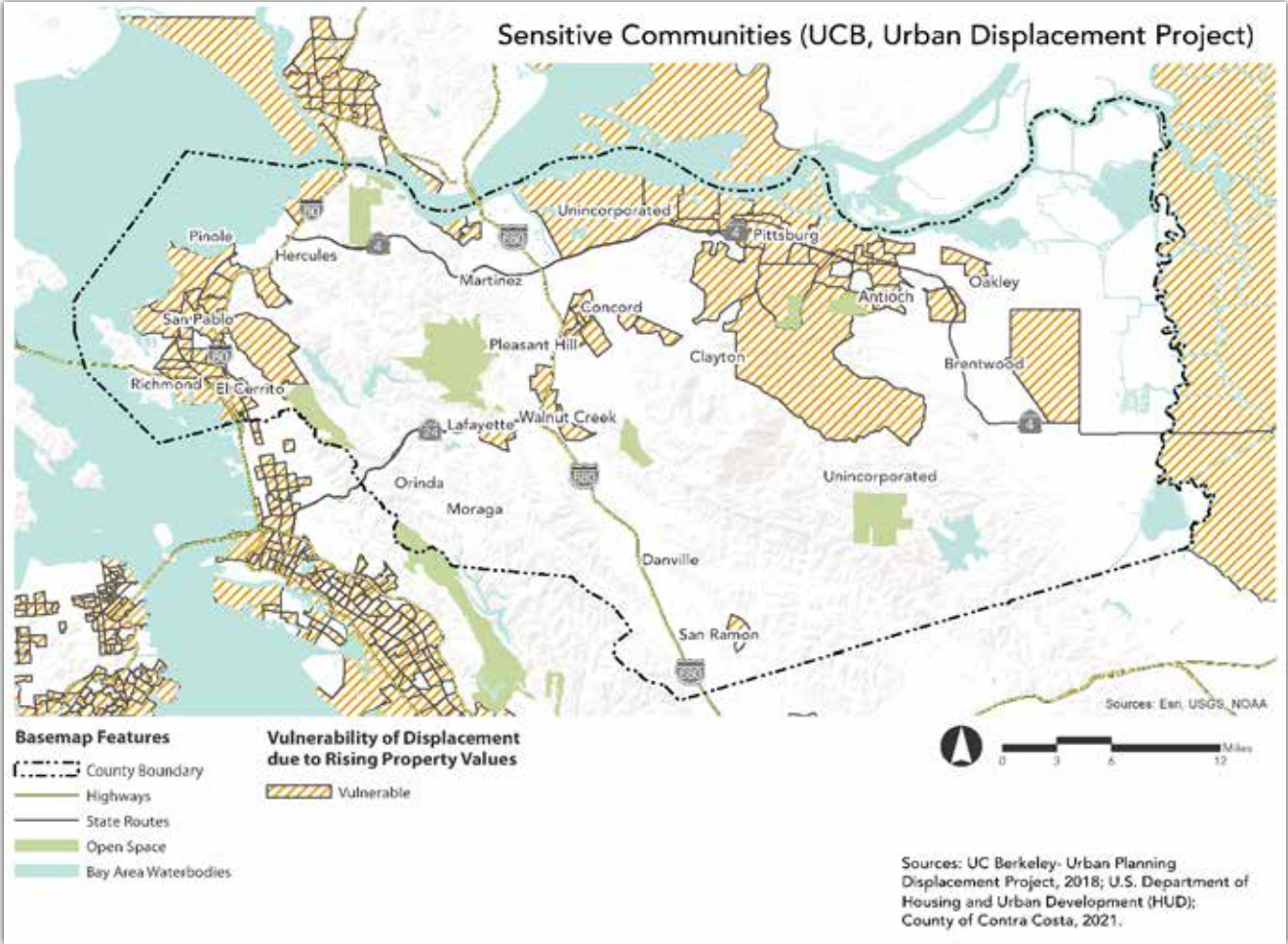
Displacement occurs when housing costs or neighboring conditions force current residents out and rents become so high that lower-income people are excluded from moving in. UC Berkeley's Urban Displacement Project states that a census tract is a sensitive community if the proportion of very low income residents was above 20% in 2017 and the census tracts meets two of the following criteria: (1) Share of renters above 40% in 2017; (2) Share of Non-White population above 50% in 2017; (3) Share of very low-income households (50% AMI or below) that are also severely rent burdened households above the county median in 2017; or (4) Nearby areas have been experiencing displacement pressures.

Regional Trends

Using this methodology, sensitive communities were identified in areas between El Cerrito and Pinole; Pittsburg, Antioch and Clayton; East Brentwood; and unincorporated land in Bay Point. Small pockets of Sensitive Communities are also found in central Contra Costa County from Lafayette towards Concord (Figure 47).



FIGURE 47. REGIONAL SENSITIVE COMMUNITIES AT RISK OF DISPLACEMENT BY TRACT, 2021



Local Trends

No sensitive communities were identified in Danville (Figure 48). However, the nearby cities of San Ramon and Walnut Creek both have areas identified as sensitive communities.



FIGURE 48. SENSITIVE COMMUNITIES (UCB, URBAN DISPLACEMENT PROJECT) - DANVILLE, 2021



Table 20 shows the number of publicly assisted units at risk for conversion in the Town of Danville by risk level from low to very high. All 73 units are at a low risk for conversion in the town. The Town of Danville makes up less than 1% of all assisted units in the county but 4% of the county's total housing units.

TABLE 20. PUBLICLY ASSISTED UNITS AT RISK FOR CONVERSION

Geography	Low	Moderate	High	Very High	Total Assisted Units in Database
Danville	73	0	0	0	73
Contra Costa County	13,403	211	270	0	13,884
Bay Area	110,177	3,375	1,854	1,053	116,459

Source: California Housing Partnership, Preservation Database (2020)

Table 21 shows the number of housing units permitted in Danville between 2015 and 2019. Fourteen% of units permitted during this time are affordable for low to moderate income households and 2% of units are affordable to very low-income households.

TABLE 21. HOUSING PERMITTED - DANVILLE, 2015-2019

Income Group	value
Above Moderate-Income Permits	383
Moderate Income Permits	42
Low Income Permits	23
Very Low-Income Permits	10
Totals	458

Source: 5th Cycle Annual Progress Report Permit Summary (2020)

Homelessness

Table 22 shows the number of people experiencing homelessness by family type and presence of children. Generally, households with children are more likely to use emergency shelters and households without children are more likely to be unsheltered. Eighty-six% of people experiencing homelessness are in households without children.

TABLE 22. PEOPLE EXPERIENCING HOMELESSNESS BY HOUSEHOLD TYPE - CONTRA COSTA COUNTY

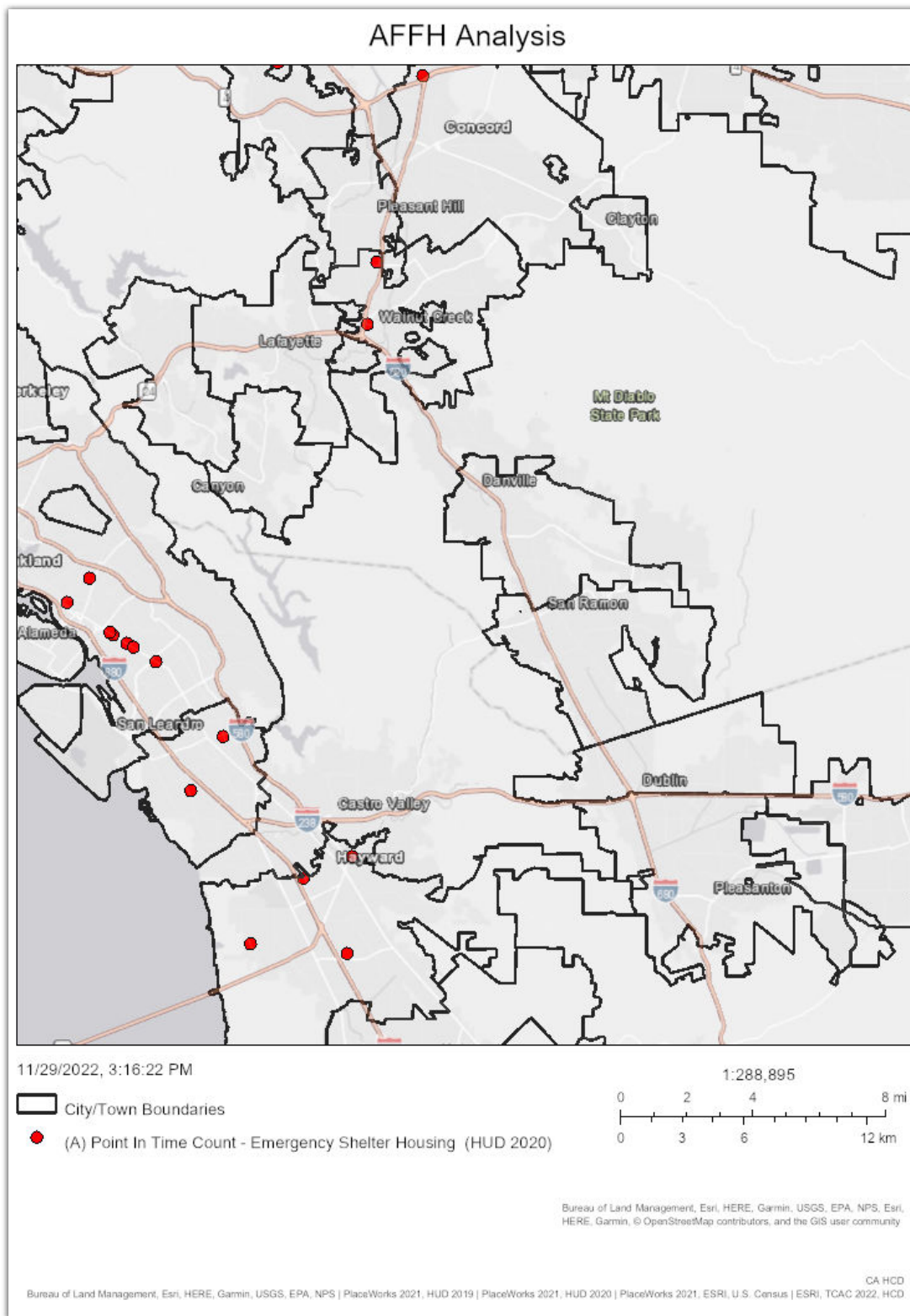
	People in Households Composed Solely of Children Under 18	People in Households with Adults and Children	People in Households without Children Under 18
Sheltered - Emergency Shelter	0	159	359
Sheltered - Transitional Housing	0	32	118
Unsheltered	0	128	1,499

Source: Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Figure 49 (below) shows HUD's 2020 Point in Time Count for emergency shelters throughout the County and in Danville. Notably, Danville and surrounding jurisdictions do not have emergency shelter options for persons experiencing homelessness. Emergency shelters closest to Danville are located in Walnut Creek. A lack of shelters in Danville could be attributed to land use regulations and/or the Town's comparatively lower rates of poverty and homelessness—as well as the high cost of land.

California Senate Bill 2 (SB 2), provides for the development of emergency shelters and transitional and supportive housing and requires jurisdictions to identify zones where emergency shelters are permitted. It also prohibits local governments from denying emergency shelter projects if the projects meets certain objective criteria and requires that zoning categories allowing emergency shelters do not require conditional use permits or other discretionary review.

FIGURE 49. EMERGENCY SHELTER HOUSING - CONTRA COSTA COUNTY AND DANVILLE, 2020 POINT IN TIME COUNT



Source: California Department of Housing and Community Development AFFH Data Viewer

In Danville, emergency shelters with up to 12 residents are permitted by right within the Old Town Mixed Use District (DBD Area 3) and must conform to the objective development standards for that district. As part of the Town's Housing Implementation Plan, the Town will amend the Municipal Code to also allow emergency shelters within DBD Area 13, a residential zoning district, and to allow occupancy of up to twenty residents by right. As a PIT canvas in 2020 found seven unhoused individuals in Danville, the proposed by right occupancy will be more than adequate.

Under Section 32-22.3 of Danville's Municipal Code (Allowed Uses), transitional and supportive housing, group housing including community care and residential care facilities, intermediate care facilities, and health facilities are permitted by right for six or fewer residents. Facilities with seven or more persons are permitted "upon issuance of a land use permit and/or development plan permit." It is likely that high land costs, property development standards, parking requirements, and special permits for transitional and supportive housing discourage the placement of such uses within Danville. Danville's 2030 General Plan, however, proposes further review of zoning codes and development requirements and their intention to align zoning codes and land use requirements with that of SB 2.

Table 23 shows the share of the homeless and overall population by race and ethnicity in Contra Costa County. American Indian or Alaska Native and Black residents are overrepresented in the homeless population compared to their share of the overall population.

TABLE 23. SHARE OF THE HOMELESS AND OVERALL POPULATION BY RACE - CONTRA COSTA COUNTY

Racial / Ethnic Group	Share of Homeless Population	Share of Overall Population
American Indian or Alaska Native (Hispanic and Non-Hispanic)	14.5%	0.5%
Asian / API (Hispanic and Non-Hispanic)	3.1%	17.2%
Black or African American (Hispanic and Non-Hispanic)	33.8%	8.7%
White (Hispanic and Non-Hispanic)	45.0%	55.8%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	3.7%	17.7%
Totals	100.0%	100.0%

Source: Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Table 24 shows the share of the homeless and overall population by ethnicity. Non-Hispanic residents are overrepresented in the homeless population compared to Hispanic residents.



TABLE 24. SHARE OF THE HOMELESS AND OVERALL POPULATION BY ETHNICITY - CONTRA COSTA COUNTY

Latinx Status	Share of Homeless Population	Share of Overall Population
Hispanic/Latinx	16.6%	25.4%
Non-Hispanic/Latinx	83.4%	74.6%
Totals	100.0%	100.0%

Source: Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Residents experiencing homelessness and chronic substance abuse and severe mental illness are the most prevalent special populations in Contra Costa County followed by victims of domestic violence, veterans, and residents with HIV/AIDS.

TABLE 25. HOMELESS POPULATION BY SPECIAL POPULATION

	Chronic Substance Abuse	HIV/AIDS	Severely Mentally Ill	Veterans	Victims of Domestic Violence
Sheltered - Emergency Shelter	86	4	128	25	28
Sheltered - Transitional Housing	31	1	27	14	6
Unsheltered	377	4	364	75	80

Source: Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Contra Costa County—along with Alameda County—have taken meaningful steps to address the needs of persons experiencing homelessness and persons at-risk of being homeless. For instance, the County’s Coordinated Entry System assists homeless persons and persons at-risk of homelessness by providing residents referrals to available resources and information on housing, shelter, and social services available. Services provided include emergency housing and shelter, food banks, and transitional housing. The Coordinated Entry System targets various special needs populations including veterans, victims of domestic violence or human trafficking, young adults (18 to 24 years), families, women, and persons with disabilities. In October 2021, Contra Costa County had four centers located in Concord, Walnut Creek, and San Pablo for residents to access services provided by the Coordinated Entry System.

The County currently operates ten shelters through a variety of agencies with the majority of shelters located in Martinez and Richmond. The Town of Danville does not operate shelters for persons experiencing homelessness or at-risk of homelessness—Town efforts to reduce homelessness are largely centered around referrals and providing information on housing, shelter, and social service availability. Regional and countywide agencies target special needs populations including families, children and young individuals aged 9 to 21. Agencies serving Contra Costa are listed below along with their location and target populations.

- Love a Child Center (Bay Point) for families and children;
- Shepherd’s Gate (Brentwood) for families and singles;
- Concord Shelter (Concord) for single adults;
- Mountain View House (Martinez) for families;

- SAFE Place (Martinez) for youth aged 9 to 17;
- Shelter, Inc. (Martinez) for all persons experiencing homelessness;
- Bay Area Rescue Mission (Richmond) for families and singles;
- Brookside Shelter (Richmond) for single adults;
- Calli House (Richmond) for youth aged 14 to 21; and
- Winter Shelter Program (Richmond) for families with children.

Mortgage Applications

Table 26 shows mortgage applications in the Town of Danville by race and ethnicity. Mortgage denial rates are highest for American Indian or Alaska Native (25%), Black or African American (22%), and Hispanic (20%) households.

TABLE 26. MORTGAGE APPLICATIONS AND DENIAL RATE BY RACE AND ETHNICITY - DANVILLE

Racial / Ethnic Group	Application approved but not accepted	Application denied	Application withdrawn by applicant	File closed for incompleteness	Loan originated	Denial Rate
American Indian or Alaska Native, Non-Hispanic	0	1	5	1	3	25%
Asian / API, Non-Hispanic	26	116	98	26	514	18%
Black or African American, Non-Hispanic	3	5	4	1	15	22%
White, Non-Hispanic	34	233	198	62	1,234	16%
Hispanic or Latinx	2	24	17	8	92	20%
Unknown	25	105	108	36	505	17%
Totals	90	484	430	134	2,363	16%

Source: Home Mortgage Disclosure Act (HMDA) Data





Appendix D

Attachment One:

Affirmatively Furthering 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
Action 1.1: Support residential development that brings new publicly subsidized and naturally affordable market rate multifamily housing to Danville.	Under-representation of Hispanic and Black/African American residents in Danville relative to Contra Costa County.	Lack of affordable housing opportunities for low and moderate income households; community resistance to development.	Disparities in access to opportunities	Land use resources	Town of Danville	Provide staff support, land use flexibilities, and financial resources to developers who propose to develop publicly subsidized and naturally affordable market rate housing.	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. GEOGRAPHIC TARGET: Citywide OBJECTIVE: Meet with five developers annually.	Develop website additions by the middle of 2024; conduct roundtable discussions beginning in January 2025.
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.	Under-representation of Hispanic and Black/African American residents in Danville relative to Contra Costa County.	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.	Disparities in access to opportunities	Land use resources	ABAG funded Contra Costa County Collaborative (C4), EBHO, other cities	Increase opportunities for lower-income households to find housing that is affordable.	Design a regional loan forgiveness program.	Begin design in Summer 2025 and complete by winter 2026.

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
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).	Lack of affordable housing townwide; low housing production	Lack of affordable housing and opportunities for low and moderate income households to live in the Town	Disproportionate housing need for low income households and protected classes	Land use resources	TBD	Increase development of accessible units beyond minimum requirements	Develop pilot program with otWher jurisdictions that would create more opportunities for lower income households to live in Danville	End of 2027
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.).	Lack of affordable housing townwide; Low affordable housing production; Very little multifamily housing production	Lack of affordable housing and opportunities for low and moderate income households	Disproportionate housing need for low income households and protected classes	Land use resources	Town of Danville	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	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.	Begin design in Summer 2024 and complete by winter 2025.

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
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 income households and non-White residents. Improve landscaping and tree cover and parks, reduce pollutants, and create more walkability and pedestrian safety.	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.	Affordable housing is typically located in areas where land costs are lower and density is easier to achieve.	Segregation/integration patterns; disparities in access to opportunities	Land use resources	Town of Danville/ Contra Costa County	Create opportunities for livability improvements without increasing housing costs.	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.	Begin best practices research in 2025; complete review and develop policy by 2026, with implementation in early 2027.

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
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.	Very high rates of cost burden for <50% AMI households and Black and Hispanic households; high rates of overcrowding among minority populations.	Lack of affordable housing citywide; low housing production	Disproportionate housing needs	Human resources	Town of Danville	Work with property owners of existing assisted housing developments for lower-income households and partner with non-profits to determine methods to extend affordability covenants to preserve affordable units, including assistance from the City.	Conduct best practices research on other jurisdictions' programs and prepare recommendations to City Council. GEOGRAPHIC TARGET: Citywide OBJECTIVE: 30 units in 8 years.	Conduct best practices work in 2025; bring recommendations to Council in the beginning of 2026; implement program by mid-2026.

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 rights 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 enforcement efforts on race based discrimination and reasonable accommodations.	General lack of fair housing resources.	Lack of understanding of reasonable accommodation requirements 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



Appendix D

Attachment Two:

Affirmatively Furthering Fair Housing: Segregation Report



Table of Contents

1.	Introduction.....	D1-100
	1.1 • Purpose of this Report.....	D1-100
	1.2 • Defining Segregation.....	D1-101
	1.3 • Segregation Patterns in the Bay Area.....	D1-101
	1.4 • Segregation and Land Use.....	D1-101
2.	Racial Segregation in Town of Danville	D1-107
	2.1 • Neighborhood Level Racial Segregation (within Town of Danville).....	D1-107
	2.2 • Regional Racial Segregation (between Danville and other jurisdictions)	D1-115
3.	Income Segregation in Town of Danville	D1-119
	3.1 • Neighborhood Level Income Segregation (within Danville)	D1-119
	3.2 • Regional Income Segregation (between Danville and other jurisdictions)	D1-125
4.	Appendix 1: Summary of Findings	D1-128
	4.1 • Segregation in Town of Danville	D1-128
	4.2 • Segregation Between Town of Danville and Other jurisdictions in the Bay Area Region ...	D1-128
5.	Appendix 2: Segregation Data.....	D1-129
6.	References	D1-131

List of Tables

Table 1: Racial Isolation Index Values for Segregation within Danville	D1-109
Table 2: Racial Dissimilarity Index Values for Segregation within Danville	D1-112
Table 3: Theil's H Index Values for Racial Segregation within Danville	D1-113
Table 4: Population by Racial Group, Danville and the Region.....	D1-116
Table 5: Regional Racial Segregation Measures.....	D1-118
Table 6: Income Group Isolation Index Values for Segregation within Danville	D1-121
Table 7: Income Group Dissimilarity Index Values for Segregation within Danville.....	D1-122
Table 8: Theil's H Index Values for Income Segregation within Danville.....	D1-123
Table 9: Population by Income Group, Danville and the Region.....	D1-126
Table 10: Regional Income Segregation Measures	D1-127
Table 11: Neighborhood Racial Segregation Levels in Danville	D1-129
Table 12: Neighborhood Income Segregation Levels in Danville.....	D1-129
Table 13: Regional Racial Segregation Measures	D1-130
Table 14: Regional Income Segregation Measures	D1-130
Table 15: Population by Racial Group, Danville and the Region.....	D1-130
Table 16: Population by Income Group, Danville and the Region	D1-131

Table of Contents



List of Figures

Figure 1: Racial Dot Map of Danville (2020)	D1-108
Figure 2: Racial Isolation Index Values for Danville Compared to Other Bay Area Jurisdictions (2020)	D1-110
Figure 3: Racial Dissimilarity Index Values for Danville Compared to Other Bay Area Jurisdictions (2020)	D1-112
Figure 4: Theil's H Index Values for Racial Segregation in Danville Compared to Other Bay Area Jurisdictions (2020)	D1-114
Figure 5: Racial Dot Map of Danville and Surrounding Areas (2020)	D1-115
Figure 6: Racial Demographics of Danville Compared to All Bay Area Jurisdictions (2020)	D1-116
Figure 7: Comparing the Share of People of Color in Danville and Vicinity (2020)	D1-117
Figure 8: Income Dot Map of Danville (2015)	D1-120
Figure 9: Income Group Isolation Index Values for Danville Compared to Other Bay Area Jurisdictions (2015)	D1-121
Figure 10: Income Group Dissimilarity Index Values for Danville Compared to Other Bay Area Jurisdictions (2015)	D1-123
Figure 11: Income Group Theil's H Index Values for Danville Compared to Other Bay Area Jurisdictions (2015)	D1-124
Figure 12: Income Dot Map of Danville and Surrounding Areas (2015)	D1-125
Figure 13: Income Demographics of Danville Compared to Other Bay Area Jurisdictions (2015)	D1-126

List of Maps

1. Land Use Map - Danville	D1-103
2. Land Use Map - Downtown Danville	D1-104



1. Introduction

The requirement to Affirmatively Further Fair Housing (AFFH) is derived from The Fair Housing Act of 1968, which prohibited discrimination concerning the sale, rental, and financing of housing based on race, color, religion, national origin, or sex—and was later amended to include familial status and disability.¹ The 2015 U.S. Department of Housing and Urban Development (HUD) Rule to Affirmatively Further Fair Housing and California Assembly Bill 686 (2018) mandate that each jurisdiction takes meaningful action to address significant disparities in housing needs and access to opportunity.² AB 686 requires that jurisdictions incorporate AFFH into their Housing Elements, which includes inclusive community participation, an assessment of fair housing, a site inventory reflective of AFFH, and the development of goals, policies, and programs to meaningfully address local fair housing issues. ABAG and UC Merced have prepared this report to assist Bay Area jurisdictions with the Assessment of Fair Housing section of the Housing Element.

Assessment of Fair Housing Components

The Assessment of Fair Housing includes five components, which are discussed in detail on pages 22-43 of HCD's AFFH Guidance Memo:

- A: Summary of fair housing enforcement and outreach capacity
- B: Integration and segregation patterns, and trends related to people with protected characteristics
- C: Racially or ethnically concentrated areas of poverty
- D: Disparities in access to opportunity
- E: Disproportionate housing needs, including displacement risk

1.1 Purpose of this Report

This report describes racial and income segregation in Bay Area jurisdictions. Local jurisdiction staff can use the information in this report to help fulfill a portion of the second component of the Assessment of Fair Housing, which requires analysis of integration and segregation patterns and trends related to people with protected characteristics and lower incomes. Jurisdictions will still need to perform a similar analysis for familial status and populations with disability.

This report provides segregation measures for both the local jurisdiction and the region using several indices. For segregation between neighborhoods within a city (intra-city segregation), this report includes isolation indices, dissimilarity indices, and Theil's-H index. The isolation index measures segregation for a single group, while the dissimilarity index measures segregation between two groups. The Theil's H-Index can be used to measure segregation between all racial or income groups across the city at once. HCD's AFFH guidelines require local jurisdictions to include isolation indices and dissimilarity indices in the Housing Element. Theil's H index is provided in addition to these required measures. For segregation between cities within the Bay Area (inter-city segregation), this report includes dissimilarity indices at the regional level as required by HCD's AFFH guidelines. HCD's AFFH guidelines also require jurisdictions to compare conditions at the local level to the rest of the region; and this report presents the difference in the racial and income composition of a jurisdiction relative to the region as a whole to satisfy the comparison requirement.

1 <https://www.justice.gov/crt/fair-housing-act-2>

2 HCD AFFH Guidance Memo

3 The 2015 HUD rule was reversed in 2020 and partially reinstated in 2021.

1.2 Defining Segregation

Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. This report examines two spatial forms of segregation: neighborhood level segregation *within* a local jurisdiction and city level segregation *between* jurisdictions in the Bay Area.

Neighborhood level segregation (*within* a jurisdiction, or *intra-city*): Segregation of race and income groups can occur from neighborhood to neighborhood *within* a city. For example, if a local jurisdiction has a population that is 20% Latinx, but some neighborhoods are 80% Latinx while others have nearly no Latinx residents, that jurisdiction would have segregated neighborhoods.

City level segregation (*between* jurisdictions in a region, or *inter-city*): Race and income divides also occur *between* jurisdictions in a region. A region could be very diverse with equal numbers of white, Asian, Black, and Latinx residents, but the region could also be highly segregated with each city comprised solely of one racial group.

There are many factors that have contributed to the generation and maintenance of segregation. Historically, racial segregation stemmed from explicit discrimination against people of color, such as restrictive covenants, redlining, and discrimination in mortgage lending. This history includes many overtly discriminatory policies made by federal, state, and local governments (Rothstein 2017). Segregation patterns are also affected by policies that appear race-neutral, such as land use decisions and the regulation of housing development.

Segregation has resulted in vastly unequal access to public goods such as quality schools, neighborhood services and amenities, parks and playgrounds, clean air and water, and public safety (Trounstine 2015). This generational lack of access for many communities, particularly people of color and lower income residents, has often resulted in poor life outcomes, including lower educational attainment, higher morbidity rates, and higher mortality rates (Chetty and Hendren 2018, Ananat 2011, Burch 2014, Cutler and Glaeser 1997, Sampson 2012, Sharkey 2013).

1.3 Segregation Patterns in the Bay Area

Across the San Francisco Bay Area, white residents and above moderate-income residents are significantly more segregated from other racial and income groups (see Appendix 2). The highest levels of racial segregation occur between the Black and white populations. The analysis completed for this report indicates that the amount of racial segregation both *within* Bay Area cities and *across* jurisdictions in the region has decreased since the year 2000. This finding is consistent with recent research from the Othering and Belonging Institute at UC Berkeley, which concluded that “[a]lthough 7 of the 9 Bay Area counties were more segregated in 2020 than they were in either 1980 or 1990, racial residential segregation in the region appears to have peaked around the year 2000 and has generally declined since.”^{29F4} However, compared to cities in other parts of California, Bay Area jurisdictions have more neighborhood level segregation between residents from different racial groups. Additionally, there is also more racial segregation *between* Bay Area cities compared to other regions in the state.

1.4 Segregation and Land Use

It is difficult to address segregation patterns without an analysis of both historical and existing land use policies that impact segregation patterns. Land use regulations influence what kind of housing is built in a city or neighborhood (Lens and Monkkonen 2016, Pendall 2000). These land use regulations in turn impact

demographics: they can be used to affect the number of houses in a community, the number of people who live in the community, the wealth of the people who live in the community, and where within the community they reside (Trounstine 2018). Given disparities in wealth by race and ethnicity, the ability to afford housing in different neighborhoods, as influenced by land use regulations, is highly differentiated across racial and ethnic groups (Bayer, McMillan, and Reuben 2004).^{30F5} ABAG/MTC plans to issue a separate report detailing the existing land use policies that influence segregation patterns in the Bay Area.

This section analyzes land use controls, regulations, and constraints in Danville to determine how land use has impacted demographic trends and segregation patterns. It also provides an analysis on the way in which land use controls have constrained housing development and affordability in the area. Previous and current efforts the Town has taken to address housing type constraints are also provided.

Maps 1 and 2 illustrate land use and zoning in Danville as determined by the 2030 General Plan. Land use controls closely follow the General Plan's goal of keeping with the town's residential character and preserving and enhancing single family residential areas—the impacts of Danville's commitment to enhancing only single family areas is discussed below.

Maximum development densities in Danville are determined by undevelopable land, perimeter, and interior streets. Density limits for Danville's multi-family and mixed-use areas are outlined below.

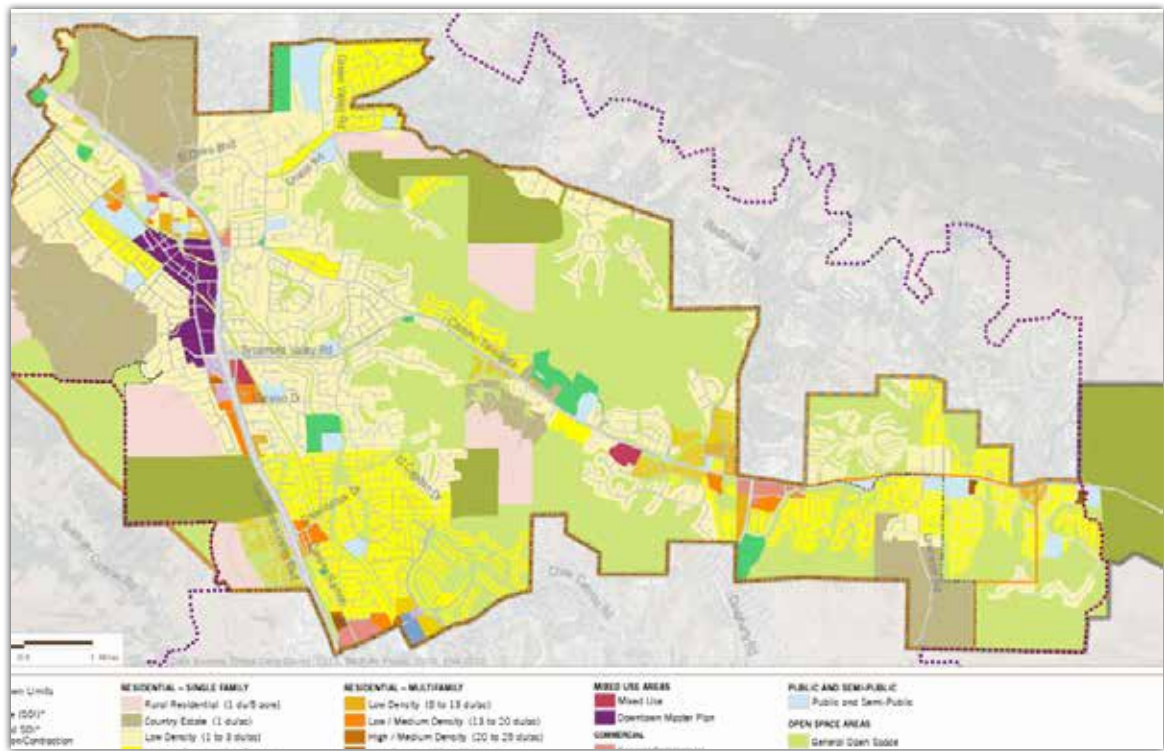
- Multifamily districts with low density—8 to 13 units per acre.
- Multifamily districts with low to medium density—13 to 20 dwelling units per net acre. Danville identified these areas as less proximate to transportation and employment centers and opportunities.
- Multifamily districts with high density—25 to 30 dwelling units per net acre. Danville's recent development project (Sycamore Place) for senior housing is located here.
- Mixed-use areas—density and intensity of areas are determined on a site-specific basis. Approval for development in mixed-use areas vary depending on housing type and range of use.

Projects that exceed the number of allowable units are subject to specific conditions set by the town which—intentionally or unintentionally—constrain housing development. These conditions include:

- Development projects must provide funding for area-wide improvements;
- Projects must exhibit its dedication to preserving trails or trail staging areas; and
- Developers are required to participate in the town-wide landscape and lighting assessment districts.

⁵ Using a household-weighted median of Bay Area county median household incomes, regional values were \$61,050 for Black residents, \$122,174 for Asian/Pacific Islander residents, \$121,794 for white residents, and \$76,306 for Latinx residents. For the source data, see U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B19013B, Table B19013D, B19013H, and B19013I.

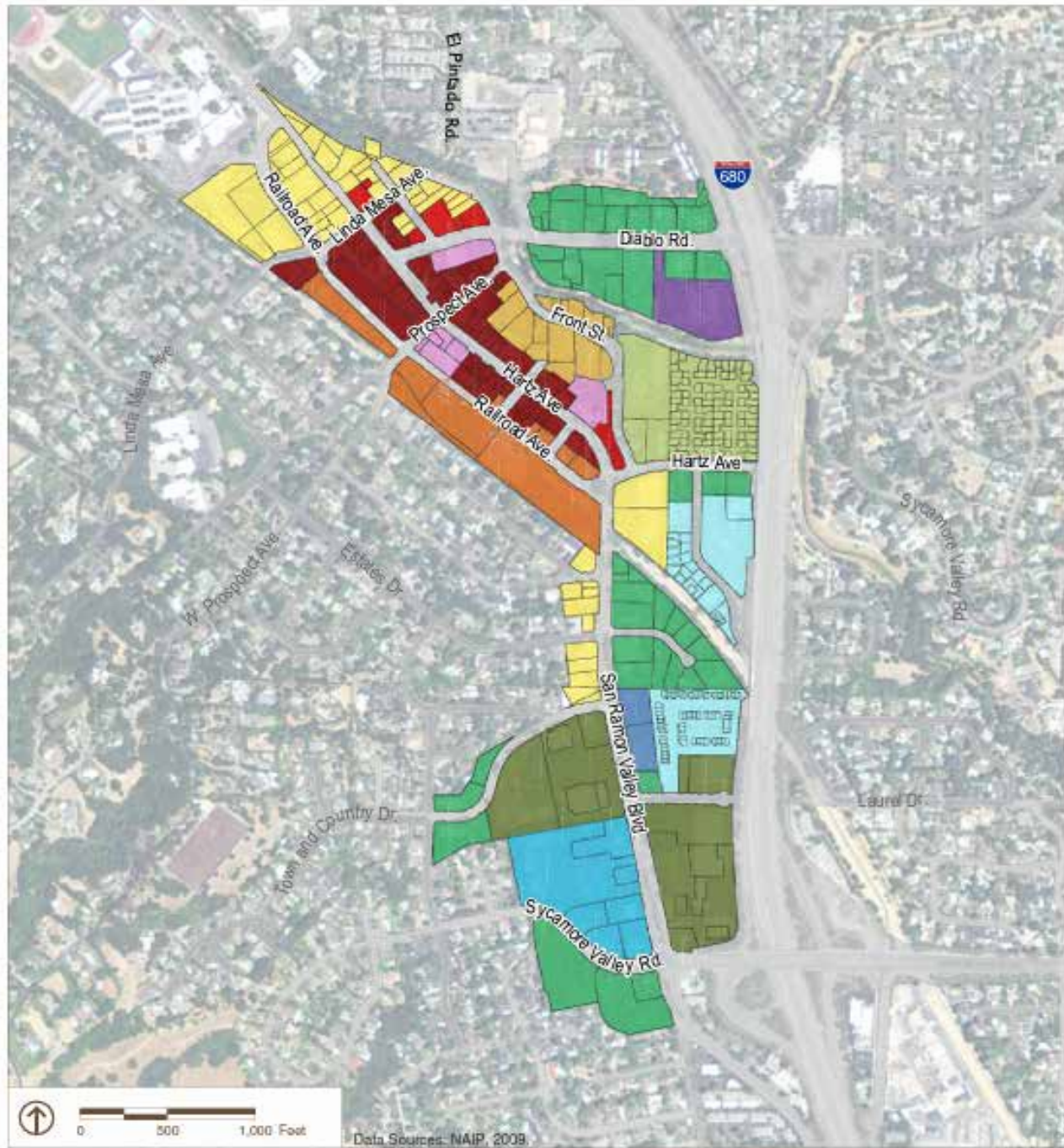
MAP 1. LAND USE MAP - DANVILLE



Source: Danville's 2030 General Plan



MAP 2. LAND USE MAP - DOWNTOWN DANVILLE



September 2013

Downtown Business District

Area 1 – Old Town Retail	Area 5 – Commercial/Residential Mixed Use	Area 9 – Multifamily Residential High/Medium Density
Area 2 – Old Town Retail Transition	Area 6 – Business and Professional Office	Area 10 – Mixed Use
Area 2a – Old Town Retail	Area 7 – Retail	Area 11 – Special Opportunity District
Area 3 – Old Town Mixed Use	Area 8 – Retail/Office	Area 12 – Multifamily Residential High Density
Area 4 – Residential-Serving Commercial		

Source: Danville's 2030 General Plan

The town's 2030 General Plan also outlined numerous development, community, and housing goals. Notable goals set forth by the plan include:

- Quality Development
 - All future development projects must maintain Danville's small town character and establish quality of life;
 - Limited areas for multi-family development must be retained to limited areas and cannot be developed in areas with single-family detached homes.
- Community Design
 - Development is prohibited on ridges and hillsides;
 - All development projects must maintain Danville's existing open space areas—this policy is enforced through the Hillside/Ridgeline Ordinance, Tree Preservation Ordinance, and Subdivision Ordinance.
- Housing
 - Enable affordable development at a wide range of densities

Since Danville's 2010 General Plan was adopted, the town has made abundantly clear that there is very little vacant land appropriate for new developments. In ABAG's 2020 RHNA Local Jurisdiction Survey report, Danville qualified "land suitability" as a housing constraint. The town's survey response reads, "As reflected in Danville's 2030 General Plan, Danville is approaching the status of a built-out community, having significantly added to the area's development to residential land use and zoning designation since its incorporation and having provided for development of housing on such land over the last 35 years. At this point, the amount of suitable land remaining available for urban development or for conversion to residential use; the availability of underutilized land; and the opportunities for infill development at increased residential densities has become a housing constraint."⁶ Accordingly, Danville has adopted and implemented a "Growth Management" policy which intends to establish a comprehensive and long-term program that matches housing demand with capital improvement patterns. Growth management policies in Danville are consistent with Measure J-2004 which implemented a development mitigation program to ensure development projects pay costs to mitigate the project's impact on regional transportation systems. The development mitigation program also requires that developments pay costs of local services (e.g., roads, parks, fire, police, water, and flood mitigation)—new development projects will only be approved if the project meets minimum performance standards.

Danville has made slight progress in encouraging housing development—specifically multi-family developments. For example, Danville fulfilled California's Department of Housing and Community Development requirement of rezoning opportunity sites by permitting multi-family housing on these sites "by right," meaning legislative actions or conditional use permit are not required. The Town also proposed various actions to incentivize development including creating a new zoning category that permits density up to 30 units per acre and updating its Density Bonus Ordinance to align with Senate Bill 1818 (SB 1818).

Policies and programs established by Danville's 2030 General Plan and the town's commitment to preserving single-family residential areas have the potential to significantly influence segregation patterns and the town's demographic composition as low-income households—more often people of color—have been excluded from Danville's neighborhoods and/or been displaced due to rising housing costs and the lack of affordable homes available.

Additionally, segregation throughout Danville has been exacerbated by the town's focus on preserving single-family residential areas than developing affordable housing. Low-income households are likely unable to afford single-family homes without financial assistance and are therefore forced to live in areas that permit multi-family development. These areas, however, are further from transportation and employment opportunities. Low proximity to necessary services have a disproportionate impact on low-income households as it makes it

6 https://abag.ca.gov/sites/default/files/documents/2021-05/ABAG_RHNA_Local_Jurisdiction_Surveys_Received.pdf.

exceedingly more difficult for residents to obtain and keep employment.

Definition of Terms - Geographies

- **Neighborhood:** In this report, “neighborhoods” are approximated by tracts.^{31F7} Tracts are statistical geographic units defined by the U.S. Census Bureau for the purposes of disseminating data. In the Bay Area, tracts contain on average 4,500 residents. Nearly all Bay Area jurisdictions contain at least two census tracts, with larger jurisdictions containing dozens of tracts.
- **Jurisdiction:** Jurisdiction is used to refer to the 109 cities, towns, and unincorporated county areas that are members of ABAG. Though not all ABAG jurisdictions are cities, this report also uses the term “city” interchangeably with “jurisdiction” in some places.
- **Region:** The region is the nine-county San Francisco Bay Area, which is comprised of Alameda County, Contra Costa County, Marin County, Napa County, San Francisco County, San Mateo County, Santa Clara County, Solano County, and Sonoma County.

⁷ Throughout this report, neighborhood level segregation measures are calculated using census tract data. However, the racial dot maps in Figure 1 and Figure 5 use data from census blocks, while the income group dot maps in Figure 8 and Figure 12 use data from census block groups. These maps use data derived from a smaller geographic scale to better show spatial differences in where different groups live. Census block groups are subdivisions of census tracts, and census blocks are subdivisions of block groups. In the Bay Area, block groups contain on average 1,500 people, while census blocks contain on average 95 people.



2. Racial Segregation in Town of Danville

Definition of Terms - Racial/Ethnic Groups

The U.S. Census Bureau classifies racial groups (e.g. white or Black/African American) separately from Hispanic/Latino ethnicity.^{32F8} This report combines U.S. Census Bureau definitions for race and ethnicity into the following racial groups:

- **White:** Non-Hispanic white
- **Latinx:** Hispanic or Latino of any race^{33F9}
- **Black:** Non-Hispanic Black/African American
- **Asian/Pacific Islander:** Non-Hispanic Asian or Non-Hispanic Pacific Islander
- **People of Color:** All who are not non-Hispanic white (including people who identify as “some other race” or “two or more races”)^{34F10}

2.1 Neighborhood Level Racial Segregation (*within* Town of Danville)

Racial dot maps are useful for visualizing how multiple racial groups are distributed within a specific geography. The racial dot map of Danville in Figure 1 below offers a visual representation of the spatial distribution of racial groups within the jurisdiction. Generally, when the distribution of dots does not suggest patterns or clustering, segregation measures tend to be lower. Conversely, when clusters of certain groups are apparent on a racial dot map, segregation measures may be higher.

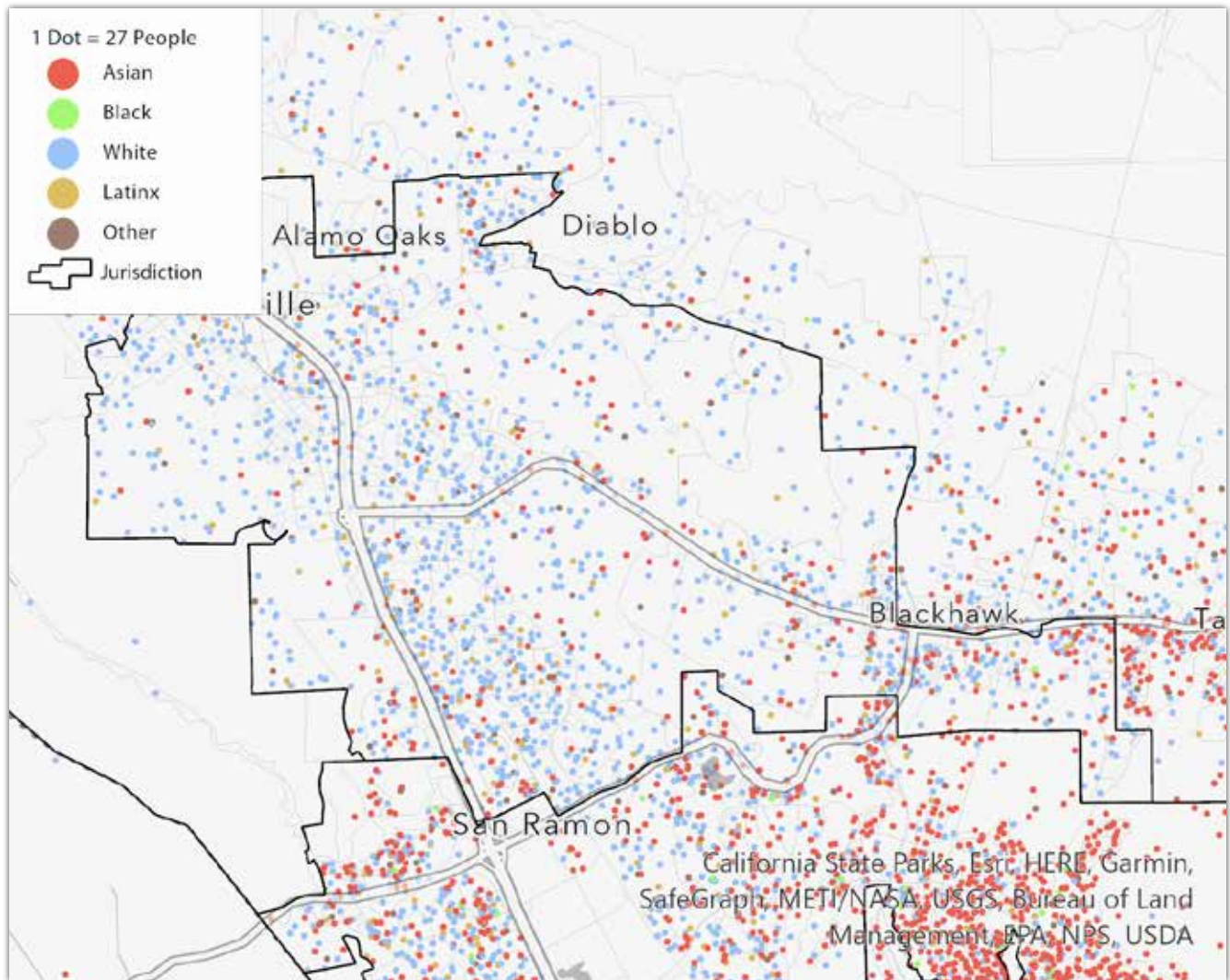
⁸ More information about the Census Bureau’s definitions of racial groups is available here: <https://www.census.gov/topics/population/race/about.html>.

⁹ The term Hispanic has historically been used to describe people from numerous Central American, South American, and Caribbean countries. In recent years, the term Latino or Latinx has become preferred. This report generally uses Latinx to refer to this racial/ethnic group.

¹⁰ Given the uncertainty in the data for population size estimates for racial and ethnic groups not included in the Latinx, Black, or Asian/Pacific Islander categories, this report only analyzes these racial groups in the aggregate People of Color category.



FIGURE 1: RACIAL DOT MAP OF DANVILLE (2020)



Universe: Population. Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Note: The plot shows the racial distribution at the census block level for Town of Danville and vicinity. Dots in each census block are randomly placed and should not be construed as actual placement of people.

There are many ways to quantitatively measure segregation. Each measure captures a different aspect of the ways in which groups are divided within a community. One way to measure segregation is by using an **isolation index**:

- The isolation index compares each neighborhood's composition to the jurisdiction's demographics as a whole.
- This index ranges from 0 to 1. Higher values indicate that a particular group is more isolated from other groups.
- Isolation indices indicate the potential for contact between different groups. The index can be interpreted as the experience of the average member of that group. For example, if the isolation index is .65 for Latinx residents in a city, then the average Latinx resident in that city lives in a neighborhood that is 65% Latinx.

Within Town of Danville the most isolated racial group is white residents. Danville's isolation index of 0.694 for white residents means that the average white resident lives in a neighborhood that is 69.4% white. Other racial groups are less isolated, meaning they may be more likely to encounter other racial groups in their

neighborhoods. The isolation index values for all racial groups in Danville for the years 2000, 2010, and 2020 can be found in Table 1 below. Among all racial groups in this jurisdiction, the white population’s isolation index has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.

The “Bay Area Average” column in this table provides the average isolation index value across Bay Area jurisdictions for different racial groups in 2020.^{35F11} The data in this column can be used as a comparison to provide context for the levels of segregation experienced by racial groups in this jurisdiction. For example, Table 1 indicates the average isolation index value for white residents across all Bay Area jurisdictions is 0.491, meaning that in the average Bay Area jurisdiction a white resident lives in a neighborhood that is 49.1% white.

TABLE 1. RACIAL ISOLATION INDEX VALUES FOR SEGREGATION WITHIN DANVILLE

Race	Danville			Bay Area Average
	2000	2010	2020	2020
Asian/Pacific Islander	0.112	0.208	0.182	0.245
Black/African American	0.011	0.013	0.010	0.053
Latinx	0.048	0.070	0.093	0.251
White	0.835	0.773	0.694	0.491

Universe: Population.

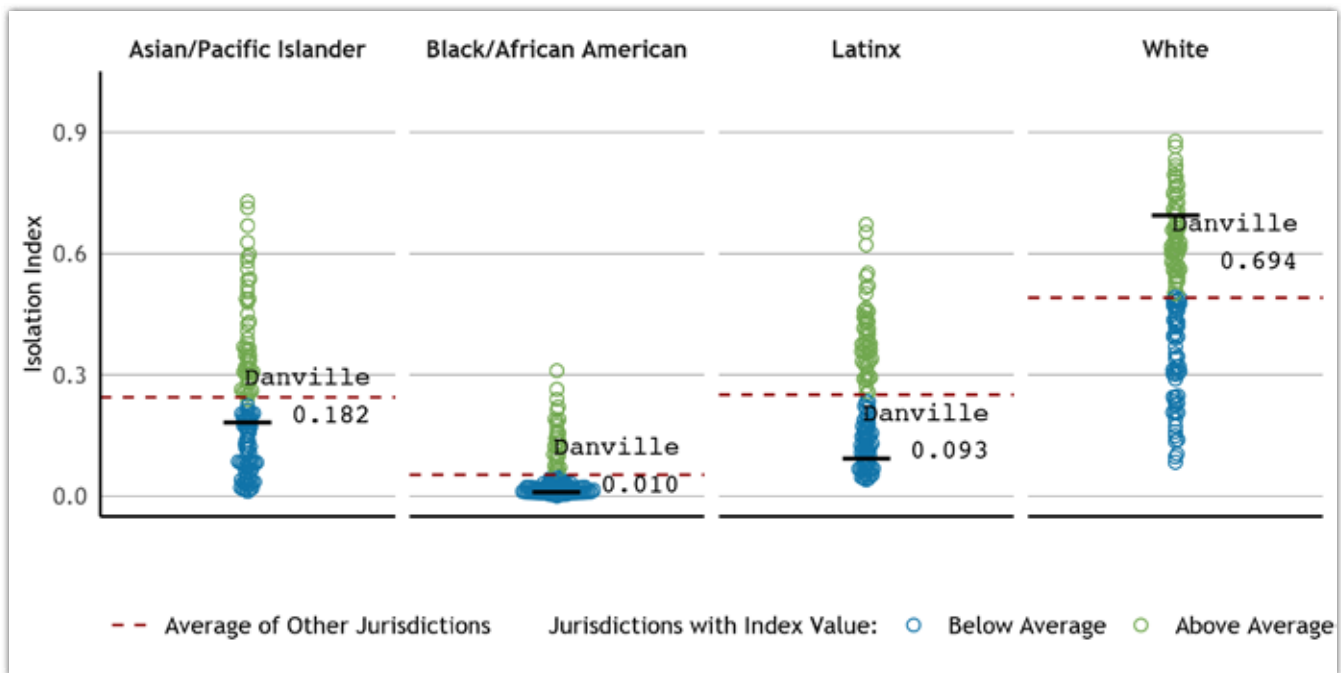
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Figure 2 below shows how racial isolation index values in Danville compare to values in other Bay Area jurisdictions. In this chart, each dot represents a Bay Area jurisdiction. For each racial group, the spread of dots represents the range of isolation index values among Bay Area jurisdictions. Additionally, the black line within each racial group notes the isolation index value for that group in Town of Danville, and each dashed red line represents the Bay Area average for the isolation index for that group. Local staff can use this chart to contextualize how segregation levels for racial groups in their jurisdiction compare to other jurisdictions in the region.

11 This average only includes the 104 jurisdictions that have more than one census tract, which is true for all comparisons of Bay Area jurisdictions’ segregation measures in this report. The segregation measures in this report are calculated by comparing the demographics of a jurisdiction’s census tracts to the jurisdiction’s demographics, and such calculations cannot be made for the five jurisdictions with only one census tract (Brisbane, Calistoga, Portola Valley, Rio Vista, and Yountville).



FIGURE 2: RACIAL ISOLATION INDEX VALUES FOR DANVILLE COMPARED TO OTHER BAY AREA JURISDICTIONS (2020)



Universe: Bay Area Jurisdictions. Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

Another way to measure segregation is by using a **dissimilarity index**:

- This index measures how evenly any two groups are distributed across neighborhoods relative to their representation in a city overall. The dissimilarity index at the jurisdiction level can be interpreted as the share of one group that would have to move neighborhoods to create perfect integration for these two groups.
- The dissimilarity index ranges from 0 to 1. Higher values indicate that groups are more unevenly distributed (e.g. they tend to live in different neighborhoods).

Dissimilarity Index Guidance for Cities with Small Racial Group Populations

- *The analysis conducted for this report suggests that dissimilarity index values are unreliable for a population group if that group represents approximately less than 5% of the jurisdiction's total population.*
- HCD's AFFH guidance requires the Housing Element to include the dissimilarity index values for racial groups, but also offers flexibility in emphasizing the importance of various measures. ABAG/MTC recommends that when cities have population groups that are less than 5% of the jurisdiction's population (see Table 4), jurisdiction staff use the isolation index or Thiel's H-Index to gain a more accurate understanding of their jurisdiction's neighborhood-level segregation patterns (*intra-city* segregation).
- If a jurisdiction has a very small population of a racial group, this indicates that segregation between the jurisdiction and the region (*inter-city* segregation) is likely to be an important feature of the jurisdiction's segregation patterns.
- In Town of Danville, the Black/African American group is 0.9 percent of the population - so staff should be aware of this small population size when evaluating dissimilarity index values involving this group.

Table 2 below provides the dissimilarity index values indicating the level of segregation in Danville between white residents and residents who are Black, Latinx, or Asian/Pacific Islander. The table also provides the dissimilarity index between white residents and all residents of color in the jurisdiction, and all dissimilarity index values are shown across three time periods (2000, 2010, and 2020).

In Danville the highest segregation is between Asian and white residents (see Table 2). Danville's Asian /white dissimilarity index of 0.218 means that 21.8% of Asian (or white) residents would need to move to a different neighborhood to create perfect integration between Asian residents and white residents.

The "Bay Area Average" column in this table provides the average dissimilarity index values for these racial group pairings across Bay Area jurisdictions in 2020. The data in this column can be used as a comparison to provide context for the levels of segregation between communities of color are from white residents in this jurisdiction.

The Association of Bay Area Governments (ABAG) is required—by California Government Code 65584.04(b)—to survey members jurisdictions during the Regional Housing Needs Assessment (RHNA) process to gather and consider factors, resident needs, and government constraints unique to each jurisdiction. The RHNA Local Jurisdiction Survey¹² also collects data and information on fair housing issues and the ways in which jurisdictions have overcome historical patterns of segregation as well as removing barriers to equal housing opportunity.

The Town of Danville provided ABAG with explicit actions the Town has taken to address segregation and equal housing opportunity. Actions provided by the town are outlined below.

- Land use changes to allow for a variety of housing types;
- Support for the development of larger affordable units for families—specifically the development of units with 2 or 3 bedrooms;
- Support for affordable housing developments to accommodate the needs of special needs populations including seniors, disabled persons, persons experiencing homelessness, and individuals with mental health and/or substance abuse challenges;
- Financial support for low-income homebuyers;
- Funding for rehabilitation and accessible improvements for special needs populations;
- Streamlining—in accordance with SB 9—entitlement processes and removing development fees for affordable housing construction;
- Inclusionary zoning to encourage mixed-use development; and
- Affirmative marketing strategies for affordable housing—according to Danville, this strategy targets all segments of the community.

For example, Table 2 indicates that the average Latinx/white dissimilarity index for a Bay Area jurisdiction is 0.207, so on average 20.7% of Latinx (or white residents) in a Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create perfect integration between Latinx and white residents in that jurisdiction.

12 <https://abag.ca.gov/local-jurisdiction-survey-housing-factors-and-fair-housing>.

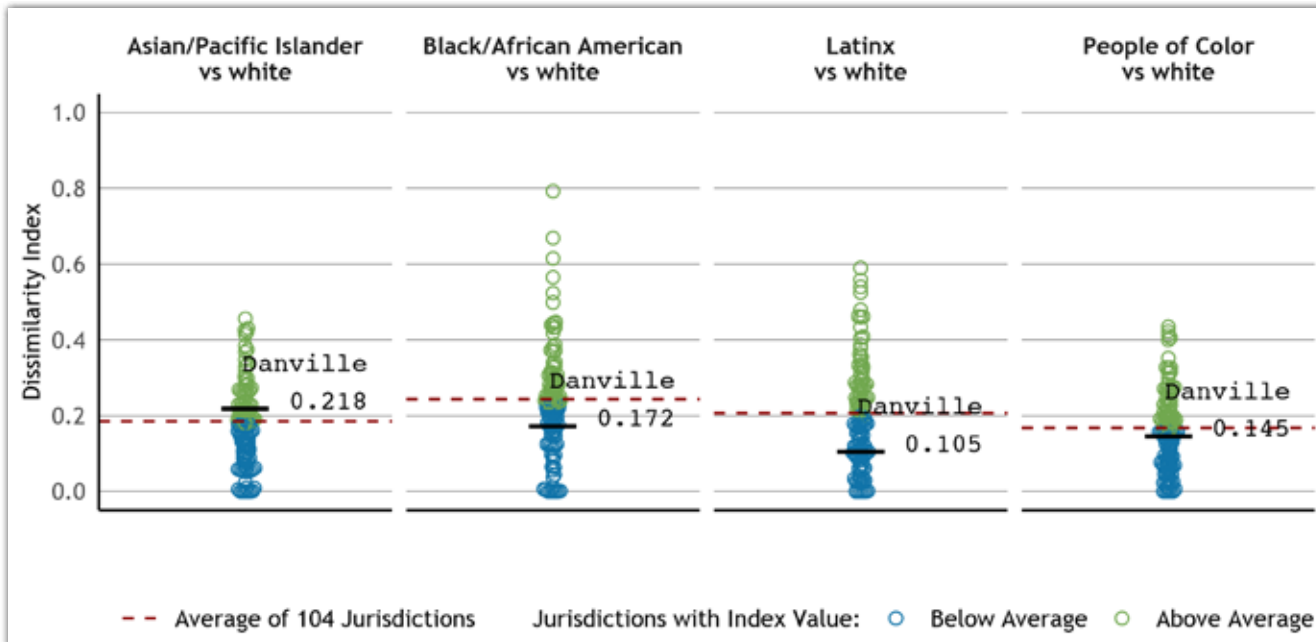
TABLE 2: RACIAL DISSIMILARITY INDEX VALUES FOR SEGREGATION WITHIN DANVILLE

Race	Danville			Bay Area Average
	2000	2010	2020	2020
Black/African American vs. White	0.197*	0.277*	0.172*	0.244
Latinx vs. White	0.082*	0.120	0.105	0.207
People of Color vs. White	0.147	0.217	0.145	0.168

Universe: Population. Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004. Note: If a number is marked with an asterisk (*), it indicates that the index is based on a racial group making up less than 5 percent of the jurisdiction population, leading to unreliable numbers.

Figure 3 below shows how dissimilarity index values in Town of Danville compare to values in other Bay Area jurisdictions. In this chart, each dot represents a Bay Area jurisdiction. For each racial group pairing, the spread of dots represents the range of dissimilarity index values among Bay Area jurisdictions. Additionally, the black line within each racial group pairing notes the dissimilarity index value in Danville, and each dashed red line represents the Bay Area average for the dissimilarity index for that pairing. Similar to Figure 2, local staff can use this chart to contextualize how segregation levels between white residents and communities of color in their jurisdiction compare to the rest of the region. However, staff should be mindful of whether a racial group in their jurisdiction has a small population (approximately less than 5% of the jurisdiction's population), as the dissimilarity index value is less reliable for small populations.

FIGURE 3: RACIAL DISSIMILARITY INDEX VALUES FOR DANVILLE COMPARED TO OTHER BAY AREA JURISDICTIONS (2020)



Universe: Bay Area Jurisdictions. Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Note: The analysis conducted for this report suggests that dissimilarity index values are unreliable for a population group if that group represents approximately less than 5% of the jurisdiction's total population. ABAG/MTC recommends that when cities have population groups that are less than 5% of the jurisdiction's population (see Table 4), jurisdiction staff could focus on the isolation index or Thiel's H-Index to gain a more accurate understanding of neighborhood-level racial segregation in their jurisdiction.

The **Theil's H Index** can be used to measure segregation between all groups within a jurisdiction:

- This index measures how diverse each neighborhood is compared to the diversity of the whole city. Neighborhoods are weighted by their size, so that larger neighborhoods play a more significant role in determining the total measure of segregation.
- The index ranges from 0 to 1. A Theil's H Index value of 0 would mean all neighborhoods within a city have the same demographics as the whole city. A value of 1 would mean each group lives exclusively in their own, separate neighborhood.
- For jurisdictions with a high degree of diversity (multiple racial groups comprise more than 10% of the population), Theil's H offers the clearest summary of overall segregation.

The Theil's H Index values for neighborhood racial segregation in Danville for the years 2000, 2010, and 2020 can be found in Table 3 below. The "Bay Area Average" column in the table provides the average Theil's H Index across Bay Area jurisdictions in 2020. Between 2010 and 2020, the Theil's H Index for racial segregation in Danville declined, suggesting that there is now less neighborhood level racial segregation within the jurisdiction. In 2020, the Theil's H Index for racial segregation in Danville was lower than the average value for Bay Area jurisdictions, indicating that neighborhood level racial segregation in Danville is less than in the average Bay Area city.

TABLE 3: THEIL'S H INDEX VALUES FOR RACIAL SEGREGATION WITHIN DANVILLE

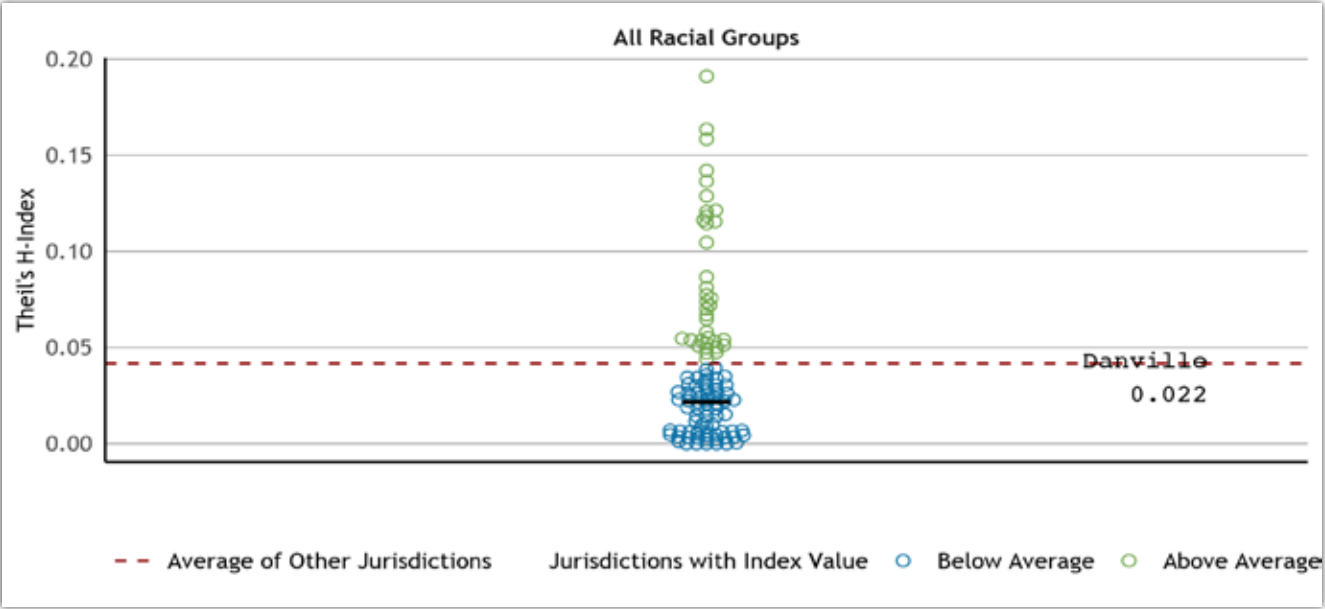
	Danville			Bay Area Average
Index	2000	2010	2020	2020
Theil's H Multi-racial	0.022	0.053	0.022	0.042

Universe: Population. Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.



Figure 4 below shows how Theil's H index values for racial segregation in Danville compare to values in other Bay Area jurisdictions in 2020. In this chart, each dot represents a Bay Area jurisdiction. Additionally, the black line notes the Theil's H index value for neighborhood racial segregation in Danville, and the dashed red line represents the average Theil's H index value across Bay Area jurisdictions. Local staff can use this chart to compare how neighborhood racial segregation levels in their jurisdiction compare to other jurisdictions in the region.

FIGURE 4: THEIL'S H INDEX VALUES FOR RACIAL SEGREGATION IN DANVILLE COMPARED TO OTHER BAY AREA JURISDICTIONS (2020)



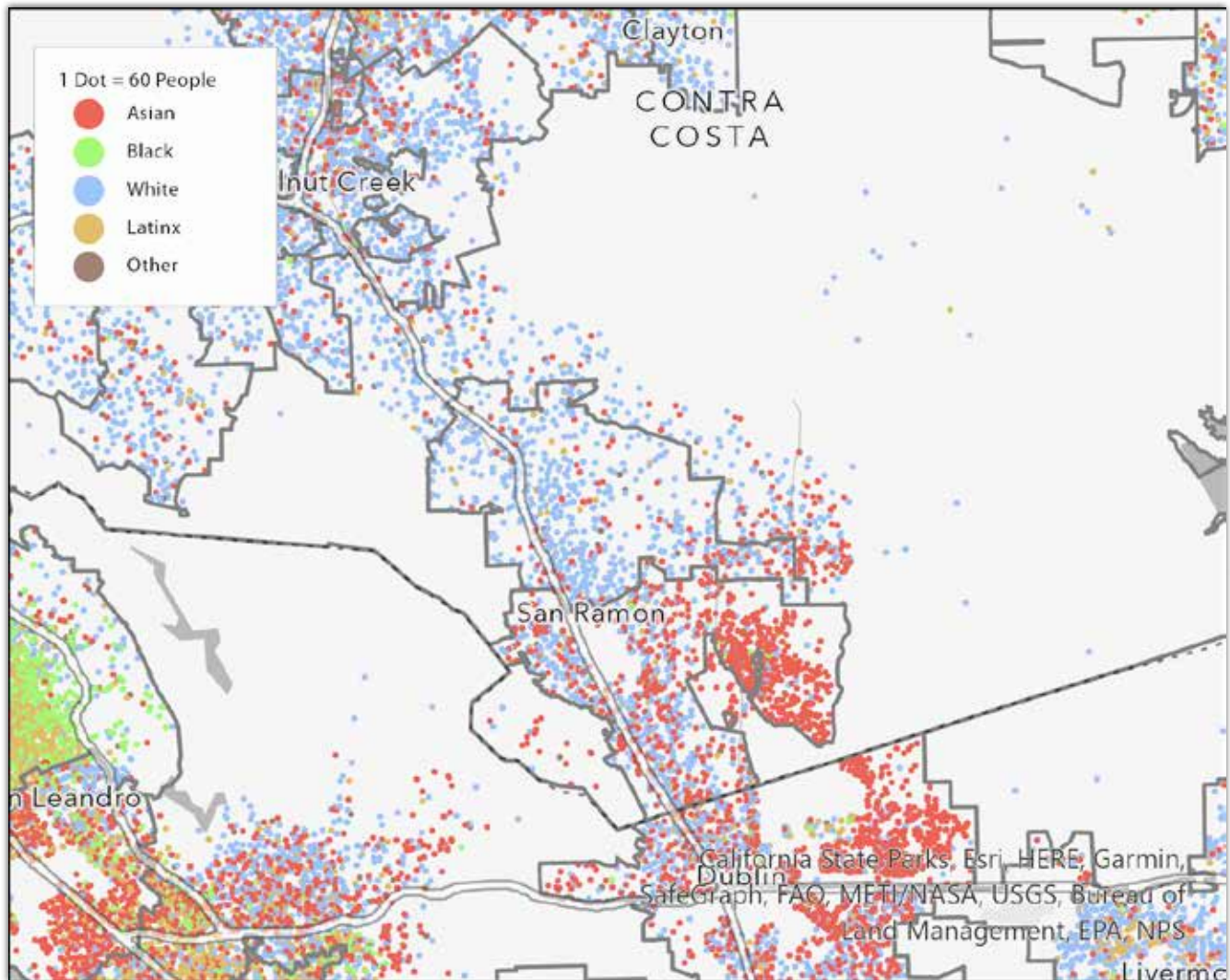
Universe: Bay Area Jurisdictions. Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.



2.2 Regional Racial Segregation (*between* Danville and other jurisdictions)

At the regional level, segregation is measured between *cities* instead of between *neighborhoods*. Racial dot maps are not only useful for examining neighborhood racial segregation within a jurisdiction, but these maps can also be used to explore the racial demographic differences between different jurisdictions in the region. Figure 5 below presents a racial dot map showing the spatial distribution of racial groups in Danville as well as in nearby Bay Area cities.

FIGURE 5: RACIAL DOT MAP OF DANVILLE AND SURROUNDING AREAS (2020)



Universe: Population. Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Note: The plot shows the racial distribution at the census block level for Town of Danville and vicinity. Dots in each census block are randomly placed and should not be construed as actual placement of people.

To understand how each city contributes to the total segregation of the Bay Area, one can look at the difference in the racial composition of a jurisdiction compared to the racial composition of the region as a whole. The racial demographics in Danville for the years 2000, 2010, and 2020 can be found in Table 4 below. The table also provides the racial composition of the nine-county Bay Area. As of 2020, Danville has a higher share of white residents than the Bay Area as a whole, a lower share of Latinx residents, a lower share of Black residents, and a lower share of Asian/Pacific Islander residents.

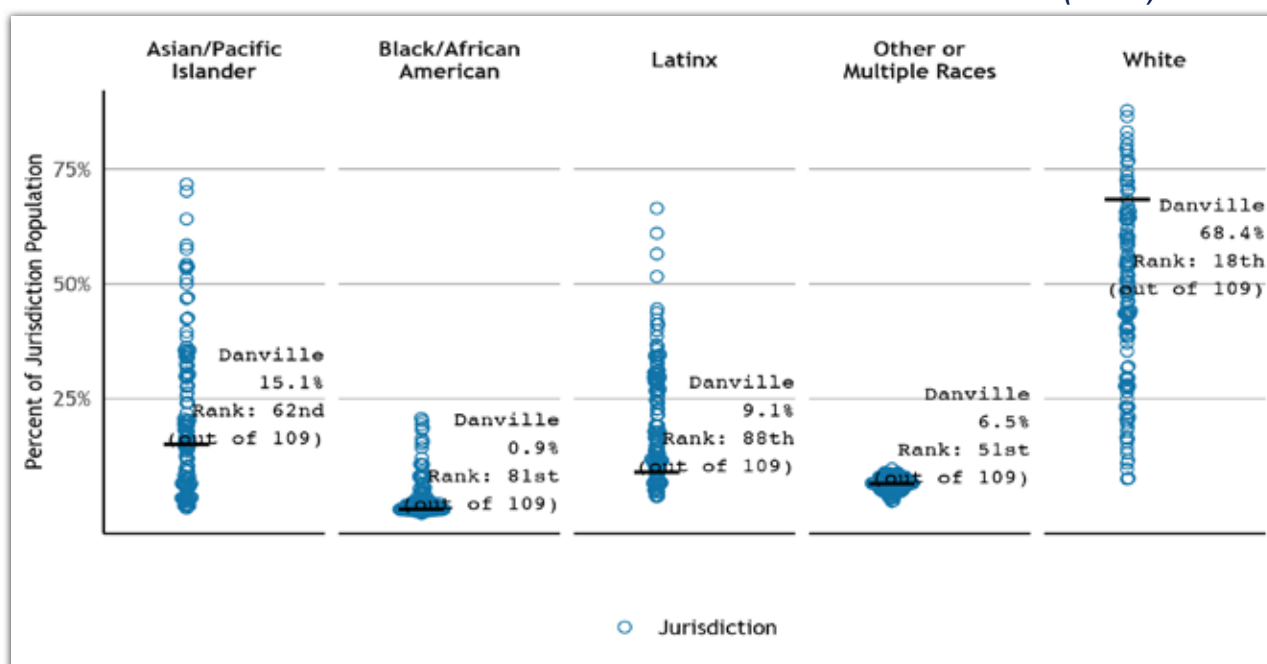
TABLE 4: POPULATION BY RACIAL GROUP, DANVILLE AND THE REGION

Race	Danville			Bay Area Average
	2000	2010	2020	2020
Black/African American	0.9%	0.8%	0.9%	5.6%
Latinx	4.7%	6.8%	9.1%	24.4%
Other or Multiple Races	2.5%	3.7%	6.5%	5.9%
White	83.0%	78.1%	68.4%	35.8%

Universe: Population. Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Figure 6 below compares the racial demographics in Danville to those of all 109 Bay Area jurisdictions.^{36F¹³} In this chart, each dot represents a Bay Area jurisdiction. For each racial group, the spread of dots represents the range of that group's representation among Bay Area jurisdictions. Additionally, the black line within each racial group notes the percentage of the population of Town of Danville represented by that group and how that percentage ranks among all 109 jurisdictions. Local staff can use this chart to compare the representation of different racial groups in their jurisdiction to those groups' representation in other jurisdictions in the region, which can indicate the extent of segregation between this jurisdiction and the region.

FIGURE 6: RACIAL DEMOGRAPHICS OF DANVILLE COMPARED TO ALL BAY AREA JURISDICTIONS (2020)



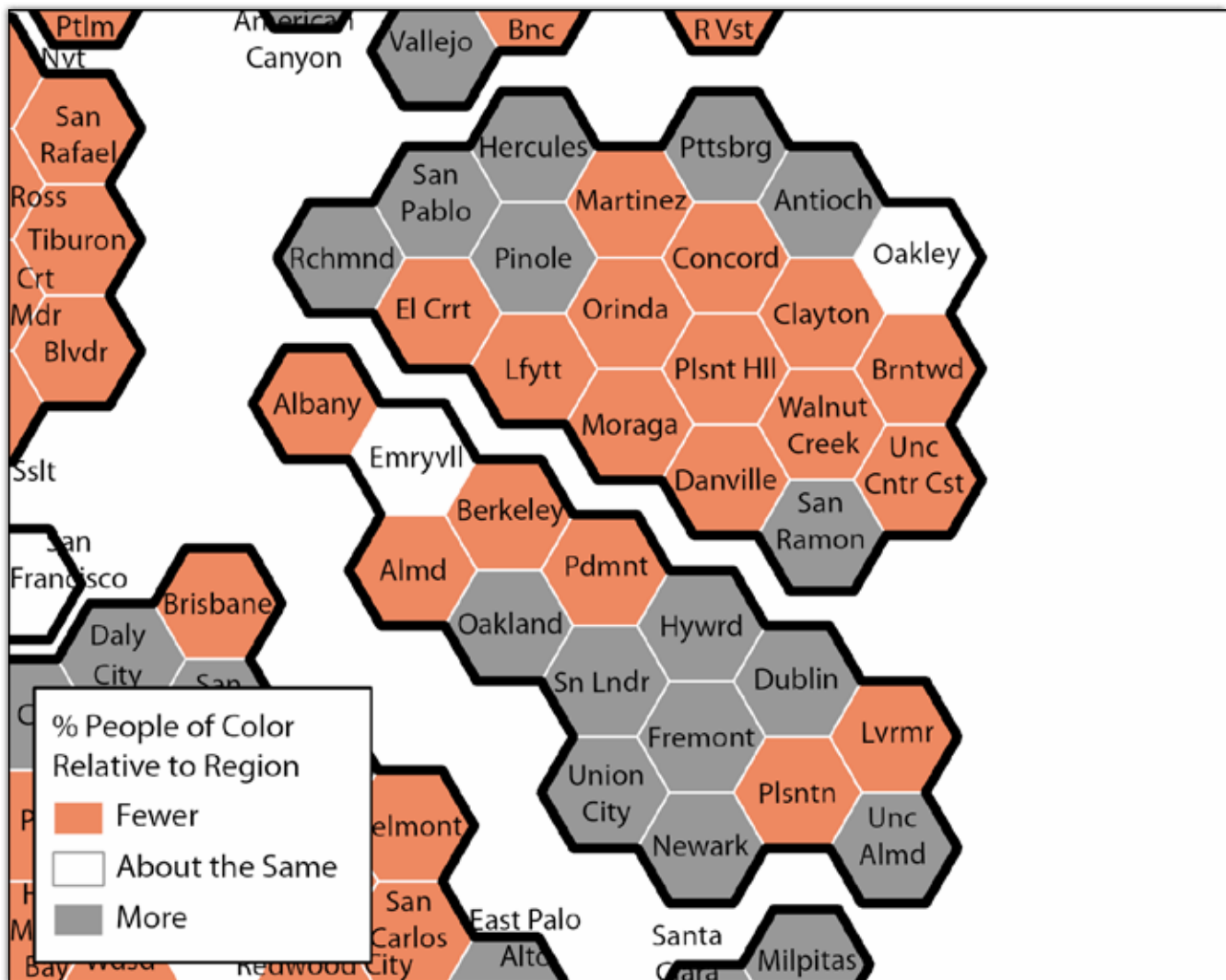
Universe: Bay Area Jurisdictions. Source U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

¹³ While comparisons of segregation measures are made only using the 104 jurisdictions with more than one census tract, this comparison of jurisdiction level demographic data can be made using all 109 jurisdictions.

The map in Figure 7 below also illustrates regional racial segregation between Danville and other jurisdictions. This map demonstrates how the percentage of people of color in Danville and surrounding jurisdictions compares to the Bay Area as a whole:

- Jurisdictions shaded orange have a share of people of color that is less than the Bay Area as a whole, and the degree of difference is greater than five percentage points.
- Jurisdictions shaded white have a share of people of color comparable to the regional percentage of people of color (within five percentage points).
- Jurisdictions shaded grey have a share of people of color that is more than five percentage points greater than the regional percentage of people of color.

FIGURE 7: COMPARING THE SHARE OF PEOPLE OF COLOR IN DANVILLE AND VICINITY TO THE BAY AREA (2020)



Universe: Population. Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Note: People of color refer to persons not identifying as non-Hispanic white. The nine-county Bay Area is the reference region for this map.

Segregation between jurisdictions in the region can also be analyzed by calculating regional values for the segregation indices discussed previously. Table 5 presents dissimilarity index, isolation index, and Theil's H index values for racial segregation for the entire nine-county Bay Area in 2010 and 2020. In the previous section of this report focused on neighborhood level racial segregation, these indices were calculated by comparing the racial demographics of the census tracts within a jurisdiction to the demographics of the jurisdiction as a whole.

In Table 5, these measures are calculated by comparing the racial demographics of local jurisdictions to the region's racial makeup. For example, looking at the 2020 data, Table 5 shows the white isolation index value for the region is 0.429, meaning that on average white Bay Area residents live in a jurisdiction that is 42.9% white in 2020. An example of regional dissimilarity index values in Table 5 is the Black/white dissimilarity index value of 0.459, which means that across the region 45.9% of Black (or white) residents would need to move to a different jurisdiction to evenly distribute Black and white residents across Bay Area jurisdictions. The dissimilarity index values in Table 5 reflect recommendations made in HCD's AFFH guidance for calculating dissimilarity at the region level.^{37F¹⁴} The regional value for the Theil's H index measures how diverse each Bay Area jurisdiction is compared to the racial diversity of the whole region. A Theil's H Index value of 0 would mean all *jurisdictions* within the Bay Area have the same racial demographics as the entire region, while a value of 1 would mean each racial group lives exclusively in their own separate jurisdiction. The regional Theil's H index value for racial segregation decreased slightly between 2010 and 2020, meaning that racial groups in the Bay Area are now slightly less separated by the borders between jurisdictions.

TABLE 5: REGIONAL RACIAL SEGREGATION MEASURES

Index	Group	2010	2020
Isolation Index Regional Level	Asian/Pacific Islander	0.317	0.378
	Black/African American	0.144	0.118
	Latinx	0.283	0.291
	White	0.496	0.429
	People of Color	0.629	0.682
Dissimilarity Index Regional Level	Asian/Pacific Islander vs. White	0.384	0.369
	Black/African American vs. White	0.475	0.459
	Latinx vs. White	0.301	0.297
	People of Color vs. White	0.296	0.293
Theil's H Multi-racial	All Racial Groups	0.103	0.097

Universe: Population. Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, 2010 Census of Population and Housing, Table P4.

¹⁴ For more information on HCD's recommendations regarding data considerations for analyzing integration and segregation patterns, see page 31 of the AFFH Guidance Memo.



3. Income Segregation in Town of Danville

Definition of Terms - Income Groups

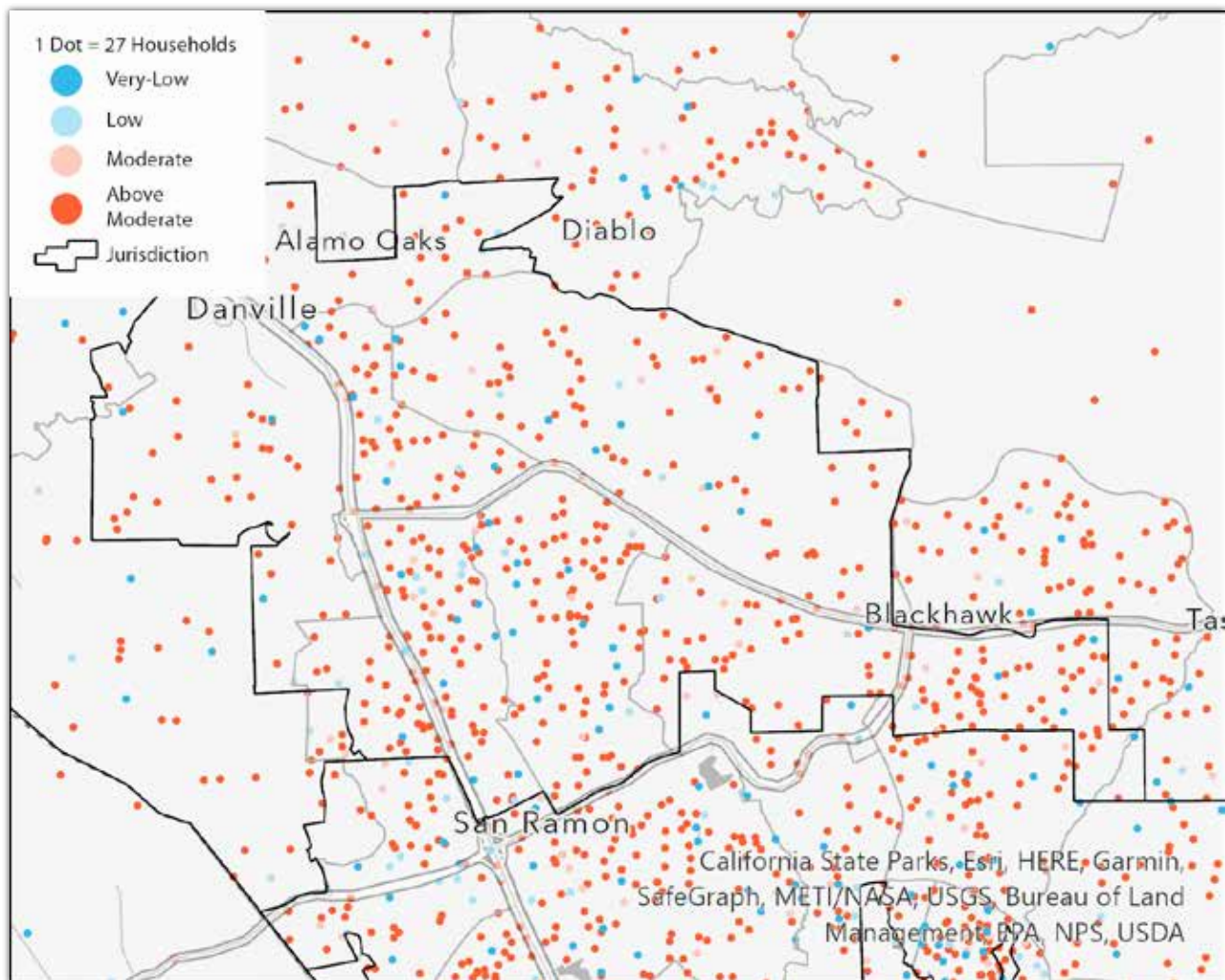
- When analyzing segregation by income, this report uses income group designations consistent with the Regional Housing Needs Allocation and the Housing Element:
- **Very low-income:** individuals earning less than 50% of Area Median Income (AMI)
- **Low-income:** individuals earning 50%-80% of AMI
- **Moderate-income:** individuals earning 80%-120% of AMI
- **Above moderate-income:** individuals earning 120% or more of AMI
- Additionally, this report uses the term “lower-income” to refer to all people who earn less than 80% of AMI, which includes both low-income and very low-income individuals.
- The income groups described above are based on U.S. Department of Housing and Urban Development (HUD) calculations for AMI. HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County).
- The income categories used in this report are based on the AMI for the HUD metro area where this jurisdiction is located.

3.1 Neighborhood Level Income Segregation (*within* Danville)

Income segregation can be measured using similar indices as racial segregation. Income dot maps, similar to the racial dot maps shown in Figures 1 and 5, are useful for visualizing segregation between multiple income groups at the same time. The income dot map of Danville in Figure 8 below offers a visual representation of the spatial distribution of income groups within the jurisdiction. As with the racial dot maps, when the dots show lack of a pattern or clustering, income segregation measures tend to be lower, and conversely, when clusters are apparent, the segregation measures may be higher as well.



FIGURE 8: INCOME DOT MAP OF DANVILLE (2015)



Universe: Population. Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Note: The plot shows the income group distribution at the census block group level for Town of Danville and vicinity. Dots in each block group are randomly placed and should not be construed as actual placement of individuals.

The isolation index values for all income groups in Danville for the years 2010 and 2015 can be found in Table 6 below.¹⁵ Above Moderate-income residents are the most isolated income group in Danville. Danville's isolation index of 0.736 for these residents means that the average Above Moderate-income resident in Danville lives in a neighborhood that is 73.6% Above Moderate-income. Among all income groups, the Above Moderate-income population's isolation index has changed the most over time, becoming less segregated from other income groups between 2010 and 2015.

Similar to the tables presented earlier for neighborhood racial segregation, the "Bay Area Average" column in Table 6 provides the average isolation index value across Bay Area jurisdictions for different income groups in 2015. The data in this column can be used as a comparison to provide context for the levels of segregation experienced by income groups in this jurisdiction. For example, Table 6 indicates the average isolation index value for very low-income residents across Bay Area jurisdictions is 0.269, meaning that in the average Bay Area jurisdiction a very low-income resident lives in a neighborhood that is 26.9% very low-income.

¹⁵ This report presents data for income segregation for the years 2010 and 2015, which is different than the time periods used for racial segregation. This deviation stems from the [data source recommended for income segregation calculations](#) in HCD's AFFH Guidelines. This data source most recently updated with data from the 2011-2015 American Community Survey 5-year estimates. For more information on HCD's recommendations for calculating income segregation, see [page 32 of HCD's AFFH Guidelines](#).

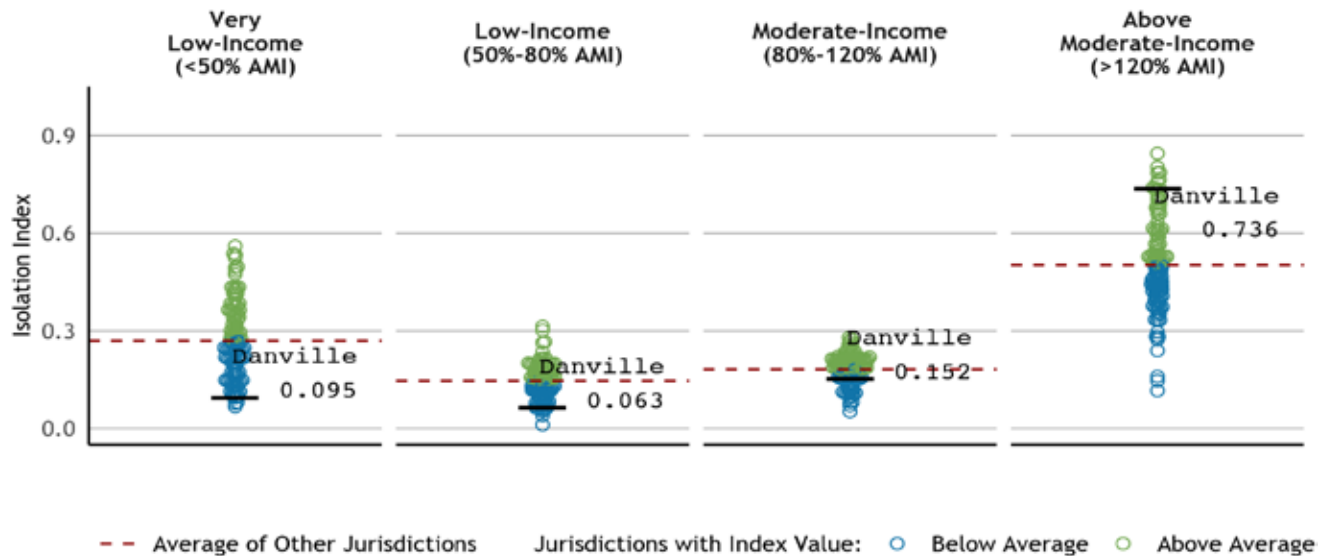
TABLE 6: INCOME GROUP ISOLATION INDEX VALUES FOR SEGREGATION WITHIN DANVILLE

	Danville		Bay Area Average
Income Group	2010	2015	2015
Very Low-Income (<50% AMI)	0.090	0.095	0.269
Low-Income (50%-80% AMI)	0.071	0.063	0.145
Moderate-Income (80%-120% AMI)	0.116	0.152	0.183
Above Moderate-Income (>120% AMI)	0.775	0.736	0.507

Universe: Population. Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure 9 below shows how income group isolation index values in Danville compare to values in other Bay Area jurisdictions. In this chart, each dot represents a Bay Area jurisdiction. For each income group, the spread of dots represents the range of isolation index values among Bay Area jurisdictions. Additionally, the black line within each income group notes the isolation index value for that group in Danville, and each dashed red line represents the Bay Area average for the isolation index for that group. Local staff can use this chart to contextualize how segregation levels for income groups in their jurisdiction compare to the rest of the region.

FIGURE 9: INCOME GROUP ISOLATION INDEX VALUES FOR DANVILLE COMPARED TO OTHER BAY AREA JURISDICTIONS (2015)



Universe: Bay Area Jurisdictions. Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

Table 7 below provides the dissimilarity index values indicating the level of segregation in Danville between residents who are lower-income (earning less than 80% of AMI) and those who are not lower-income (earning above 80% of AMI). This data aligns with the requirements described in HCD’s AFFH Guidance Memo for identifying dissimilarity for lower-income households.^{39F16} Segregation in Danville between lower-income residents and residents who are not lower-income increased between 2010 and 2015. Additionally, Table 7 shows dissimilarity index values for the level of segregation in Albany between residents who are very low-income (earning less than 50% of AMI) and those who are above moderate-income (earning above 120% of AMI). This supplementary data point provides additional nuance to an analysis of income segregation, as this index value indicates the extent to which a jurisdiction’s lowest and highest income residents live in separate neighborhoods.

Similar to other tables in this report, the “Bay Area Average” column shows the average dissimilarity index values for these income group pairings across Bay Area jurisdictions in 2015. For example, Table 7 indicates that the average dissimilarity index between lower-income residents and other residents in a Bay Area jurisdiction is 0.198, so on average 19.8% of lower-income residents in a Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create perfect income group integration in that jurisdiction.

In 2015, the income segregation in Danville between lower-income residents and other residents was lower than the average value for Bay Area jurisdictions (See Table 7). This means that the lower-income residents are less segregated from other residents within Danville compared to other Jurisdictions in the region.

TABLE 7: INCOME GROUP DISSIMILARITY INDEX VALUES FOR SEGREGATION WITHIN DANVILLE

Income Group	Danville		Bay Area Average
	2010	2015	2015
Below 80% AMI vs. Above 80% AMI	0.134	0.164	0.198
Below 50% AMI vs. Above 120% AMI	0.244	0.192	0.253

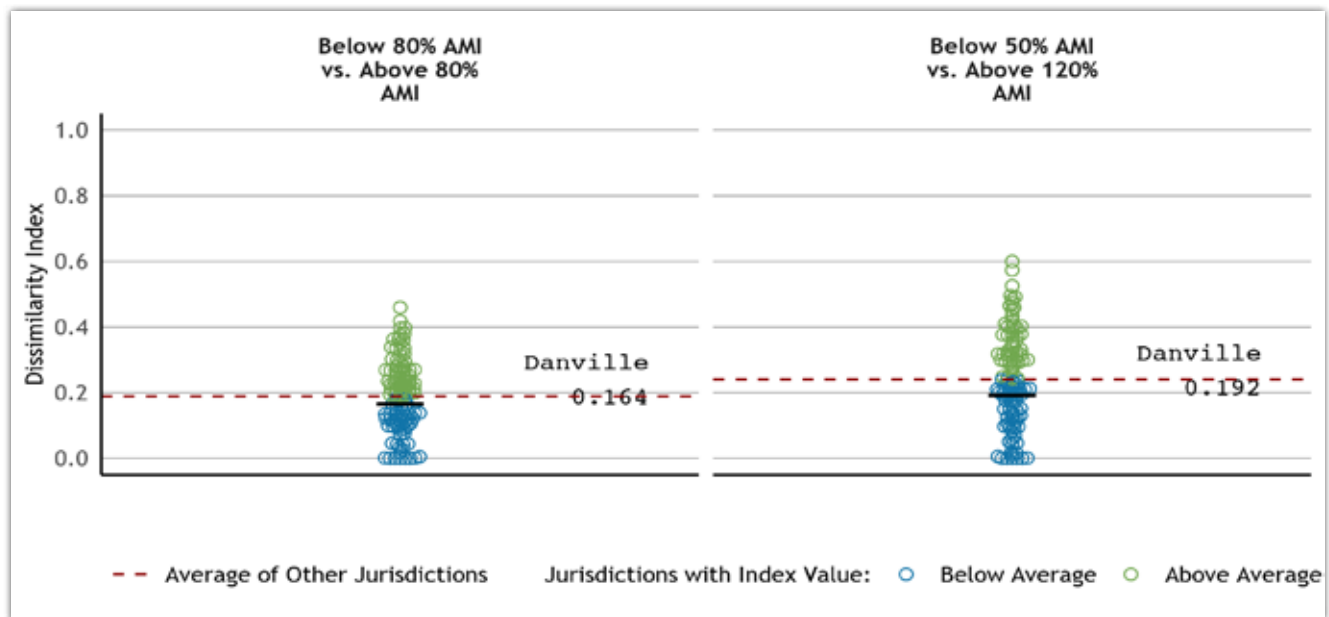
Universe: Population. Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure 10 below shows how dissimilarity index values for income segregation in Danville compare to values in other Bay Area jurisdictions. In this chart, each dot represents a Bay Area jurisdiction. For each income group pairing, the spread of dots represents the range of dissimilarity index values among Bay Area jurisdictions. Additionally, the black line within each income group pairing notes the dissimilarity index value in Danville, and each dashed red line represents the Bay Area average for the dissimilarity index for that pairing. Local staff can use this chart to contextualize how segregation levels between lower-income residents and wealthier residents in their jurisdiction compared to the rest of the region.

16 For more information, see page 32 of HCD’s AFFH Guidance Memo.



FIGURE 10: INCOME GROUP DISSIMILARITY INDEX VALUES FOR DANVILLE COMPARED TO OTHER BAY AREA JURISDICTIONS (2015)



Universe: Bay Area Jurisdictions. Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

The Theil's H Index values for neighborhood income group segregation in Danville for the years 2010 and 2015 can be found in Table 8 below. The "Bay Area Average" column in this table provides the average Theil's H Index value across Bay Area jurisdictions for different income groups in 2015. By 2015, the Theil's H Index value for income segregation in Danville was about the same amount as it had been in 2010. In 2015, the Theil's H Index value for income group segregation in Danville was lower than the average value for Bay Area jurisdictions, indicating there is less neighborhood level income segregation in Danville than in the average Bay Area city.

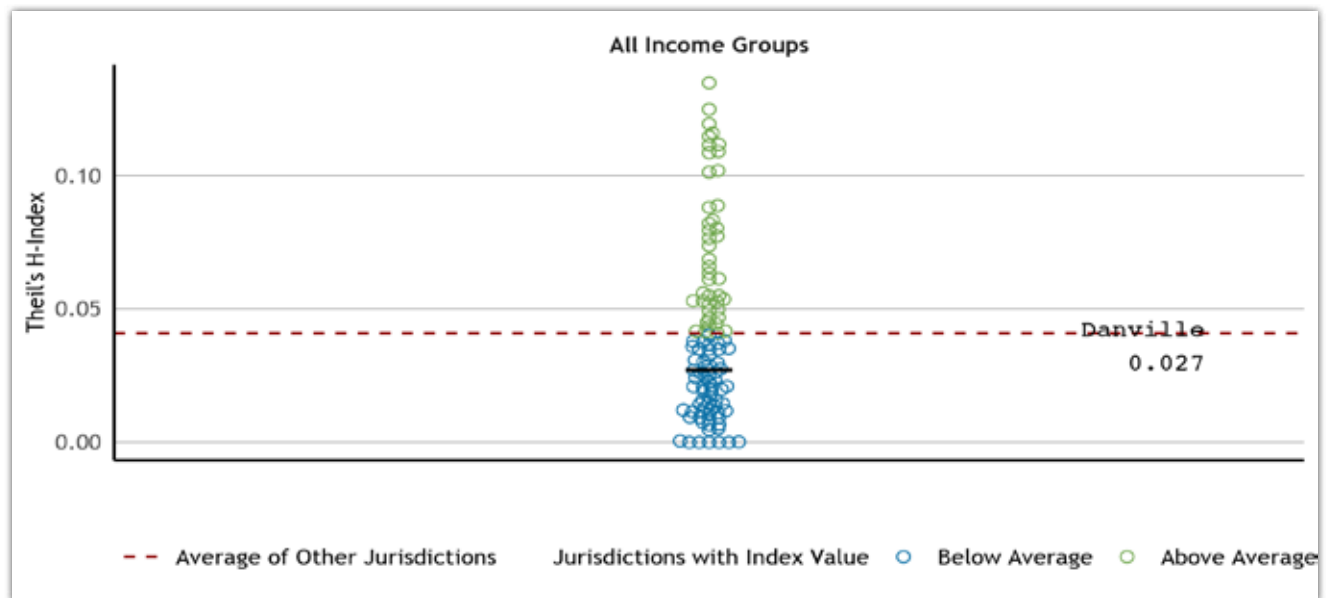
TABLE 8: THEIL'S H INDEX VALUES FOR INCOME SEGREGATION WITHIN DANVILLE

	Danville		Bay Area Average
Index	2010	2015	2015
Theil's H Multi-income	0.032	0.027	0.043

Universe: Population. Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure 11 below shows how Theil's H index values for income group segregation in Danville compare to values in other Bay Area jurisdictions in 2015. In this chart, each dot represents a Bay Area jurisdiction. Additionally, the black line notes the Theil's H index value for income group segregation in Danville, and the dashed red line represents the average Theil's H index value across Bay Area jurisdictions. Local staff can use this chart to compare how neighborhood income group segregation levels in their jurisdiction compare to other jurisdictions in the region.

FIGURE 11: INCOME GROUP THEIL'S H INDEX VALUES FOR DANVILLE COMPARED TO OTHER BAY AREA JURISDICTIONS (2015)



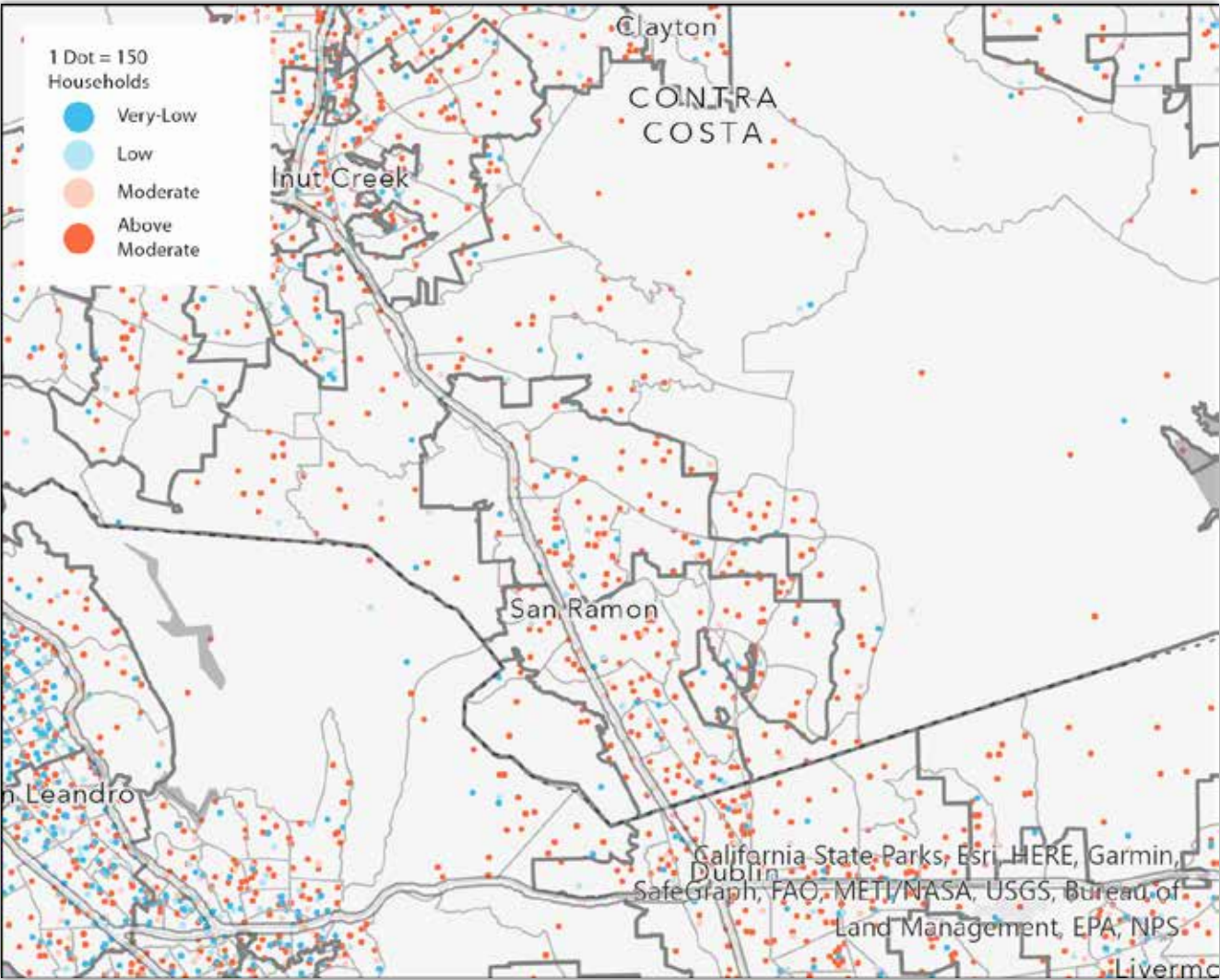
Universe: Bay Area Jurisdictions. Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.



3.2 Regional Income Segregation (*between* Danville and other jurisdictions)

At the regional level, segregation is measured between jurisdictions instead of between neighborhoods. Income dot maps are not only useful for examining neighborhood income segregation within a jurisdiction, but these maps can also be used to explore income demographic differences between jurisdictions in the region. Figure 12 below presents an income dot map showing the spatial distribution of income groups in Danville as well as in nearby Bay Area jurisdictions.

FIGURE 12: INCOME DOT MAP OF DANVILLE AND SURROUNDING AREAS (2015)



Universe: Population. Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Note: The plot shows the income group distribution at the census block group level for Town of Danville and vicinity. Dots in each block group are randomly placed and should not be construed as actual placement of individuals.

When looking at income segregation between jurisdictions in the Bay Area, one can examine how Danville differs from the region. The income demographics in Danville for the years 2010 and 2015 can be found in Table 9 below. The table also provides the income composition of the nine-county Bay Area in 2015. As of that year, Danville had a lower share of very low-income residents than the Bay Area as a whole, a lower share of low-income residents, a lower share of moderate-income residents, and a higher share of above moderate-income residents.

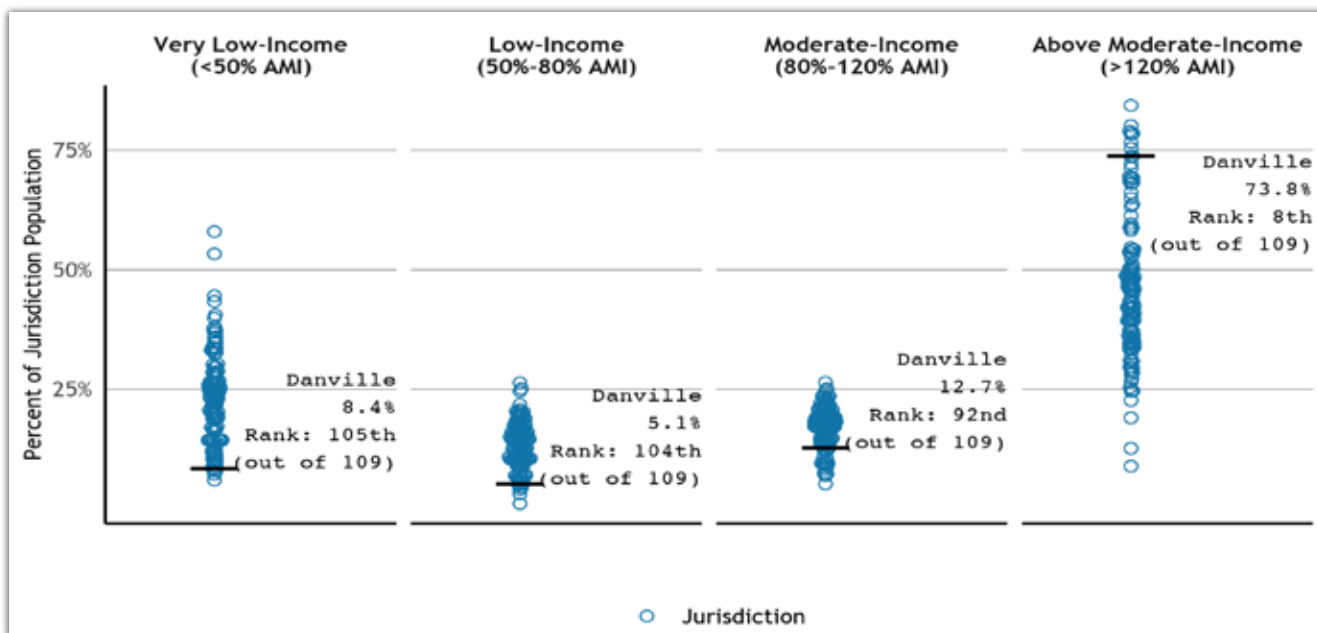
TABLE 9: POPULATION BY INCOME GROUP, DANVILLE AND THE REGION

Income Group	Danville		Bay Area
	2010	2015	2015
Very Low-Income (<50% AMI)	7.61%	8.43%	28.7%
Low-Income (50%-80% AMI)	6.06%	5.11%	14.3%
Moderate-Income (80%-120% AMI)	9.48%	12.68%	17.6%
Above Moderate-Income (>120% AMI)	76.84%	73.78%	39.4%

Universe: Population. Source: Data for 2015 is from Housing U.S. Department of and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure 13 below compares the income demographics in Danville to other Bay Area jurisdictions.^{40F17} Like the chart in Figure 3, each dot represents a Bay Area jurisdiction. For each income group, the spread of dots represents the range of that group's representation among Bay Area jurisdictions. The smallest range is among jurisdictions' moderate-income populations, while Bay Area jurisdictions vary the most in the share of their population that is above moderate-income. Additionally, the black lines within each income group note the percentage of Danville population represented by that group and how that percentage ranks among other jurisdictions. Local staff can use this chart to compare the representation of different income groups in their jurisdiction to those groups' representation in other jurisdictions in the region, which can indicate the extent of segregation between this jurisdiction and the region.

FIGURE 13: INCOME DEMOGRAPHICS OF DANVILLE COMPARED TO OTHER BAY AREA JURISDICTIONS (2015)



Universe: Bay Area Jurisdictions. Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

¹⁷ While comparisons of segregation measures are made only using the 104 jurisdictions with more than one census tract, this comparison of jurisdiction level demographic data can be made using all 109 jurisdictions.

Income segregation between jurisdictions in the region can also be analyzed by calculating regional values for the segregation indices discussed previously. Similar to the regional racial segregation measures shown in Table 5, Table 10 presents dissimilarity index, isolation index, and Theil's H index values for income segregation for the entire nine-county Bay Area in 2010 and 2015. In the previous section of this report focused on neighborhood level income segregation, segregation indices were calculated by comparing the income demographics of the census tracts within a jurisdiction to the demographics of the jurisdiction as a whole. In Table 10, these measures are calculated by comparing the income demographics of local jurisdictions to the region's income group makeup. For example, looking at 2015 data, Table 10 shows the regional isolation index value for very low-income residents is 0.315 for 2015, meaning that on average very low-income Bay Area residents live in a jurisdiction that is 31.5% very low-income. The regional dissimilarity index for lower-income residents and other residents is 0.194 in 2015, which means that across the region 19.4% of lower-income residents would need to move to a different jurisdiction to create perfect income group integration in the Bay Area as a whole. The regional value for the Theil's H index measures how diverse each Bay Area jurisdiction is compared to the income group diversity of the whole region. A Theil's H Index value of 0 would mean all jurisdictions within the Bay Area have the same income demographics as the entire region, while a value of 1 would mean each income group lives exclusively in their own separate jurisdiction. The regional Theil's H index value for income segregation decreased slightly between 2010 and 2015, meaning that income groups in the Bay Area are now slightly less separated by the borders between jurisdictions.

TABLE 10: REGIONAL INCOME SEGREGATION MEASURES

Index	Group	2010	2015
Isolation Index Regional Level	Very Low-Income (<50% AMI)	0.277	0.315
	Low-Income (50%-80% AMI)	0.157	0.154
	Moderate-Income (80%-120% AMI)	0.185	0.180
	Above Moderate-Income (>120% AMI)	0.467	0.435
Dissimilarity Index Regional Level	Below 80% AMI vs. Above 80% AMI	0.186	0.194
	Below 50% AMI vs. Above 120% AMI	0.238	0.248
Theil's H Multi-income	All Income Groups	0.034	0.032

Universe: Population. Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.



4. Appendix 1: Summary of Findings

4.1 Segregation in Town of Danville

- The isolation index measures the segregation of a single group, and the dissimilarity index measures segregation between two different groups. The Theil's H-Index can be used to measure segregation between all racial or income groups across the city at once.
- As of 2020, white residents are the most segregated compared to other racial groups in Danville, as measured by the isolation index. White residents live in neighborhoods where they are less likely to come into contact with other racial groups.
- Among all racial groups, the white population's isolation index value has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.
- According to the dissimilarity index, within Danville the highest level of racial segregation is between Asian and white residents.^{41F¹⁸}
- According to the Theil's H-Index, neighborhood racial segregation in Danville declined between 2010 and 2020. Neighborhood income segregation stayed about the same between 2010 and 2015.
- Above Moderate-income residents are the most segregated compared to other income groups in Danville. Above Moderate-income residents live in neighborhoods where they are less likely to encounter residents of other income groups.
- Among all income groups, the Above Moderate-income population's segregation measure has changed the most over time, becoming less segregated from other income groups between 2010 and 2015.
- According to the dissimilarity index, segregation between lower-income residents and residents who are not lower-income has increased between 2010 and 2015. In 2015, the income segregation in Danville between lower-income residents and other residents was lower than the average value for Bay Area jurisdictions.

4.2 Segregation Between Town of Danville and Other jurisdictions in the Bay Area Region

- Danville has a higher share of white residents than other jurisdictions in the Bay Area as a whole, a lower share of Latinx residents, a lower share of Black residents, and a lower share of Asian/Pacific Islander residents.
- Regarding income groups, Danville has a lower share of very low-income residents than other jurisdictions in the Bay Area as a whole, a lower share of low-income residents, a lower share of moderate-income residents, and a higher share of above moderate-income residents.

¹⁸ The analysis conducted for this report suggests that dissimilarity index values are unreliable for a population group if that group represents approximately less than 5% of the jurisdiction's total population. ABAG/MTC recommends that when cities have population groups that are less than 5% of the jurisdiction's population (see Table 15 in Appendix 2), jurisdiction staff could focus on the isolation index or Thiel's H-Index to gain a more accurate understanding of neighborhood-level racial segregation in their jurisdiction.

5. Appendix 2: Segregation Data

Appendix 2 combines tabular data presented throughout this report into a more condensed format. This data compilation is intended to enable local jurisdiction staff and their consultants to easily reference this data and re-use the data in the Housing Element or other relevant documents/analyses.

Table 11 in this appendix combines data from Table 1, Table 2, and Table 3 in the body of the report. Table 12 in this appendix combines data from Table 6, Table 7, and Table 8 in the body of the report. Table 13 represents a duplication of Table 5 in the body of the report; Table 14 represents a duplication of Table 10 in the body of the report; Table 15 in this appendix represents a duplication of Table 4 in the body of the report, while Table 16 represents a duplication of Table 9 in the body of the report.

TABLE 11: NEIGHBORHOOD RACIAL SEGREGATION LEVELS IN DANVILLE

Index	Race	Danville			Bay Area Average
		2000	2010	2020	2020
Isolation	Asian/Pacific Islander	0.112	0.208	0.182	0.245
	Black/African American	0.011	0.013	0.010	0.053
	Latinx	0.048	0.070	0.093	0.251
	White	0.835	0.773	0.694	0.491
Dissimilarity	Asian/Pacific Islander vs. White	0.224	0.333	0.218	0.185
	Black/African American vs. White	0.197*	0.277*	0.172*	0.244
	Latinx vs. White	0.082*	0.120	0.105	0.207
	People of Color vs. White	0.147	0.217	0.145	0.168
Theil's H Multi-racial	All	0.022	0.053	0.022	0.042

Universe: Population. Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, 2010 Census of Population and Housing, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004. Note: If a number is marked with an asterisk (*), it indicates that the index is based on a racial group making up less than 5 percent of the jurisdiction population, leading to unreliable numbers.

TABLE 12: NEIGHBORHOOD INCOME SEGREGATION LEVELS IN DANVILLE

Index	Income Group	Danville		Bay Area Average
		2010	2015	2015
Isolation	Very Low-Income (<50% AMI)	0.090	0.095	0.269
	Low-Income (50%-80% AMI)	0.071	0.063	0.145
	Moderate-Income (80%-120% AMI)	0.116	0.152	0.183
	Above Moderate-Income (>120% AMI)	0.775	0.736	0.507
Dissimilarity	Below 80% AMI vs. Above 80% AMI	0.134	0.164	0.198
	Below 50% AMI vs. Above 120% AMI	0.244	0.192	0.253
Theil's H Multi-racial	All	0.032	0.027	0.043

Universe: Population. Source: Income data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

TABLE 13: REGIONAL RACIAL SEGREGATION MEASURES

Index	Group	2010	2020
Isolation Index Regional Level	Asian/Pacific Islander	0.317	0.378
	Black/African American	0.144	0.118
	Latinx	0.283	0.291
	White	0.496	0.429
	People of Color	0.629	0.682
Dissimilarity Index Regional Level	Asian/Pacific Islander vs. White	0.384	0.369
	Black/African American vs. White	0.475	0.459
	Latinx vs. White	0.301	0.297
	People of Color vs. White	0.296	0.293
Theil's H Multi-racial	All Racial Groups	0.103	0.097

Universe: Population. Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, 2010 Census of Population and Housing, Table P4.

TABLE 14: REGIONAL INCOME SEGREGATION MEASURES

Index	Group	2010	2015
Isolation Index Regional Level	Very Low-Income (<50% AMI)	0.277	0.315
	Low-Income (50%-80% AMI)	0.157	0.154
	Moderate-Income (80%-120% AMI)	0.185	0.180
	Above Moderate-Income (>120% AMI)	0.467	0.435
Dissimilarity Index Regional Level	Below 80% AMI vs. Above 80% AMI	0.186	0.194
	Below 50% AMI vs. Above 120% AMI	0.238	0.248
Theil's H Multi-income	All Income Groups	0.034	0.032

Universe: Population. Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

TABLE 15: POPULATION BY RACIAL GROUP, DANVILLE AND THE REGION

Race	Danville			Bay Area
	2000	2010	2020	2020
Asian/Pacific Islander	8.92%	10.52%	15.1%	35.8%
Black/African American	0.9%	0.84%	0.87%	5.6%
Latinx	4.66%	6.85%	9.07%	28.2%
Other or Multiple Races	2.53%	3.69%	6.54%	24.4%
White	82.99%	78.1%	68.42%	5.9%

Universe: Population. Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, 2010 Census of Population and Housing, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

TABLE 16: POPULATION BY INCOME GROUP, DANVILLE AND THE REGION

Income Group	Danville		Bay Area
	2010	2015	2015
Very Low-Income (<50% AMI)	7.61%	8.43%	28.7%
Low-Income (50%-80% AMI)	6.06%	5.11%	14.3%
Moderate-Income (80%-120% AMI)	9.48%	12.68%	17.6%
Above Moderate-Income (>120% AMI)	76.84%	73.78%	39.4%

Universe: Population. Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

6. References

- Ananat, Elizabeth Oltmans. 2011. "The wrong side(s) of the tracks: The causal effects of racial segregation on urban poverty and inequality," *American Economic Journal: Applied Economics* 3: 34-66.
- Bayer, Patrick, Robert McMillan, and Kim S. Rueben. 2004. "What Drives Racial Segregation? New Evidence using Census Microdata," *Journal of Urban Economics* 56(3): 514-535.
- Burch, Traci. 2014. "The Old Jim Crow: Racial Residential Segregation and Imprisonment," *Law and Policy* 36(3): 223-255.
- Chetty, Raj and Nathaniel Hendren. 2018. "The Impacts of Neighborhoods on Intergenerational Mobility I: Childhood Exposure Effects," *The Quarterly Journal of Economics* 133(3):1107-1162
- Cutler, David M., and Edward L. Glaeser. 1997. "Are ghettos good or bad?," *The Quarterly Journal of Economics* 112(3): 827-72.
- Lens, Michael and Paavo Monkkonen. 2016. "Do Strict Land Use Regulations Make Metropolitan Areas More Segregated by Income?," *Journal of the American Planning Association* 82(1): 6-21.
- Pendall, Rolf. 2000. "Local Land-Use Regulation and the Chain of Exclusion," *Journal of the American Planning Association* 66(2): 125-142.
- Rothstein, Richard. 2017. *The Color of Law: A Forgotten History of how our Government Segregated America*. New York: Liveright Publishing.
- Sampson, Robert J. 2012. *Great American city: Chicago and the enduring neighborhood effect*. Chicago: University of Chicago Press.
- Sharkey, Patrick. 2013. *Stuck in place: Urban neighborhoods and the end of progress toward racial equality*. Chicago: University of Chicago Press.
- Trounstein, Jessica. 2015. "Segregation and Inequality in Public Goods," *American Journal of Political Science* 60(3): 709-725.
- Trounstein, Jessica. 2018. *Segregation by Design: Local Politics and Inequality in American Cities*. New York: Cambridge University Press.





2023–2031

HOUSING ELEMENT

Town of Danville

Appendix D-2

Part Two: Inventory of Sites Supplement



Table of Contents



1. Danville RHNA Appeal Request D2-1

Census Tract Sites Analysis	D2-1
Census Tract 3451.13	D2-2
Census Tract 3451.14	D2-2
Census Tract 3452.02	D2-2
Census Tract 3452.03	D2-3
Census Tract 3462.01	D2-4
Census Tract 3462.03	D2-4
Census Tract 3462.04	D2-4
Census Tract 3551.14	D2-5
Census Tract 3551.16	D2-5
Supportive Citywide Spatial Analysis	D2-8
Hispanic Population	D2-8
Non-White Population	D2-9
Low and Moderate Income	D2-10
Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)	D2-11
Racially Concentrated Areas of Affluence (RCAA)	D2-12
TCAC Areas of Opportunity	D2-13
Urban Displacement	D2-14
Segregation and Integration	D2-15
Racially and Ethnically Concentrated Areas of Poverty and Affluence	D2-15
Disparities in Access to Opportunity	D2-15
Disproportionate Housing Needs	D2-15

List of Figures

Figure 1. Danville Proposed Rhna Sites By Census Tract Summary	D2-6
Figure 2. Danville Census Tract Map	D2-7
Figure 3. Danville Proposed Rhna Sites, Percent Hispanic, 2019	D2-8
Figure 4. Danville Proposed Rhna Sites, Percent Non-White, 2019	D2-9
Figure 5. Danville Proposed Rhna Sites, Percent Low And Moderate Income, 2019.....	D2-10
Figure 6. Danville Proposed Rhna Sites, Racially/Ethnically Concentrated Areas Of Poverty (R/Ecap), 2019	D2-11
Figure 7. Racially Concentrated Areas Of Affluence (Rcaa) By Census Tract, Danville, 2015-2019.....	D2-12
Figure 8. Danville Proposed Rhna Sites, Tcac Areas Of Opportunity, 2019.....	D2-13
Figure 9. Danville Proposed Rhna Sites, Urban Displacement, 2019	D2-14



1. Danville RHNA Appeal Request

It is important to note that the Town of Danville submitted an appeal request for the 2023-2031 Regional Housing Needs Assessment (RHNA) Allocation. In July 2021, the Town of Danville requested a substantial decrease in its RHNA Allocation from 2,241 units to 600-800 units—a 64% to 73% reduction. The Town's RHNA appeal document cites numerous issues with ABAG and RHNA as justification for decreasing its required unit allocation. In brief, issues cited by Danville Town staff include:

- ABAG failed to consider information based on the Local Jurisdiction Survey, particularly information related to existing and project jobs, housing relationships to jobs, and the availability of land suitable for urban development or for conversion to residential uses.
- ABAG failed to determine the jurisdiction's allocation in accordance with the Final RHNA Methodology and the allocation undermined RHNA objectives. The Town also claimed that the RHNA Methodology fails to affirmatively further fair housing as required by Government Code Section 65584(d)(5).
- Since Danville submitted its information for the Local Jurisdiction Survey, significant and unforeseen circumstances have occurred. The appeal states, for example, that the Town's water supply is no longer an opportunity for development, but a development constraint due to drought and the effects of the pandemic were not considered.

Town staff further criticized RHNA as a “historic methodology anomaly” that is flawed because “external forces—including the economy, construction labor costs, and land prices—have far greater impact on housing production than RHNA, city practices or public policies.”¹

After reviewing the appeal request, ABAG staff submitted to their responses and recommendation for action to the ABAG Administrative Committee and Town staff. In the September 2021 document, staff recommended that the committee deny Danville's appeal as many issues raised were not sufficient basis for appeal, the Final RHNA Methodology considered local trends and patterns in Danville (e.g., jobs-housing relationship), the Methodology follows and addresses statutory requirements (e.g., household growth, regional transportation plans), and forecasts feasible growth within urban growth boundaries.²

Census Tract Sites Analysis

Figure 1 shows all Census Tracts in the Town of Danville, the proportion of the population that identifies as Hispanic, the non-White share of the population, the share of low and moderate income households, the number of R/ECAPS and RCAAs, TCAC's opportunity score, and the number of units by income proposed in the tract. The Town of Danville's proposed RHNA sites can accommodate approximately 3,075 new units. The majority of proposed units (68%) are in Census Tract 3452.03, which is located in west Danville between Interstate 680 and the Town boundary. This Census Tract includes Downtown Danville, access to public transportation, San Ramon Valley High School, community gathering spaces (e.g., St. Isidore Catholic Church, Danville Women's Club), and neighborhood amenities.

1 <https://danvilletowntalks.org/11210/widgets/32929/documents/21827>.

2 <https://danvilletowntalks.org/11210/widgets/32929/documents/24443>.

Census Tract 3451.13

Characteristics: Census Tract 3451.13 is located in southeast Danville between Camino Tassajara and the border of the City of San Ramon. This Census Tract is a low density area containing the Sycamore Valley Open Space and predominantly single family residential housing. RHNA sites in this tract are primarily located in the western area of the tract between single family subdivisions to the west and Sherburne Hills to the west. The area is primarily greenspace. There is also a cluster of sites along Camino Tassajara within this Census Tract. Generally, the Census Tract is an area of high opportunity according the TCAC's opportunity areas and contains a low share of low or moderate income households (13% of households in the Tract). Nearly 40% of the population in this Tract are non-White and 7% identify as Hispanic. Finally, the Tract is not an R/ECAP and is rated as stable or advanced exclusive under the Urban Displacement designations. This Census Tract, and the entire Town, is an RCAA.

Assessment: The addition of 200 RHNA units including 56 for low and very low income households would increase integration in the Town of Danville by increasing the share of low income households in this high opportunity Census Tract. Neighborhoods in this area are established and unaffordable to low- or moderate-income households—characterized by advanced exclusive by the Urban Displacement definitions. The addition of 7% of the Town's total RHNA allocation within this Census Tract would provide the opportunity for low and moderate income households in the region to access this high resource area. Additionally, the introduction of affordable units in this RCAA will further integrate the Town racially and economically by creating opportunity in this concentrated area of race and affluence.

Considerations: Propose 73 RHNA units in Census Tract 3451.13 for low and moderate income households and 126 units for above moderate income households.

Census Tract 3451.14

Characteristics: Census Tract 3451.14 is located in south central Danville between Camino Tassajara, Interstate 680, and the border of the City of San Ramon. This Census Tract is a low density area containing the Osage Station Park, Crow Canyon Country Club, and predominantly single family residential housing. RHNA sites in this tract are primarily located in the eastern area of the tract between single family subdivisions to the west and Sherburne Hills to the west. The proposed RHNA sites are primarily greenspace. Generally, the Census Tract is an area of high opportunity according the TCAC's opportunity areas and contains a low share of low or moderate income households (18% of households in the Tract). About one in four (27%) of the population in this Tract are non-White and 7% identify as Hispanic. Finally, the Tract is not an R/ECAP and is rated as stable or advanced exclusive under the Urban Displacement designations. This Census Tract, and the entire Town, is an RCAA.

Assessment: The addition of 104 RHNA units including 33 for low and very low income households would increase integration in the Town of Danville by increasing the share of low income households in this high opportunity Census Tract. Neighborhoods in this area are established and unaffordable to low or moderate income households—characterized by advanced exclusive by the Urban Displacement definitions. The addition of 3% of the Town's total RHNA allocation within this Census Tract would provide the opportunity for low and moderate income households in the region to access this high resource area. Additionally, the introduction of affordable units in this RCAA will further integrate the Town racially and economically by creating opportunity in this concentrated area of race and affluence.

Considerations: Propose 44 RHNA units in Census Tract 3451.14 for low and moderate income households and 60 units for above moderate income households.

Census Tract 3452.02

Characteristics: Approximately half of Census Tract 3452.02 is located in southwest Danville on the western side of Interstate 680 and the border of the City of San Ramon. This Census Tract is a low density area containing office

uses along I-680, portions of Las Trampas Regional Wilderness, and predominantly single family residential housing. RHNA sites in this tract are scattered throughout with a handful of sites bordering wilderness areas in the south and additional sites in the north end of the tract near the I-680 and Camino Tassajara interchange. Generally, the Census Tract is an area of high opportunity according the TCAC's opportunity areas and contains a moderate share of low or moderate income households (20% of households in the Tract). The Tract is tied as the second most racially diverse Tract in the Town of Danville with 46% of the population identified as non-White and 10% identified as Hispanic. Additionally, this Census Tract is not yet Advanced Exclusive, but is at risk of becoming exclusive according to the Urban Displacement definitions. All other Census Tracts in the Town of Danville are already Advanced Exclusive. This Census Tract, and the entire Town, is an RCAA. Finally, the Tract is not an R/ECAP.

Assessment: The addition of 146 RHNA units including 59 for low and very low income households would increase integration in the Town of Danville by increasing the share of low income households in this high opportunity Census Tract, and stabilize this Census Tract from experiencing further displacement and becoming exclusive. Neighborhoods in this area are established but relatively accessible to moderate income households—characterized by at risk of becoming exclusive by the Urban Displacement definitions. The addition of 5% of the Town's total RHNA allocation within this Census Tract would provide the opportunity for low and moderate income households in the region to access this high resource area and stabilize existing low or moderate income households living in the Census Tract to prevent displacement. Additionally, the introduction of affordable units in this RCAA will further integrate the Town racially and economically by creating opportunity in this concentrated area of race and affluence.

Considerations: Propose 82 RHNA units in Census Tract 3452.02 for low and moderate income households and 64 units for above moderate income households.

Census Tract 3452.03

Characteristics: Approximately half of Census Tract 3452.03 is located in western Danville between Interstate 680 and the Town boundary. This Census Tract includes Downtown Danville as well as extremely low density areas to the west that border the Las Trampas Regional Wilderness Area. Downtown Danville includes access to public transportation, San Ramon Valley High School, Del Amigo High School, Montair Elementary, community gathering spaces (e.g., St. Isidore Catholic Church, Danville Women's Club), and neighborhood amenities. RHNA sites in this tract are scattered throughout with a handful of sites bordering wilderness areas in the west and the majority of sites in the east areas of the Tract near Downtown Danville, bus lines, and I-680. Generally, the Census Tract is an area of high opportunity according the TCAC's opportunity areas and contains a moderate share of low or moderate income households (18% of households in the Tract). The Tract contains the highest concentration of people who identify as Hispanic in the Town with 11% of the population in this Tract. Twenty-eight percent of the population in this Tract are non-White. Additionally, this Census Tract is classified as Advanced Exclusive by the Urban Displacement definitions and is not an R/ECAP. This Census Tract, and the entire Town, is an RCAA.

Assessment: The addition of 2,083 RHNA units including 962 for low and very low income households would increase integration in the Town of Danville by increasing the share of low income households in this high opportunity Census Tract. Neighborhoods in this area are established and unaffordable to low or moderate income households—characterized by advanced exclusive by the Urban Displacement definitions. The addition of 68% of the Town's total RHNA allocation within this Census Tract would provide the opportunity for low and moderate income households in the region to access this high resource area. Additionally, the introduction of affordable units in this RCAA will further integrate the Town racially and economically by creating opportunity in this concentrated area of race and affluence.

Considerations: Propose 1,272 RHNA units in Census Tract 3452.03 for low and moderate income households and 811 units for above moderate income households.

Census Tract 3462.01

Characteristics: Approximately one third of Census Tract 3462.01 is located in northern Danville between Interstate 680, Diablo Road, and the Town boundary. This Census Tract includes Monte Vista High School, Los Cerros Middle School, Green Valley Elementary, places of worship, and primarily low density housing. RHNA sites in this tract are primarily located in the western area near I-680 with one site in the eastern area near the High School on the Town's border. Generally, the Census Tract is an area of high opportunity according to the TCAC's opportunity areas and contains a moderate share of low or moderate income households (16% of households in the Tract). The Census Tract has a low share of residents who are non-White (29%) and 8% of the population identifies as Hispanic. Additionally, this Census Tract is classified as Advanced Exclusive by the Urban Displacement definitions and is not an R/ECAP. This Census Tract, and the entire Town, is an RCAA.

Assessment: The addition of 212 RHNA units including 91 for low and very low income households would increase integration in the Town of Danville by increasing the share of low income households in this high opportunity Census Tract. Neighborhoods in this area are established and unaffordable to low or moderate income households—characterized by advanced exclusive by the Urban Displacement definitions. The addition of 7% of the Town's total RHNA allocation within this Census Tract would provide the opportunity for low and moderate income households in the region to access this high resource area. Additionally, the introduction of affordable units in this RCAA will further integrate the Town racially and economically by creating opportunity in this concentrated area of race and affluence.

Considerations: Propose 120 RHNA units in Census Tract 3462.01 for low and moderate income households and 92 units for above moderate income households.

Census Tract 3462.03

Characteristics: Census Tract 3462.03 is located in the center of Danville between Interstate 680 to the west, El Cerro Boulevard and Camino Tassajara to the north and east, and Sycamore Valley Road to the south. This Census Tract includes primarily single family residential areas with limited commercial uses at the interchange of I-680 and Diablo Road. RHNA sites in this tract are located along the southern border on Camino Tassajara and the northern border along El Cerro Boulevard. Generally, the Census Tract is an area of high opportunity according to the TCAC's opportunity areas and contains a low share of low or moderate income households (14% of households in the Tract). About one in four (25%) of the population in this Tract are non-White and 8% identify as Hispanic. Additionally, this Census Tract is classified as Advanced Exclusive by the Urban Displacement definitions and is not an R/ECAP. This Census Tract, and the entire Town, is an RCAA.

Assessment: The addition of 263 RHNA units including 122 for low and very low income households would increase integration in the Town of Danville by increasing the share of low income households in this high opportunity and RCAA Census Tract. Neighborhoods in this area are established and unaffordable to low or moderate income households—characterized by advanced exclusive by the Urban Displacement definitions. The addition of 9% of the Town's total RHNA allocation within this Census Tract would provide the opportunity for low and moderate income households in the region to access this high resource area. Additionally, the introduction of affordable units in this RCAA will further integrate the Town racially and economically by creating opportunity in this concentrated area of race and affluence.

Considerations: Propose 161 RHNA units in Census Tract 3462.03 for low and moderate income households and 102 units for above moderate income households.

Census Tract 3462.04

Characteristics: Census Tract 3462.04 is located in the northeast area of Danville between Camino Tassajara and the Town boundary. This Census Tract includes primarily single family residential areas and hilly open space.

RHNA sites in this tract are located in the center where there is open greenspace. Generally, the Census Tract is an area of high opportunity according the TCAC's opportunity areas and contains the lowest share of low or moderate income households in the Town (11% of households in the Tract). About one in three (32%) of the population in this Tract are non-White and 8% identify as Hispanic. Additionally, this Census Tract is classified as Advanced Exclusive by the Urban Displacement definitions and is not an R/ECAP. This Census Tract, and the entire Town, is an RCAA.

Assessment: The addition of 48 RHNA units including 0 for low and very low income households would maintain current patterns in the Town of Danville by increasing the available units in this high opportunity and RCAA Census Tract. Neighborhoods in this area are established and unaffordable to low or moderate income households—characterized by advanced exclusive by the Urban Displacement definitions. The addition of 2% of the Town's total RHNA allocation within this Census Tract would have a minimal impact on existing patterns of integration and segregation in the Town.

Considerations: Propose 0 RHNA units in Census Tract 3462.04 for low and moderate income households and 48 units for above moderate income households.

Census Tract 3551.14

Characteristics: Census Tract 3551.14 is located in southeast Danville between Camino Tassajara and the Town's border with the City of San Ramon. This Census Tract includes primarily single family residential areas and a community shopping center with groceries, a convenience store, and restaurants. RHNA sites in this tract scattered throughout. Generally, the Census Tract is an area of high opportunity according the TCAC's opportunity areas and contains a very low share of low or moderate income households in the Town (12% of households in the Tract). Nearly half (46%) of the population in this Tract are non-White and 10% identify as Hispanic. Additionally, this Census Tract is classified as Advanced Exclusive by the Urban Displacement definitions and is not an R/ECAP. This Census Tract, and the entire Town, is an RCAA.

Assessment: The addition of 14 RHNA units including 0 for low and very low income households would maintain current patterns in the Town of Danville. The addition of less than one percent of the Town's total RHNA allocation within this Census Tract would have a minimal impact on existing patterns of integration and segregation in the Town.

Considerations: Propose 0 RHNA units in Census Tract 3551.14 for low and moderate income households and 14 units for above moderate income households.

Census Tract 3551.16

Characteristics: A very small portion of Census Tract 3551.16 is located in southeast Danville along the Town's border with the City of San Ramon. This Census Tract includes a handful of low density single family properties. There is one RHNA site in this Tract. Generally, the Census Tract is an area of high opportunity according the TCAC's opportunity areas and contains a low share of low or moderate income households in the Town (17% of households in the Tract). More than three out of four (78%) of the population in this Tract are non-White and 5% identify as Hispanic. Additionally, this Census Tract is classified as Advanced Exclusive by the Urban Displacement definitions and is not an R/ECAP. This Census Tract, and the entire Town, is an RCAA.

Assessment: The addition of four RHNA units within this Census Tract would have a minimal impact on existing patterns of integration and segregation in the Town.

Considerations: Propose 0 RHNA units in Census Tract 3551.16 for low and moderate income households and 4 units for above moderate income households.

FIGURE 1. DANVILLE PROPOSED RHNA SITES BY CENSUS TRACT SUMMARY

Census Tract	AFFH Data							RHNA Units Proposed			
	Pct. Hispanic	Pct. Non-White	Pct. Low/Mod Income	R/ECAP	RCAA	TCAC Opportunity Areas	Urban Displacement	Very Low	Low	Moderate	Above Moderate
Census Tract 3451.13	7%	39%	13%	0	1	Highest Resource	Stable/Advanced Exclusive	36	20	18	126
Census Tract 3451.14	7%	27%	18%	0	1	Highest Resource	Stable/Advanced Exclusive	21	12	11	60
Census Tract 3452.02	10%	46%	20%	0	1	Highest Resource	At Risk of Becoming Exclusive	36	23	23	64
Census Tract 3452.03	11%	28%	18%	0	1	Highest Resource	Stable/Advanced Exclusive	600	362	310	811
Census Tract 3462.01	8%	29%	16%	0	1	Highest Resource	Stable/Advanced Exclusive	58	33	29	92
Census Tract 3462.03	8%	25%	14%	0	1	Highest Resource	Stable/Advanced Exclusive	77	45	39	102
Census Tract 3462.04	8%	32%	11%	0	1	Highest Resource	Stable/Advanced Exclusive	0	0	0	48
Census Tract 3551.14	10%	46%	12%	0	1	Highest Resource	Stable/Advanced Exclusive	0	0	0	14
Census Tract 3551.16	5%	78%	17%	0	1	Highest Resource	Unavailable or Unreliable Data	0	0	0	4

Source: HCD AFFH Data Viewer and Root Policy Research.



Legend:

- Proposed RHNA Sites (Red hatched pattern)
- Census Tracts (White)
- City Boundaries (Dashed line)

Map Labels:

- Cities:** Danville, San Ramon
- Census Tracts:** 3342, 3452.04, 3452.03, 3452.02, 3451.05, 3451.08, 3451.16, 3451.11, 3451.02, 3451.03, 3451.01, 3462.04, 3451.14, 3451.13, 3451.12, 3551.12, 3551.13, 3551.14, 3551.16, 3551.15, 3551.17

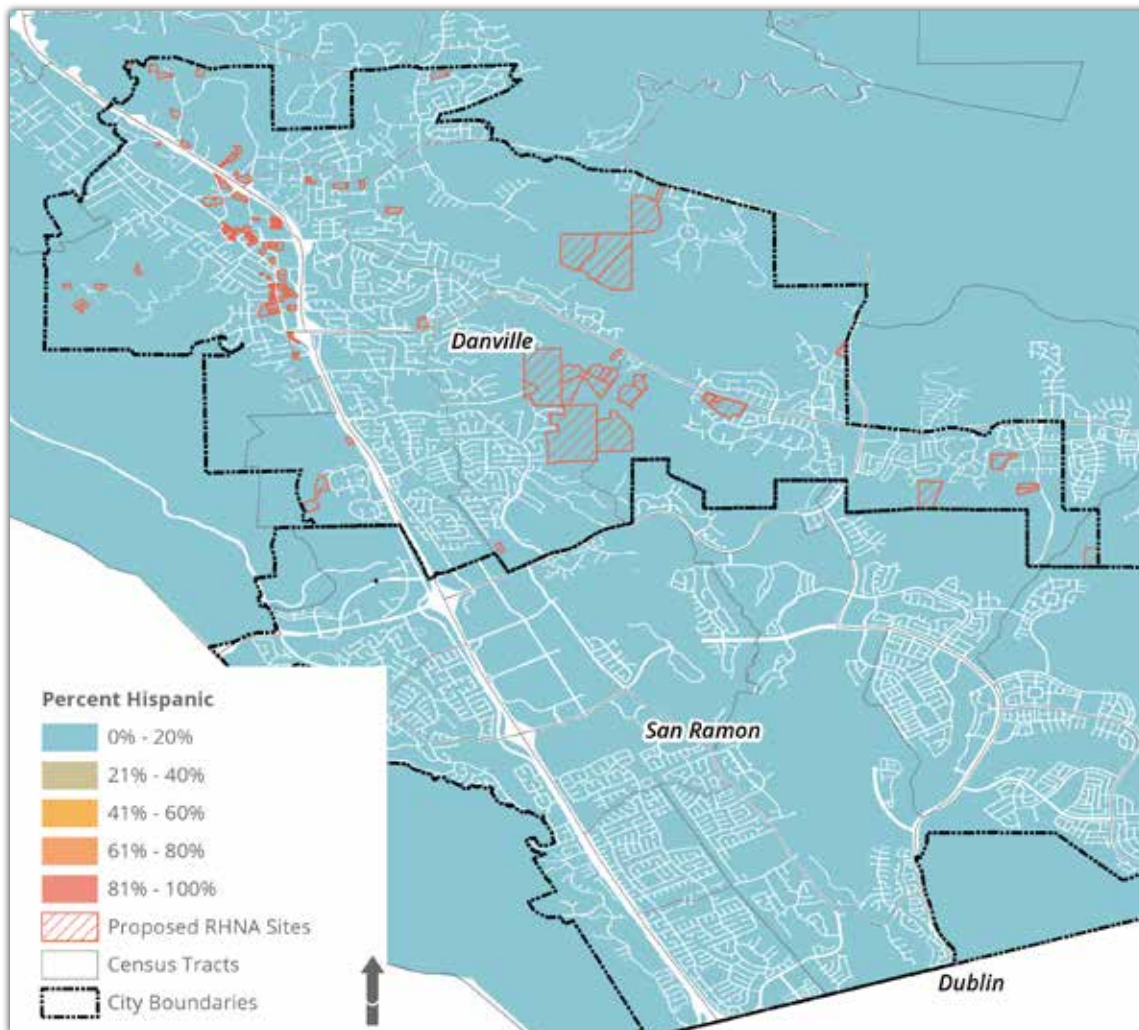
Supportive Citywide Spatial Analysis

The following series of maps provide the location of proposed Danville RHNA sites overlaid on demographic and fair housing data provided in HCD's AFFH data viewer.

Hispanic Population

Figure 3 shows Danville's RHNA sites overlaid with the percent Hispanic for each Census Tract in the Town. All Census Tracts in the Town of Danville have below 20% Hispanic population. The sites are evenly distributed geographically throughout the Town with an emphasis on locating units near high access to public services, transportation, and opportunity. Census Tract 3452.03 has the highest share of Hispanic residents (11%) and is the location of 68% of the proposed RHNA units. This area is also home to Downtown Danville, access to transit, and community amenities.

FIGURE 3. DANVILLE PROPOSED RHNA SITES, PERCENT HISPANIC, 2019

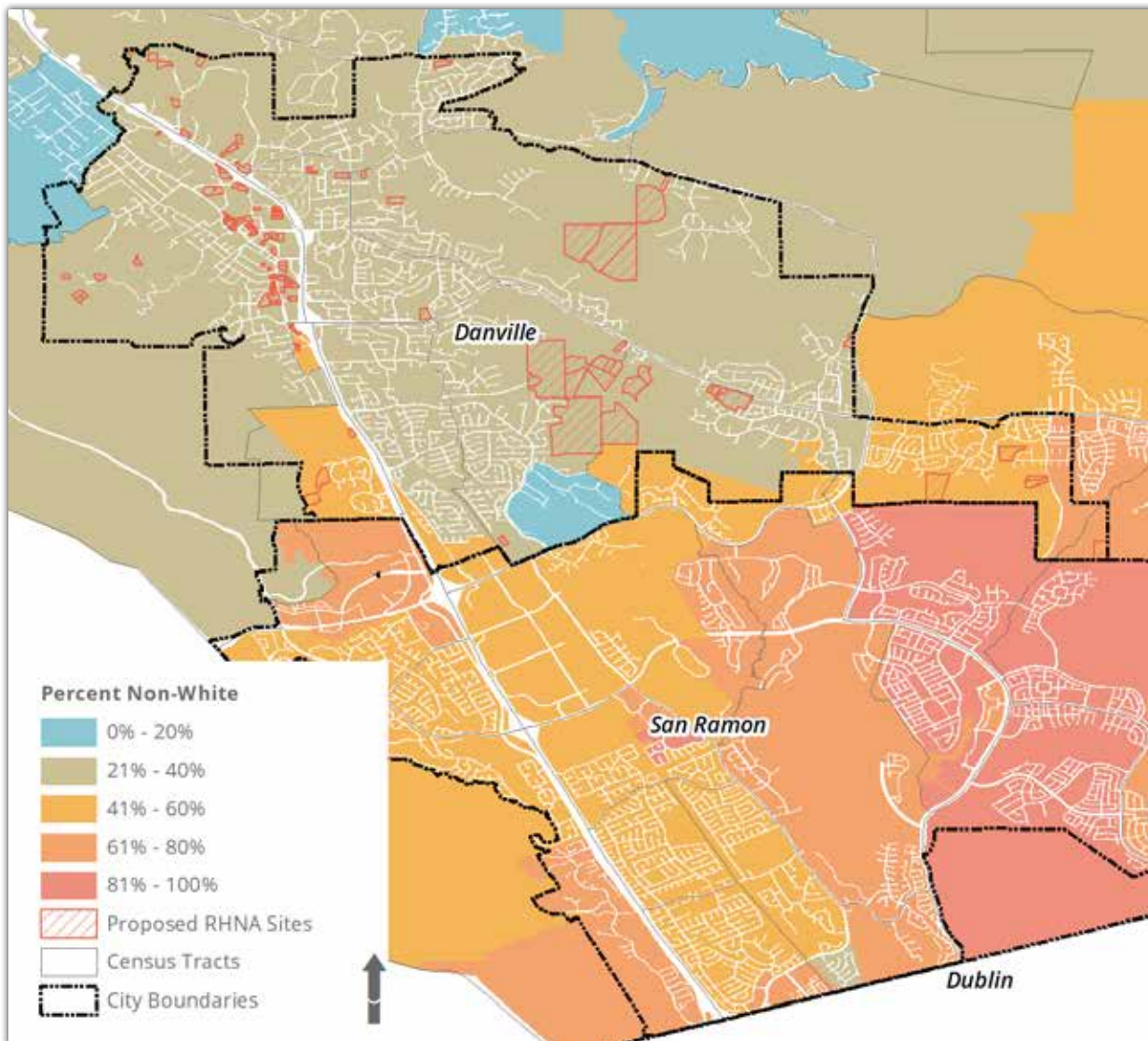


Source: HCD AFFH Data Viewer and Root Policy Research.

Non-White Population

Figure 4 shows Danville's RHNA sites overlaid with the percent non-White for each Census Tract in the Town. The majority of the Town of Danville is between 21% and 40% non-White, except for Census Tracts that border on the City of San Ramon. Census Tracts 3452.02, 3551.14, and 3551.16 that border the City of San Ramon have higher shares of the population that identify as non-White (greater than 40%). Five percent of the Town's proposed RHNA units are located in these Census Tracts. The small proportion of units proposed for these areas will likely have no significant impact on established patterns of integration and segregation.

FIGURE 4. DANVILLE PROPOSED RHNA SITES, PERCENT NON-WHITE, 2019

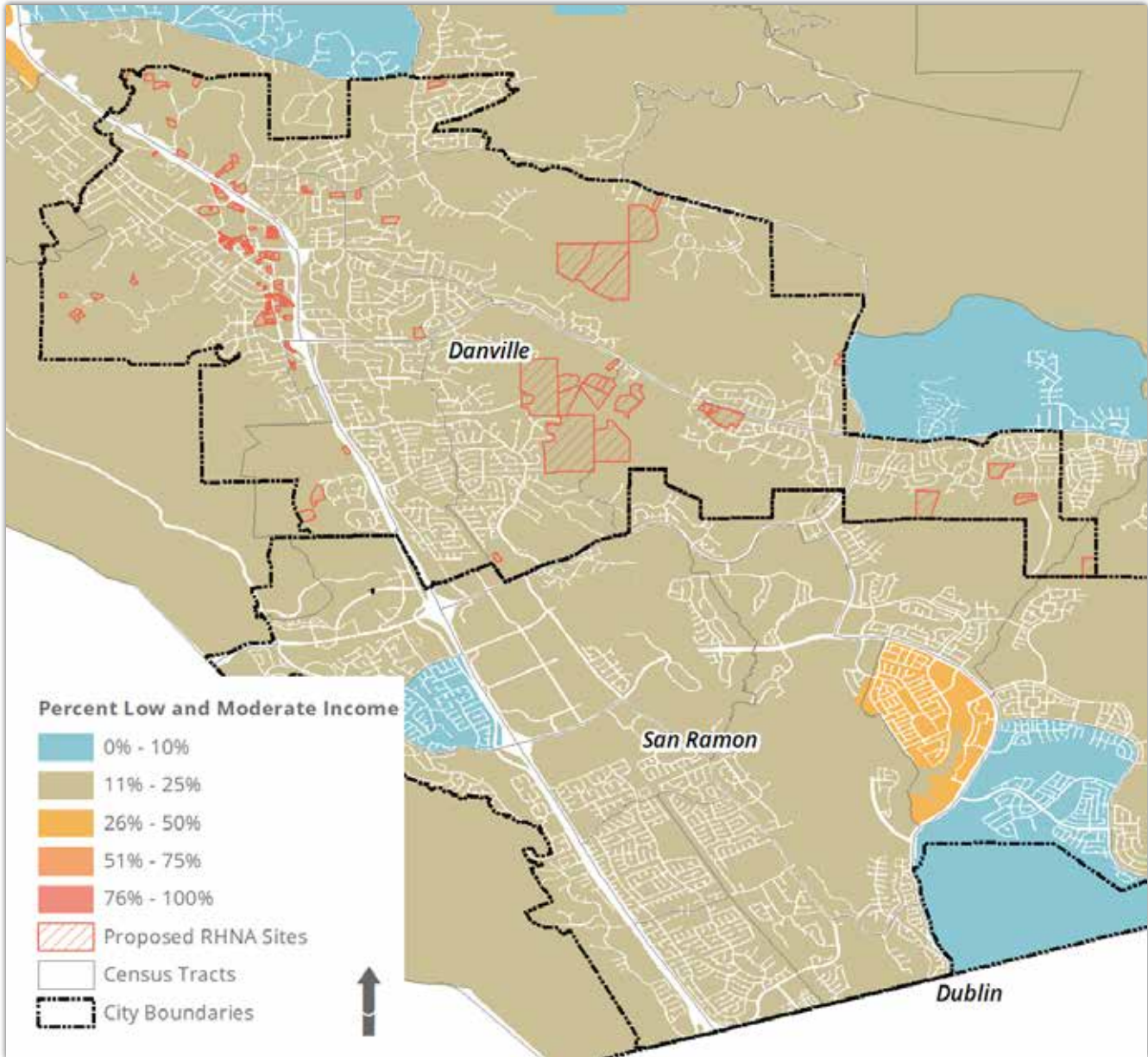


Source: HCD AFFH Data Viewer and Root Policy Research.

Low and Moderate Income

Figure 5 shows Danville's RHNA sites overlaid with the percent low and moderate income for each Census Tract in the Town. All census Tracts in the Town of Danville have a relatively low share of low and moderate income households between 11% and 25%. Census Tract 3452.02 has the highest share of low and moderate income households in the Town and 5% of the proposed RHNA units. Overall, the Town of Danville is a high income community and the allocation of low and moderate income RHNA units will provide additional opportunities for households in the region to live in Danville.

FIGURE 5. DANVILLE PROPOSED RHNA SITES, PERCENT LOW AND MODERATE INCOME, 2019

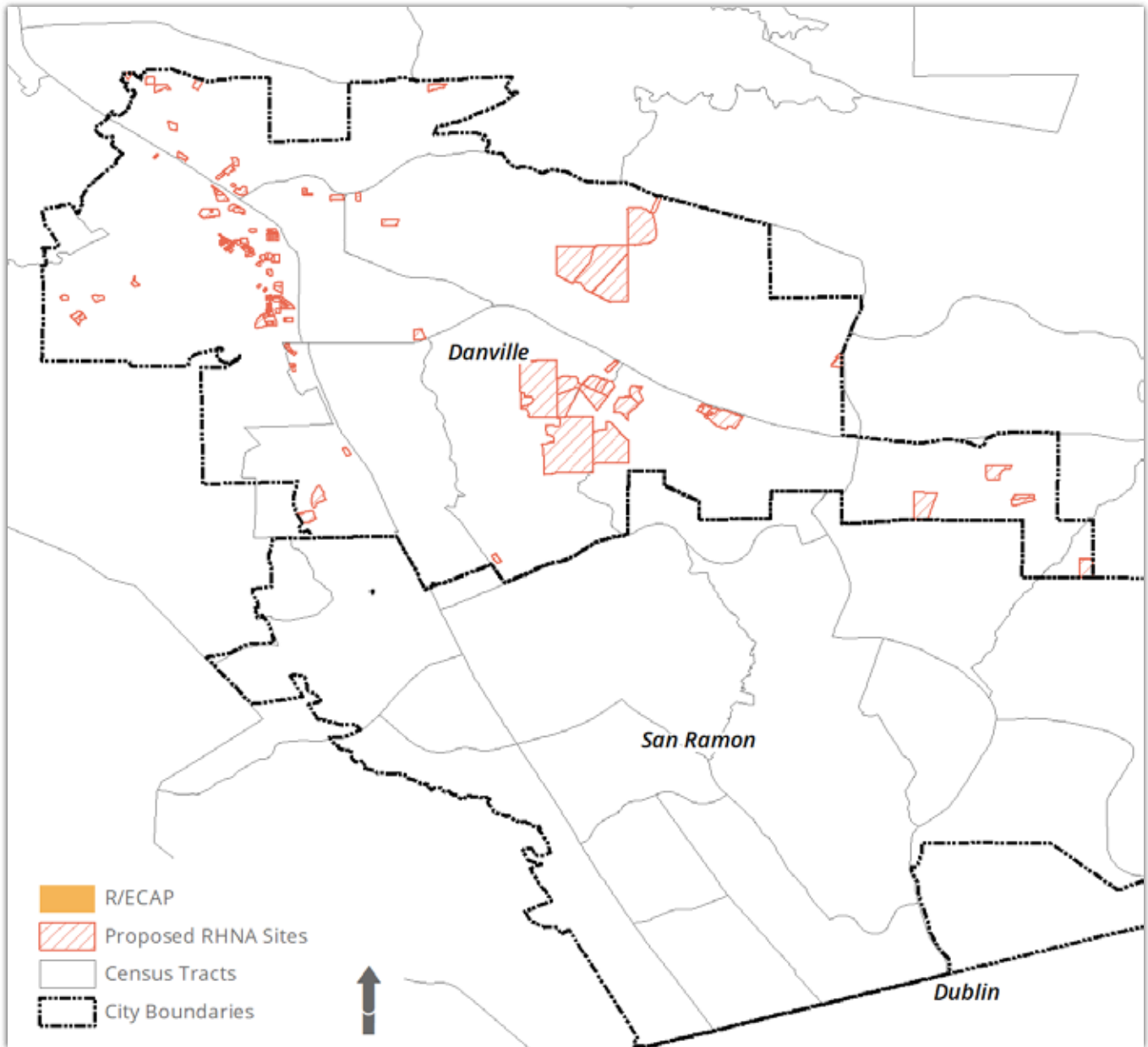


Source: HCD AFFH Data Viewer and Root Policy Research.

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

Figure 6 shows Danville's RHNA sites overlaid with the R/ECAPS. As shown in the figure, there are no R/ECAPS in the Town of Danville.

FIGURE 6. DANVILLE PROPOSED RHNA SITES, RACIALLY/ETHNICALLY CONCENTRATED AREAS OF POVERTY(R/ECAP), 2019

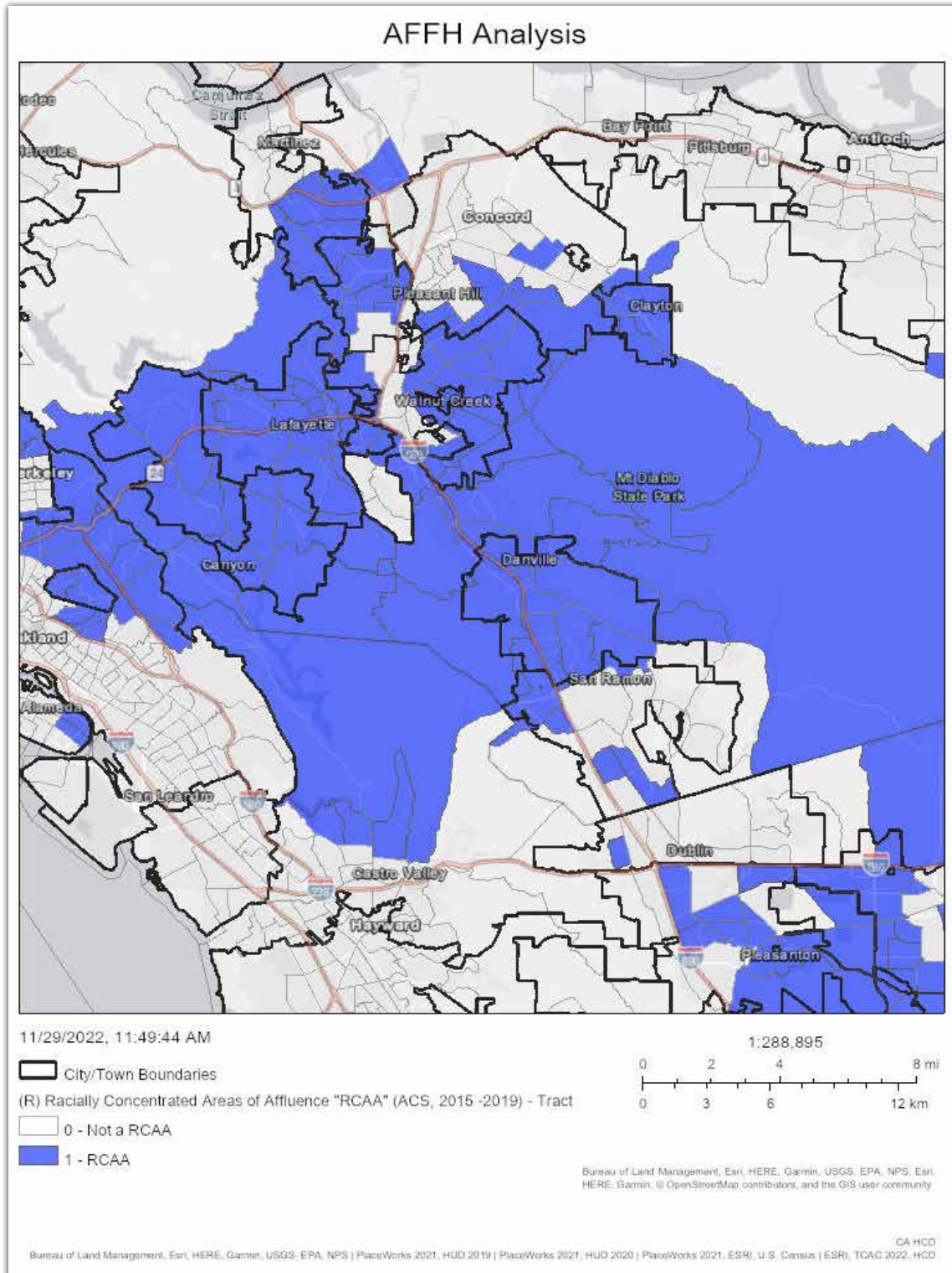


Source: HCD AFFH Data Viewer and Root Policy Research.

Racially Concentrated Areas of Affluence (RCAA)

Figure 7 shows RCAAs in Danville. As shown in the figure, the entire Town of Danville is located in an RCAA. Therefore, all of RHNA units are proposed in an RCAA and will provide access to affluent neighborhoods in Danville for low and moderate income households.

FIGURE 7. RACIALLY CONCENTRATED AREAS OF AFFLUENCE (RCAA) BY CENSUS TRACT, DANVILLE, 2015-2019

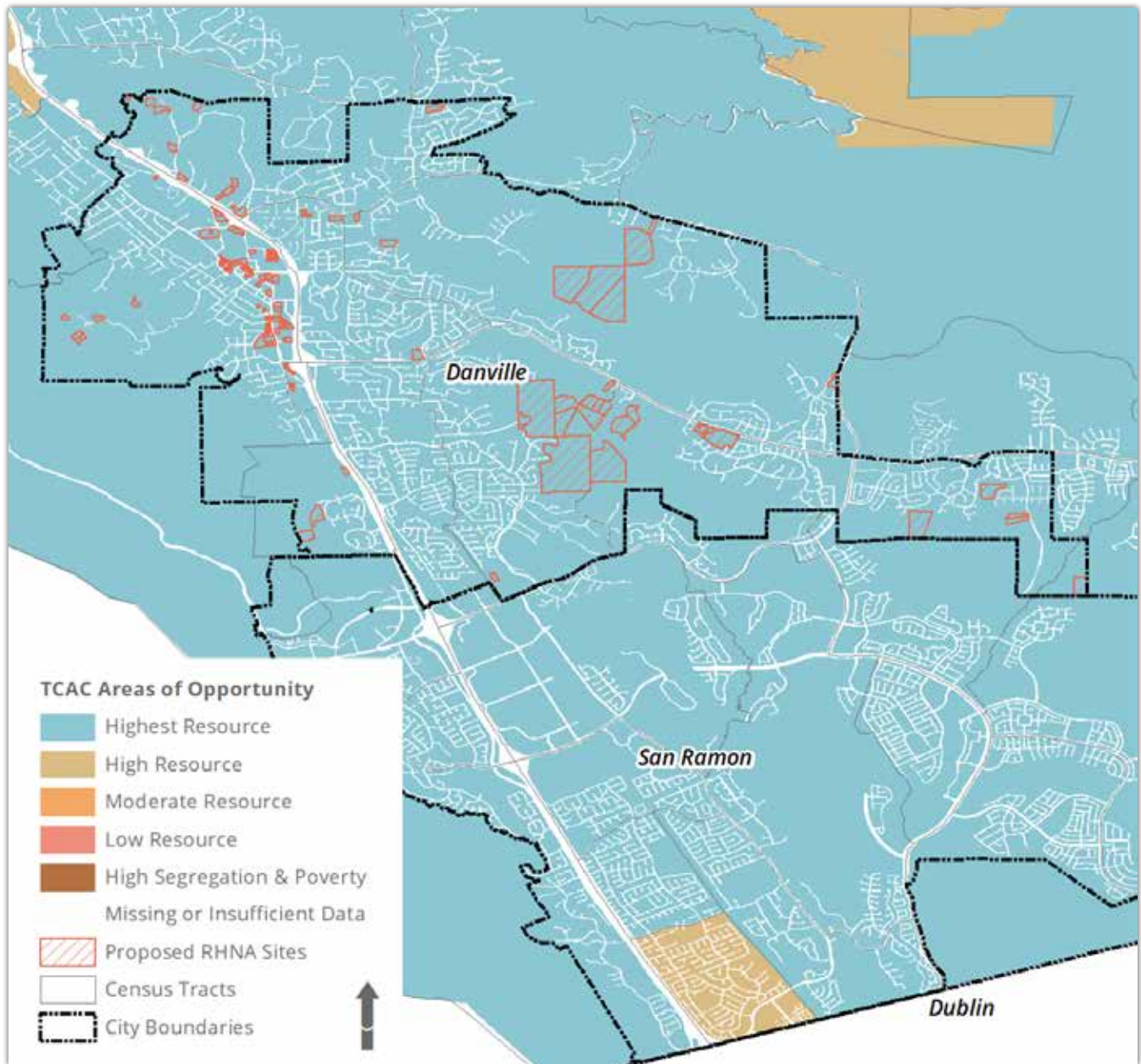


Source: California Department of Housing and Community Development AFFH Data Viewer

TCAC Areas of Opportunity

Figure 8 shows Danville's RHNA sites overlaid with TCAC's Areas of Opportunity. As shown in the figure, the entire Town of Danville is classified as a "Highest Resource" area. The addition of 3,075 RHNA units to the Town of Danville will provide increased access to resources in the Town for households in the region.

FIGURE 8. DANVILLE PROPOSED RHNA SITES, TCAC AREAS OF OPPORTUNITY, 2019

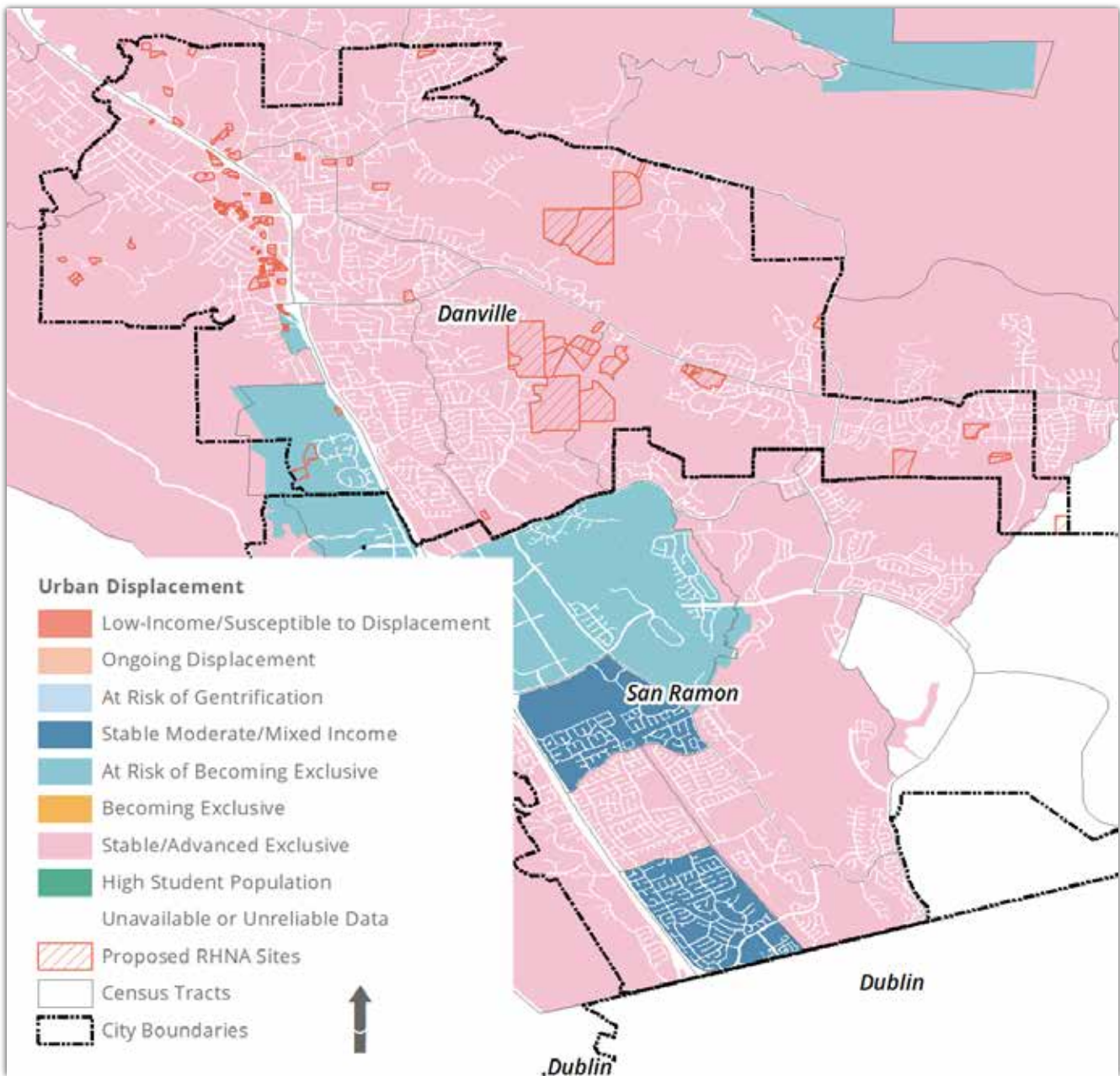


Source: HCD AFFH Data Viewer and Root Policy Research.

Urban Displacement

Figure 8 shows Danville's RHNA sites overlaid with the Urban Displacement classifications. As shown in the figure, there is one Tract in the Town that is at risk of becoming exclusive. Census Tract 3452.02 is located in the southwest area of the Town and borders the Wilderness Area. Five percent of RHNA units are proposed for this Census Tract which will help stabilize existing households and discourage additional displacement. The remaining areas of the Town are all classified as Stable/Advanced Exclusive meaning that low and moderate income households have minimal access to live in these neighborhoods. The introduction of 2,929 units in these neighborhoods will further integrate the Town.

FIGURE 9. DANVILLE PROPOSED RHNA SITES, URBAN DISPLACEMENT, 2019



Source: HCD AFFH Data Viewer and Root Policy Research.

Segregation and Integration

The Town of Danville predominately White with exception of the Census Tracts that border the City of San Ramon to the south. Census Tracts 3452.02, 3551.14, and 3551.16 that border the City of San Ramon have higher shares of the population that identify as non-White (greater than 40%). The RHNA sites are located equally throughout the Town and are not concentrated in areas with greater shares of racial and ethnic minorities. Five percent of RHNA units are located in the Census Tracts with populations more than 40% non-White. The vast majority of units are located in areas that are predominately white and high income. The inclusion of units in these areas will further integrate the Town of Danville racially and economically. These sites provide increased housing opportunities for all incomes and would not exacerbate concentrations of non-White households.

Racially and Ethnically Concentrated Areas of Poverty and Affluence

None of the proposed units are within an R/ECAP. Racially Concentrated Areas of Affluence (RCAAs) are defined by HUD as communities with a large proportion of affluent and non-Hispanic White residents. The entire Town of Danville is within an RCAAs. All potential units are within an RCAA, which provide access to opportunity for residents of affordable housing and reduce existing segregation patterns. These sites provide increased housing opportunities for all incomes and would not exacerbate concentrations race and affluence.

Disparities in Access to Opportunity

The entire Town of Danville is classified as a “Highest Resource” area. The addition of 3,075 RHNA units to the Town of Danville will provide increased access to resources in the Town for households in the region.

Disproportionate Housing Needs

The proposed RHNA sites are evenly distributed throughout the Town of Danville and do not concentrate units in areas with greater housing problems or low income households in the Town. These sites provide increased housing opportunities for all incomes and would not exacerbate concentrations of housing problems or low income households.







2023-2031

HOUSING ELEMENT

Town of Danville

Appendix E

Review of Prior Housing Element



Table of Contents



1.	Goal 1.0.....	E-1
	Policy 1.1.....	E-1
	Policy 1.2.....	E-3
	Policy 1.3.....	E-4
	Policy 1.4.....	E-8
	Policy 1.5.....	E-9
	Policy 1.6.....	E-9
	Policy 1.7.....	E-11
	Policy 1.8.....	E-13
	Policy 1.9.....	E-14
2.	Goal 2.0.....	E-16
	Policy 2.1.....	E-16
	Policy 2.2.....	E-17
	Policy 2.3.....	E-18
	Policy 2.4.....	E-20
	Policy 2.5.....	E-20
	Policy 2.6.....	E-21
	Policy 2.7.....	E-22
	Policy 2.8.....	E-23
	Policy 2.9.....	E-24
3.	Goal 3.0.....	E-25
	Policy 3.1.....	E-25
	Policy 3.2.....	E-27
	Policy 3.3.....	E-28
	Policy 3.4.....	E-29
4.	Goal 4.0.....	E-30
	Policy 4.1.....	E-30
	Policy 4.2.....	E-31
	Policy 4.3.....	E-31
	Policy 4.4.....	E-32
	Policy 4.5.....	E-33
5.	Goal 5.0.....	E-34
	Policy 5.1.....	E-34
	Policy 5.2.....	E-35
	Policy 5.3.....	E-37
6.	Goal 6.0.....	E-38
	Policy 6.1.....	E-38
	Policy 6.2.....	E-39
7.	Goal 7.0.....	E-40
	Policy 7.1.....	E-40
	Policy 7.2.....	E-41



Review of the Prior Housing Element

Goal 1.0: 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.

Notes:

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 and Actions Taken:

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.

Actions Taken:

1. Adopted TC Resolution No. 21-2018 approving General Plan Amendment request LEG17-01 (GPA) changing the General Plan land use designation for the east side of El Dorado Avenue from Residential - Single Family - Low Density (1 to 3 units per acre) to Residential - Multifamily - Low/Medium Density (13 to 20 units per acre). Concurrently approved Ordinance No. 2018-03 approving P-1; Preliminary Development Plan - Rezoning request (LEG17-02 PUD) as a Town-initiated rezoning of a 3.24-acre subarea on the east side of El Dorado Avenue from M-30; Multiple Family Residential District to a P-1; Planned Unit Development District and creating area-specific zoning standards to facilitate small lot multifamily development. The P-1 action served to eliminate the need for future development projects proposed in the area to need to secure a legislative action (i.e., a zoning approval) while also implementing design standards that would provide future projects with flexibility in building setback standards as compared with the standards set forth by previously applicable M-30; Multiple Family Residential District standards.
2. Adopted TC Resolution No. 22-2018 approving General Plan Amendment request LEG17-03 amending the definition of net density for the small number of remaining undeveloped or underdeveloped properties designated as Residential - Single Family - Low Density (1 to 3 units per acre) and Residential - Single Family - Medium Density (3 to 5 units per acre) under the 2030 General Plan. The GPA change was made to accommodate development at historic, pre-2030 General Plan residential densities – which based density on gross rather than net acreages. With this change, a projected 15%-25% more individual lots are anticipated to than could have been requested on the affected properties. The potential additional development was an estimated 20-40 additional single family residences between 2017 and 2030 - the horizon year established in the Danville 2030 General Plan.

-
-
3. As reported to HCD in the 2019 APR for the 2015-2022 Housing Element - “In recognition of the staff effort committed from Fall 2019 through to June 2020 to roll out three “permit-ready” ADU options, as well recognition of anticipated enhanced staff effort to process ADUs once the program is operational (an annual tripling of ADUs is anticipated), no additional work on Housing Implementation Measure 1.1.1. is anticipated to occur through the end of the current Housing Element Planning Period. With options for permit ready ADUs of 600 square foot, 850 square foot and 1,000 square foot, the permit ready ADU program will result in a measurable increase in the production of housing units in Danville appropriate for low- and moderate-income households by simplifying the design, permitting and construction need for ADUs and by reducing the costs associated with ADUs.”
 4. (As a follow up to approval of LEG17-01 GPA discussed in Entry #1 above) Adopted PC Resolution No. 2020-12 approving Major Subdivision – Tentative Map and Final Development Plan request DEV20-0011 to create a five-unit “motor court” project on the east side of El Dorado Avenue consistent with prior “motor court” projects developed in the area.
 5. In 2021, formalized Residential Development Standards consistent with Senate Bill SB 330 (“The Housing Crisis Act (HCA) of 2019”) to reduce the time it takes to process development applications for new housing and creating a “preliminary application” process that serves to provide developer-certainty on development standards, design guidelines, policies, and fees – with these aspects of the development review process locked in upon the submittal of a preliminary application deemed complete for processing.
 6. Adopted TC Resolution No. 85-2021 identifying applicable objective development standards, subdivision standards, design standards, and minimum submittal requirements related to the implementation of the mandated requirements of State Senate Bill 9 whose passage was intended to “facilitate the process for homeowners to build a duplex or split their current residential lot, expanding housing options for people of all incomes that will create more opportunities for homeowners to add units on their existing properties.” Any application submitted under SB 9 is subject to a ministerial review process, requiring action to be taken based on nondiscretionary, objective development standards, with no public notification nor public hearings. Furthermore, applications submitted under SB 9 are exempt from all otherwise applicable requirements of the California Environmental Quality Act (CEQA). While the State law limits the Town’s discretionary review process for both two-unit housing developments and urban lot splits, the Town may apply objective development standards, objective subdivision standards, and objective design standards contained within various sections of the Town’s Municipal Code. In addition, the Town may establish minimum application submittal requirements which will allow for a thorough and timely review of these applications.
- 1.1.2. By the end of 2016, review, and approve where deemed appropriate, a tiered density bonus program based on lot size to encourage consolidation of small lots for multifamily residential projects.
- Actions Taken: No action taken during the 2015-2022 Planning Period to consider change to a tiered density bonus program.
- 1.1.3. By the end of 2016, review the merits, and approve where deemed appropriate, reduced side and rear yard minimum setbacks for smaller multifamily properties to facilitate their development.
- Actions Taken: As reported to HCD in the 2019 APR for the 2015-2022 Housing Element - “No additional work on Housing Implementation Measure 1.1.3. is anticipated to occur through the end of the current Housing Element Planning Period. The impending delivery by Danville of three options for permit ready ADUs. when coupled with the anticipated effects of statewide changes dealing with ADUs going into effect in early 2020, will reasonably result to production of an additional 25 to 50 ADUs each year over historic production rates. This enhanced yield of ADUs will result in the equivalent of adding one to two acres of multifamily residential in Danville annually – and will result in development of units that are more appropriate for low-

and moderate-income households than could be anticipated to be delivered by market rate housing projects on multifamily designated property without significant financial subsidy.”

- 1.1.4. 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.

Actions Taken: No actions were taken specifically addressing this implementation measure during the 2015-2022 Planning Period.

Housing Unit Production:

Projected Unit Production: Not quantified at the time of adoption of the 2015-2022 Housing Element. Actual Unit Production: For other than Entry #6 for Policy 1.1.1., the potential additional development with these actions is estimated to be in the range of 40-80 units (30-65 units net - after accounting for related demolitions of existing units) that would not otherwise have occurred between 2015 and 2030 - the horizon year established in the Danville 2030 General Plan. The net added units resulting from SB 9 (Entry #6 for Policy 1.1.1.) could be relatively extensive by 2030, with initial yield pointing a likelihood of 6-12 net additional units per year.

Evaluation and Recommendation:

Direction contained in Policy 1.1. but should be modified to tie into the development yield tied to implementation of SB 9. In the current draft of the updated Housing Element the policy directive for Policy 1.1. appears as Policy 8.1. and the intent of Programs 1.1.1. is covered in Program 8.1.b. The policy directive for existing Program 1.1.4. is covered by draft Policy 10.2 and draft Program 10.2.a.

POLICY 1.2 PROMOTE MIXED USE DEVELOPMENT PROJECTS THAT SUPPLY HOUSING LOCATED IN CLOSE PROXIMITY TO URBAN SERVICES, SHOPPING AND/OR PUBLIC TRANSPORTATION.

Notes:

Mixed use development combines residential uses with one or more other uses, typically office use and/or retail use. Mixed use development can be either “vertical” integration (i.e., mixing uses within a single structure) or “horizontal” (i.e., mixing uses on a large site, with each use confined to a separate building or portion of the site). The intent of this policy would be to facilitate the development of mixed use projects containing housing that might otherwise not occur, with assistance coming in the form of authorizing underutilized parcels to redevelop at higher densities than would be allowed by right under current zoning. 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 and Actions Taken:

- 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.

Actions Taken:

Discussions and referrals occurred over the course of the 2015-2022 Planning Period as called for by this policy.

- 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.

Actions Taken:

1. Adopted TC Resolution No. 56-2016, vacating excess street right-of-way for a mixed use project at 501 Hartz Avenue to facilitate creation of ground floor commercial and three second story residential rental units - in conjunction with a Historic Resource designation for an existing structure on the property and the waiver of a majority of associated development fees and waiver or relaxation of several development standards, including a numerical parking reduction.
2. Adopted PC Resolution No. 2019-07 approving Development Plan (DEV18-20) to allow the construction of a 10,600 square foot two-story mixed-use building on a 0.38 site located at 198 Diablo Road with a concurrent Land Use Permit request (LUP18-0011) to allow inclusion of two proposed second-story residential units (a one-bedroom unit and a two-bedroom unit) with a Variance request (VAR18-0010) to allow the project to have a 38% dependency on off-site municipal parking.

Evaluation and Recommendation:

Policy 1.2 is recommended for retention. Programs 1.2.1. and 1.2.2. are recommended for retention but should be reviewed as far as wording and scope after taking into consideration the characteristics of new housing sites created by land use designation changes in response to the Town's very low-, low-, and moderate-income assignments from its 2022-2030 RHNA. The intent of the directive contained in existing Policy 1.2 and existing Programs 1.2.1. and 1.2.2. are covered in draft Policies 2.1, 2.2, 8.1 and 10.2 and draft Programs 2.1.a, 8.1.a, 8.1.b and 10.2.a.

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.

Notes:

The objective is to increase upon the relatively strong historic production rate of second units within existing single family neighborhoods. In areas where the dominant land use is single family residential, second units provide a substantial source of housing, typically being housing affordable-by-design to lower income households. 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 and Actions Taken:

- 1.3.1. On an ongoing basis, continue encourage development of second units through application of the Town's second dwelling unit ordinance.

Actions Taken:

The 2015-2022 Planning Period saw the majority of units that were developed that were appropriate for low-income households having been developed as second dwelling units (aka "Accessory Dwelling Units" or "ADUs").

- 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.

Actions Taken:

1. The 22-unit single family project (“Red Hawk”) at the western terminus of Midland Way complied with the project inclusionary housing requirements by provision of two of twenty-two overall single family single family residential-detached units being built with attached accessory dwelling units (ADUs). As the ADUs were less under 500 square feet in size, they aligned with the HCD-certified 2015-2022 Housing Element framework as “affordable-by-design” units appropriate for low-income households.
2. Adoption of Ordinance No. 2019-04 and approval of TC Resolution No. 31-2019 rezoning the 5.05-acre Tassajara Nursery property at 2550 Camino Tassajara and authorizing development of a single family residential project (“The Collection”) through approval of PUD 18-01/SUB 18-01/DEV 18-09 into 18 single family homes and associated second dwelling units with associated approval of the applicant-requested 20% density bonus resulting in the provision of eight attached square foot Junior ADUs whose size met the standards under the 2015-2022 Housing Element for acceptance as affordable as design ADUs appropriate for use by low-income households.
3. Adopted Ordinance No. 2019-06 and approved TC Resolution No. 46-2019 approving Preliminary Development Plan - Rezoning request LEG 10-04, Major Subdivision request SD 9291, Final Development Plan request DEV 10-72 and certifying a Final Revised Environmental Impact Report and adopting Findings and a Statement of Overriding Considerations, Mitigation Measures and a Mitigation Monitoring and Reporting Program (Magee Preserve - Davidon Homes) authorizing the development of approximately 29 acres (7%) of a 410-acre project site with 69 single family homes seven attached accessory dwelling units (ADUs) with the remaining 381 acres (93%) of the project site to be preserved as permanent open space and public trails.
4. As reported to HCD in the 2019 APR for the 2015-2022 Housing Element - “Significant changes that will affect the review process for ADUs and will lead to an increase in the production of ADUs were put in motion at the state level in 2019, culminating with the adoption of revised statewide ADU legislation that went into effect on January 1, 2020. Danville prepared and posted an update to its ADU Handout reflective of early summaries of the new state regulations. Danville also launched efforts to prepare and approve permit-ready ADUs to incentivize construction of ADUs. The program will ultimately provide Danville residents with three size options of pre-approved permit-ready detached ADU building plans. These plans will be available for free-of-charge downloading. Because these ADU plans will have been pre-plan checked, they will be eligible for expedited processing and lower building permit fees. Taken together, the state changes for ADU standards (importantly leading to Danville’s removal of owner-occupancy requirements and, under certain circumstances, the ability for properties to provide two ADUs per residential property) will lead to a reduction in market rental rates of ADUs as the changes will result in a measurable increase in the number of ADUs built in Danville. Other jurisdictions that have created permit ready ADU programs (e.g., the City of Encinitas) experienced a tripling of the annual output of ADUs after the programs were introduced. A change in the relative scarcity of number of ADUs that are available will make both existing and future ADUs more affordable to low- and moderate-income households. Significantly, the increase in the number of ADUs moving forward will have occurred at a time where the “buying power” of low- and moderate-income households in the area has substantially increased. The 2014 HCD-published income figures indicated a two-person low income household had an income range that would make rental housing affordable (i.e., <30% of gross household income) where rents were in the range of \$935 to \$1,350 a month. The 2020 HCD-published income figures indicate a two-person low income household now has an income range that would make rental housing affordable (again holding housing costs to <30% of gross household income) where rents were in the range of \$1,305 to \$2,090 a month. At the high end of the ranges, this is a \$740 a month (55%) swing on the relative “buying power” of low income households in the area. With these changes, Danville will recalibrate the size of ADUs it will consider to be affordable by design for low- and moderate-income households

for the 2015-2022 Planning Period. Danville will assume new ADUs delivered in the eight year period to be affordable by design for one- or two-person low income households where the ADU is <851 square feet in size. Additionally, Danville will assume new ADUs delivered in the eight year period to be affordable by design for one- or three-person moderate income households where the ADU is in a size range of 851 square feet to 1,200 square feet.”

- 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.

Actions Taken:

1. Adopted TC Resolution No. 39-2015 adjusting the Tri Valley Transportation Development Fee Schedule pursuant to the requirements of the Tri Valley Transportation Council’s Joint Exercise of Powers Agreement, in part eliminating traffic impact fees on ADUs.
2. Legislative action taken at the State level in 2017 served to restrict utility agencies from assessing capital facility fees for provision of sewer or water service for new ADUs. That action fully addressed the issue identified in this implementation policy. As a result, during the remainder of the 2015-2022 Planning Period, the Town saw a measurable increase in ADU requests as this action served to significantly reduce the development costs associated with construction of ADUs.
3. As reported to HCD in the 2019 APR for the 2015-2022 Housing Element - “The primary focus of the Tri-Valley Affordable Housing Committee during 2019 was tracking statewide housing legislation. Housing legislation going into effect on January 1, 2020, further advanced changes made at the state level in 2017 as regards restrictions on the amount of capital facility fees that may be assessed on new ADUs.

- 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.

Actions Taken:

1. The “How-to” brochure was updated in early 2015 and then subsequently updated again in mid-2017 to reflect changes to the Town’s Second Dwelling Unit Ordinance (referred to as the Accessory Dwelling Unit Ordinance moving forward) to address changes in state legislation pertaining to accessory dwelling units (i.e., SB 1009, AB 2299 and AB 2406).
2. Another round of updates occurred in 2019 as Danville prepared and posted an update to its ADU Handout reflective of early summaries of the new state regulations.
3. Adopted TC Resolution No. 19-2020 appropriating \$160,000 secured as a Senate Bill 2 grant to develop construction-detailed plans for “Permit-Ready Accessory Dwelling Units”, with the goal to offer property owners a selection of pre-approved and ready-to-construct ADU building plans that met the State ADU unit size restrictions (i.e., ≤ 850 SF) where the plans had completed the plan check review process and were accompanied with a ADU construction guide.
4. These ADU handouts have been revised several times since the initial round of changes and serve to advise residents of the permit-ready ADU program.

- 1.3.5. 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 relative their effectiveness in meeting the intent of Policy 1.3 and the purpose of the Ordinance.

Actions Taken:

1. In late 2014, the Town amended the Second Dwelling Unit Ordinance to be consistent with the directive of SB 2.
 2. Adopted Ordinance No. 2017-05 in 2017 repealing the existing Second Dwelling Unit Ordinance and adopting the Accessory Dwelling Units (ADUs) Ordinance through approval of Zoning Text Amendment ZTA 17-01 – with the new standards incorporating regulations from three state bills (i.e., SB 1069, AB 2299 and AB 2406).
 3. As reported to HCD in the 2019 APR for the 2015-2022 Housing Element - “Danville’s Accessory Dwelling Unit Ordinance was rendered moot by the adoption of new statewide ADU legislation that went into effect on January 1, 2020. The Town has begun the process of amending the prior ordinance to have it align with the new state standards, while working to develop a new local ordinance consistent with the State Law.”
 4. Adopted Ordinance No. 2021-01 approving amendments to the Town’s Accessory Dwelling Unit Ordinance to comply with the requirements of the five separate State laws that went into effect on January 1, 2020, to reduce barriers to ADU development, provide better streamlining of the review and approval processes and to expand capacity to accommodate the development of ADUs and Junior Accessory Dwelling Units (JADUs) while setting minimum development standards.
- 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.

Actions Taken:

On a unit-by-unit basis the Town actively worked to identify pathways to legalize illegal second units throughout the course of the 2015-2022 Planning Period. Changes to state regulations pertaining to ADUs altered the available options for legalization – e.g., applying retroactive minimum setbacks and height standards that would be available for such units.

- 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.

Actions Taken:

Reflective of HCD input and concurrence, the Danville 2007-2014 Housing Element assumed accessory dwelling units (ADUs) of up to 750 square feet in size could be reasonably assumed to be appropriate for low-income households and that ADUs between 751 and 1,000 square feet in size could be reasonably assumed to be appropriate for moderate-income households. Changes in market rental rate conditions leading into the start of the 2015-2022 Planning Period prompted Danville, again with HCD input and concurrence, to adjust the assumptions on affordability of ADUs. With the adoption of the 2015-2022 Housing Element, Danville documented that ADUs that were up to 550 square feet in size could be reasonably assumed to be appropriate for low-income households and that ADUs between 551 and 1,000 square feet in size could be reasonably assumed to be appropriate for moderate-income households.

As reported to HCD in the 2019 APR for the 2015-2022 Housing Element - “In recognition of discussion (for Policy tbd) regarding the size of ADUs that may be considered affordable by design to low- and moderate-income households, Danville will review market rate rent conditions once the permit-ready ADU program comes online.”

Housing Unit Production:

Projected Unit Production: 35-70 traditional second units and 20-40 inclusionary second units.

Actual Unit Production: Not calculated as production came on many different “fronts” and is prone to potential double-counting.

Evaluation and Recommendation:

Policy 1.3 and Programs 1.3.1., 1.3.2, 1.3.4., 1.3.6. and 1.3.7. are recommended for retention. The intent of the directive contained in existing Policy 1.3 is covered in draft Policy 6.3. The intent of the directives contained in the Programs recommended for retention are covered in draft Programs 6.3.a (Permit-Ready ADUs – aligning with existing Program 1.3.1.), 6.3.b (ADU regulations - aligning with existing Program 1.3.5.), Program 6.3.c (ADU fee reductions – aligning with existing Program 1.3.4.) and Program 6.3.d (ADU Occupancy Survey – aligning with existing Program 1.3.7.). Existing Program 1.3.3. can be dropped as the state’s action on ADUs relative the ability of utility hookup fees now no longer being able to be assessed for ADUs eliminated the need for its retention. Program 1.3.2. directs support of ADUs to meet Inclusionary Housing obligations and has the intent of the directive covered in draft Policy 6.1 and draft Program 6.1.c. as the existing Inclusionary Housing Ordinance explicitly provides the option of using ADUs to satisfy residential project inclusionary housing obligation.

POLICY 1.4 CONTINUE TO PARTICIPATE IN SUB-REGIONAL INITIATIVES TO GENERATE FUNDING FOR AFFORDABLE HOUSING AND TO PROMOTE THE DEVELOPMENT OF AFFORDABLE HOUSING.

Notes:

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 and Actions Taken:

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

Actions Taken:

(Note the following items are not specifically related to the Tri-Valley Affordable Housing Committee but pertain to sub-regional and regional analysis that occurred during the 2015-2022 Planning Period of pending housing legislation and housing issues.)

1. Adopted TC Resolution No. 16-2019 accepting the Danville analysis and adopting policy positions related to the CASA Compact: A 15-Year Emergency Policy Package to Confront the Housing Crisis in the San Francisco Bay Area.
2. Adopted TC Resolution No. 17-2019 supporting the Tri-Valley Cities Housing and Policy Framework as a supplement to the Tri-Valley Cities Legislative Framework on housing matters.
3. Town Council support (separate from Tri-Valley Housing Committee) of AB 1335 Atkins to generate up to 700 million dollars annually for affordable rental or ownership housing, supportive housing, emergency shelters, transitional housing and other housing needs via a recordation fee on certain real estate transactions.

Housing Unit Production:

Projected Unit Production: Not quantified.

Actual Unit Production: Not applicable.

Evaluation and Recommendation:

To the extent that the Tri-Valley Affordable Housing Committee and the Tri-Valley Housing Opportunity Center (or their successor equivalent entities) continue to be viable and deemed to be a productive option to serve the interests of Town of Danville residents, Policy 1.4 and Program 1.4.1. should be pulled forward into the 2022-2030 Housing Element. The intent of the directive contained in existing Policy 1.4 and existing Program 1.4.1. would be best pulled into modified language for draft Policy 7.2 and draft Program 7.2.a.

POLICY 1.5: MAINTAIN AN UP TO DATE SITE INVENTORY THAT DETAILS THE AMOUNT, TYPE AND SIZE OF VACANT AND UNDERUTILIZED PARCELS TO ASSIST DEVELOPERS IN IDENTIFYING LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT.

Notes:

As part of the 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 of the 2015-2022 Housing Element) Based on that assessment, Danville can potentially accommodate between 875-1,075 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 and Actions Taken:

1.5.1. Annually update the residential development site inventory of the housing element (i.e., Tables 28, 29 and 30 and Figure A) to facilitate the dissemination of the amount, type, location and size of vacant and underutilized land suitable for residential development.

Actions Taken:

1. The residential development site inventory was updated in conjunction with 2016 Contra Costa County ULL Review.
2. The residential development site inventory was again updated in 2018 in conjunction with the review of how development densities are calculated for single family low density and single family medium density properties.

Housing Unit Production:

Projected Unit Production: Not quantified.

Actual Unit Production: Not applicable.

Evaluation and Recommendation:

Policy 1.5 and Program 1.5.1. is recommended to be pulled forward into the 2022-2030 Housing Element. The intent of the directives for Policy 1.5 and Program 1.5.1. are covered in draft Policy 10.2 and draft Program 10.2.a.

POLICY 1.6: SUPPORT THE DEVELOPMENT OF ADDITIONAL AFFORDABLE HOUSING BY NON-PROFIT AND FOR-PROFIT DEVELOPERS THROUGH FINANCIAL ASSISTANCE AND / OR USE OF ZONING INCENTIVES.

Notes:

The Town partnered with Bridge Housing, Inc. to develop of a 74-unit 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 and Actions Taken:

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

Actions Taken:

Adopted TC Resolution No. 78-2016 accepting and approving the 2016 Downtown Parking Utilization Assessment Study - Final Report implementing effective parking management strategies and identifying the need to develop new public parking resources for the long term economic health of the Downtown and to facilitate additional development in the Downtown.

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

Actions Taken:

1. Adopted TC Resolution No. 81-2015 SA approving and adopting Recognized Obligation Payment Schedule Successor Agency to the former Community Development Agency of the Town of Danville – in part covering the ongoing bond payment obligations for the Bridge Housing extremely low- and very low-income Senior housing rental project to maintain project affordability.
2. Adopted TC Resolution No. 92-2018 SA appropriating funds from the Low and Moderate income Housing Special Revenue Fund For architectural studies or the BRIDGE Housing-Sycamore Place Seniors Housing Project at 35 Laurel Drive which opened in 2003 and provides 75 units of affordable housing for Extremely Low and Very Low income senior households in downtown Danville. (Note: The Town and former CDA's financial contribution to the project was funded from the low and moderate housing fund that all redevelopment agencies were required to maintain. Although the CDA was dissolved in 2011, the Town retained the fund balance from the housing fund and is obligated to spend those funds on the creation and/ or rehabilitation of affordable housing units in Danville. The current fund balance in the Low and Moderate Housing Fund at the time of this appropriation was approximately \$1,156,000.)

1.6.3. 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.

Actions Taken:

Beyond ongoing discussions with potential developer interests seeking information about the potential to develop new senior housing, no actions were taken specifically addressing this implementation measure during the 2015-2022 Planning Period.

Housing Unit Production:

Projected Unit Production: 25-50 affordable units.

Actual Unit Production: No additional new residential units associated with a project using financial assistance occurred during the 2015-2022 Planning Period. New residential units associated with a project provided a zoning incentive are not counted here but are tabulated under Housing Unit Production reviews for other Programs (e.g., under section tying back to density bonus).

Evaluation and Recommendation:

Policy 1.6 and Programs 1.6.1., 1.6.2., and 1.6.3. are recommended to be pulled forward into the 2022-2030 Housing Element. The intent of the directive for Policy 1.6. is covered in draft Policy 6.1 and draft Program 6.1.b (Funding Sources to Support Affordable Housing Development) and Program 6.1.e (Waive Processing Fees for Multifamily Lot Consolidations). Draft Policy 6.4 (Available Funding Sources) also overlaps with the intent of the directives for existing Policy 1.6. Draft Program 6.1.b (Funding Sources to Support Affordable Housing) contains language aligned with the intent of existing Program 1.6.2. (Direction on use of Successor Agency Funds). Draft Program 6.1.d (Parking Standards for Different Housing Types) aligns largely with the intent of existing Program 1.6.3. (Use of Incentives – e.g., parking reductions).

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.

Notes:

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 and Actions Taken:

1.7.1. 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.

Actions Taken:

1. Through its approval of a 150-unit for-rent project, the Alexan/Diablo Road RHNA shortfall site on the 3.75 acres abutting the south side of Diablo Road along the east side of the southbound onramp for I-680, the Town culminated a several-year effort to facilitate the redevelopment of an aging office project to a multifamily use. The project site had been identified as a RHNA shortfall site in the Danville 2030 General Plan and secured Residential - Multiple Family - High Density (25 to 30 units per acre) land use designation with the adoption of the 2030 General Plan. That action was followed by a Town-initiated rezoning of the site, eliminating the need for a future development project for the property to secure a legislative action while also implementing design standards that would provide the future project with flexibility in building setback standards when compared with the standards set forth M District standards in the municipal code. As a for-rent project on a RHNA shortfall site, the project was determined to be exempt from an additional CEQA review beyond the program level review secured through the EIR prepared for the 2030 General Plan. As a project invoking a density bonus, the project secured

a 10% relaxation in otherwise applicable maximum allowable floor area ratio – provided as a density bonus project development concession. As a density bonus project, the baseline yield for the site was allowed to increase from 113 units to 150 units - being a 35% density bonus above the top end of the site's 25-30 units per acre density range. The target affordable units to occur on the site were for very low-income households, with a minimum of thirty years of affordability term per density bonus standards.

2. Adopted TC Resolution No. 72-2017, affirming compliance with the Surplus Land Act (Assembly Bill 2135) which requires local agencies to prioritize affordable housing, as well as parks and open space, when disposing of surplus land to strengthen priorities for affordable housing in the state's Surplus Land Act.
3. During the later stages of 2017, the Town actively worked with Trammell Crow Residential (TCR) as they were transitioning into the role of project developer for the Alexan/Diablo Road RHNA shortfall project. The effort resulted in an issuance of a determination of "substantial conformance" for project changes proposed by TCR - with all changes having been deemed by the Town to be project upgrades. Securing a "substantial conformance" determination allowed the project to progress with a smoother and faster transition from the 2017 entitlement approval to TCR's building permit submittal – thus avoiding project uncertainty that could have occurred if another round of project public hearings was determined to be required. As a result, TCR moved forward and submitted building permits and ultimately constructed the project.
4. Frequent discussions with potential residential builders occurred in 2019 through 2020 involving the EBRPD/Borel site (being two acres of Residential - Multifamily - High/Medium Density (20-25 units per acre) and five acres of Residential - Multifamily - High Density (25 to 30 units per acre) - as well as being the last undeveloped RHNA shortfall sites created by the adoption of the 2030 General Plan.
5. Frequent discussions with potential residential builders occurred in 2019 through 2020 regarding the Mixed Use Faz Restaurant property in the Downtown Core Area - with a land use designation that would provide residential uses in a 20-25 units per acre range.
6. Ongoing discussions pertaining other, smaller mixed use and multifamily sites were occurred over the course of the 2015-2022 Planning Period.

1.7.2. 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 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.

Actions Taken:

In advance of processing the Development Plan request for the for-rent density bonus Alexan/Diablo Road RHNA shortfall site project, the Town denied the property owner's request for a land use permit to expand and extend the life of the non-conforming office uses that occupy the 3.75 acre site.

Housing Unit Production:

Projected Unit Production: Not quantified

Actual Unit Production: Not applicable.

Evaluation and Recommendation:

Policy 1.7 and Programs 1.7.1. and 1.7.2. are recommended to be pulled forward into the 2022-2030 Housing Element. The intent of the directives for Policy 1.7 and Programs 1.7.1. and 1.7.2 are covered in draft Policy 10.3 (Town Leadership) and draft Programs 10.2.a (RHNA Monitoring Program) and 10.3.a. (Zoning to Accommodate RHNA).

POLICY 1.8: SUPPORT THE ISSUANCE OF INCENTIVES TO ENCOURAGE THE REUSE OF UNDERUTILIZED PROPERTIES WHERE MULTIFAMILY HOUSING IS A PERMITTED USE.

Notes:

Several of the remaining vacant or underutilized multifamily residential parcels in Danville are less than one acre in size. (Refer to Table 33 of the 2015-2022 Housing Element) 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 and Actions Taken:

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, multiple family residential uses.

Actions Taken:

1. The Town-initiated reconciliation of the existing zoning/general plan inconsistency along the east side of El Dorado Avenue to correct a mapping error in the 2030 General Plan served to allow the remaining parcels with single family or duet units to be redeveloped in a pattern consistent with the predominant multifamily land uses on the east side of El Dorado Avenue.
2. As reported to HCD in the 2019 APR for the 2015-2022 Housing Element - "In recognition of the staff effort committed from Fall 2019 through to June 2020 to roll out three "permit-ready" ADU options, as well recognition of anticipated enhanced staff effort to process ADUs once the program is operational (an annual tripling of ADUs is anticipated), no additional work on Housing Implementation Measure 1.8.1. is anticipated to occur through the end of the current Housing Element Planning Period. With options for permit ready ADUs of 600 square foot, 850 square foot and 1,000 square foot, the permit ready ADU program will result in a measurable increase in the production of housing units in Danville appropriate for low- and moderate-income households by simplifying the design, permitting and construction need for ADUs and by reducing the costs associated with ADUs."

1.8.2. By the end of 2017 review, and approve where deemed appropriate, amendments to the regulations contained in the Density Bonus Ordinance relative the merits of offering a tiered density bonus program based on lot size to encourage of small lots for multifamily development.

Actions Taken:

As reported to HCD in the 2019 APR for the 2015-2022 Housing Element - "In recognition of the staff effort committed from Fall 2019 through to June 2020 to roll out three "permit-ready" ADU options, as well recognition of anticipated enhanced staff effort to process ADUs once the program is operational (an annual tripling of ADUs is anticipated), no additional work on Housing Implementation Measure 1.8.2. is anticipated to occur through the end of the current Housing Element Planning Period. With options for permit ready ADUs of 600 square foot, 850 square foot and 1,000 square foot, the permit-ready ADU program will result in a measurable increase in the production of housing units in Danville appropriate for low- and moderate-income households by simplifying the design, permitting and construction need for ADUs and by reducing the costs associated with ADUs."

Housing Unit Production:

Projected Unit Production: Not quantified.

Actual Unit Production: Not applicable

Evaluation and Recommendation:

Policy 1.8 and Programs 1.8.1. and 1.8.2. are recommended to be pulled forward into the 2022-2030 Housing Element. The intent of the directive for Policy 1.8. is covered in draft Policy 8.1 (Infill Development) and draft Program 8.1.b (Lot Consolidation and Redevelopment of Non-Vacant Sites) and Program 6.1.e (Waive Processing Fees for Multifamily Lot Consolidations).

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.

Notes:

The current RHNA indicates the need for Danville to accommodate the development of 583 new housing units during the 2015-2022 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 2015-2022 Planning Period, it is likely that Danville will need sites for residential densification for that subsequent Planning Period. To be in a position to have those sites available early in the that Housing Element Planning Period, related studies should commence during the later stages of the current Housing Element Planning Period.

Programs and Actions Taken:

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.

Actions Taken:

1. Approvals in September 2014 updated relevant sections of the Municipal Code necessary to qualify the Danville 2015-2022 Housing Element for expedited review by HCD - with affected code sections including the R-Single Family Residential Ordinance; the D-1: Two Family Ordinance; the M-Multiple Family Ordinances; the Inclusionary Housing Ordinance; the Density Bonus Ordinance; and the Second Dwelling Ordinance while also adding a new Reasonable Accommodation Ordinance and a new Condominium Conversion Ordinance. (i.e., a starting point for the baseline policy document for the 2015-2022 Housing Element Planning Period).
2. Adopted TC Resolution No. 35-2015 approving a Negative Declaration of Environmental Significance and approving General Plan Amendment request GPA 14-01, the update to the Housing Element of the Danville 2030 General Plan (i.e., a starting point for the baseline policy document for 2015-2022 Housing Element Planning Period).
3. As a follow-up to the adoption of the 2016-2021 Comprehensive Economic Development Plan (CEDP), which focused on the enhancement and promotion of a thriving and economically viable downtown, a "white paper" was prepared and presented to the Town Council which, in part, discussed the merits and feasibility of amending the DBD Ordinance to adapt current land use and development standards and to conduct an in-depth feasibility analysis of the "North Hartz" Avenue area. This was followed up by the adoption of TC Resolution No. 18-2017, appropriating \$30,000 to execute a contract to update the Downtown Business District (DBD) Ordinance related to the Downtown Core area and then consideration of Zoning Text Amendment ZTA 17-10 to receive information on economic and market trends, and discuss potential future Commission and Council consideration of amendments to Downtown Business District Areas 1, 2, 2A, 3 and 11. Ultimately no changes were deemed necessary or feasible..

-
-
4. Conducted a Joint Town Council and Planning Commission Study Session to consider proposed changes to the Town's Downtown Business District Ordinance, with potential amendments including updating the use definitions and allowable uses to adapt to changing market demand as well as simplifying and streamlining the land use regulatory process.
 5. Adopted TC Ordinance No. 2017-07, amending the DBD: Downtown Business District to, in part, streamline the regulatory review process.
 6. Adopted TC Resolution No. 41-2021 initiating consultant services for the preparation of a Programmatic Environmental Impacts Report related to the adoption of the 2023-2031 General Plan Housing Element, recognizing that in order for the Town to meet its RHNA a number of parcels throughout the Town will need to be considered for General Plan land use designation amendments and associated rezoning's to provide for additional by-right housing development sites.

Housing Unit Production:

Projected Unit Production: Not quantified.

Actual Unit Production: Not applicable.

Evaluation and Recommendation:

Policy 1.9. and Program 1.9.1. are recommended to be pulled forward into the 2022-2030 Housing Element. The intent of the directive for Policy 1.9. is covered in draft Policy 10.3 (Town Leadership) and draft Programs 10.2.a (RHNA Monitoring Program) and 10.3.a. (Zoning to Accommodate RHNA).



Goal 2.0: 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.

Notes:

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 and Actions Taken:

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

Actions Taken:

1. Adopted TC Resolution No. 32-2017, denying the appeal of Danville Citizens for Responsible Growth and upholding the Planning Commission's approval of Final Development Plan Request DEV 2016-74 for a 150-unit apartment project at 373-383 Diablo Road that included the provision of rental units for 13 very low-income households. With the action, the appeal was denied and the project approval was upheld – with such action based on the proposed project's conformance with the Town's General Plan, in consideration of Government Code Section 65583.2(D)(i) ("use by right" status for development applications for rental multifamily residential housing), and under Government Code Section 65915 (density bonus statutes).
2. Adopted of Ordinance No. 2018-02 approved "Abigail Place" (SD 9437/FDP 16-0107/ PUD16-0110) rezoning 2.97+/- acre site at 3743 and 3755 Old Blackhawk Road to a new P-1; Planned Unit Development District with applicant-initiated density bonus leading to the creation of a duet unit to supply two single family attached for-rent units for moderate-income households with a thirty-year term of affordability among 19 overall project units.
3. Related action - Adopted TC Resolution No. 80-2020 authorizing the execution of a Regulatory Agreement and Declaration of Restrictive Covenants for the below market rate attached accessory dwelling units (BMR ADUs) required through approval of Final Development Plan request DEV18-09 (Edendale – 2550 Camino Tassajara) – a project with an applicant-initiated density bonus.
4. Related action - Adopted TC Resolution No. 4-2019 authorizing execution of a Regulatory Agreement and Declaration of Restrictive Covenants for the below market rate (BMR) residential units required in Alexan Riverwalk - DEV16-0014 at 373 Diablo Road with the new developer (Trammell Crow Residential - dba MM Danville Apartments, LLC) electing to reduce the project size to 144 units change the project density bonus from 35% to 30% and correspondingly reducing the number of required BMR Units in the project from 13 to 10.

Housing Unit Production:

Projected Unit Production: Not quantified.

Actual Unit Production: Net added housing units resulting from projects invoking density bonus not calculated.

Evaluation and Recommendation:

Policy 2.2 should be retained and the intent of the directive in Programs 2.2.1. through 2.2.4. should be pulled forward into the 2022-2030 Housing Element. The intent of the directive for Policy 2.2. is covered in draft Policy 8.3 (Density Bonus) and draft Program 8.3.a (Density Bonus Regulations).

POLICY 2.2: PROMOTE ENERGY CONSERVING PRACTICES IN THE LOCATION, CONSTRUCTION, RENOVATION, AND MAINTENANCE OF HOUSING IN DANVILLE.

Notes:

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 and Actions Taken:

.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.

Actions Taken:

1. The Alexan/Diablo Road RHNA shortfall project discussed above under Policy 1.2.2 will lead to an installation of a critical pedestrian linkage in the Downtown Area, with the project cost to be initially split 50/50 between developer and the Town and with provision of possible future reimbursement to the developer if abutting private properties redeveloped.
2. The Trammell Crow Residential project was under construction throughout 2019 and the developer is taking the lead to assure the construction of the pedestrian bridge over San Ramon Creek in a partnership with the Town.

2.2.2. Allow minor variations to minimum zoning setbacks where such flexibility serves to increase energy efficiency of new housing units.

Actions Taken:

No variances received during the 2015-2022 Planning Period requesting deviation from underlying zoning setbacks to secure energy efficiency. (Note: The Town has changed the review process for ground mounted solar panels in areas subject to discretionary design review to make these permits ministerial - i.e., building permit only).

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).

Actions Taken:

Standards enforced as required.

2.2.4. Encourage innovative design to maximize 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.

Actions Taken:

1. Adopted Ordinance No. 2015-03 establishing a streamlined permitting process for small residential rooftop solar systems.
2. In 2019 launched an Environment and Sustainability section on the Danville website.

Housing Unit Production:

Projected Unit Production: Not quantified.

Actual Unit Production: Not applicable.

Evaluation and Recommendation:

Policy 2.1. and Program 2.1.1. are recommended to be pulled forward into the 2022-2030 Housing Element. The intent of the directive for Policy 2.1. is covered in draft Policy 3.1 (Energy Conservation, Sustainability and Climate Change), Policy 3.2 (Energy Conservation) and Policy 3.4 (Home Energy Retrofit) and, collectively for these three policies, draft Programs 3.1.b (Electrification for New Residential Construction) and 3.1.c (Green Building Incentives).

POLICY 2.3: INCREASE THE SUPPLY OF AFFORDABLE HOUSING AND ENCOURAGE THE DEVELOPMENT OF MIXED-INCOME HOUSING THROUGH THE INCLUSIONARY HOUSING ORDINANCE.

Notes:

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 and Actions Taken:

2.3.1. Continue to require new developments to provide the requisite minimum percentage of low or moderate income housing in their project through imposition of the regulations contained in the Town's Inclusionary Housing Ordinance.

Actions Taken:

1. In September 2014, the Town amended the Town's Inclusionary Housing Ordinance – no subsequent amendment of the regulations occurred during the 2015-2022 Planning Period.
2. Adopted TC Resolution No. 8-2015 authorizing execution of a Regulatory Agreement and Declaration of Restrictive Covenants for the Danville Hotel Project for the two below market rate inclusionary units that were required to be made available for moderate-income households for a thirty year term.

-
-
3. Adopted TC Resolution No. 55-2018 authorizing execution of a Regulatory Agreement and Declaration of Restrictive Covenants for the below market rate inclusionary unit appropriate for a moderate-income household that was required in the Abigail Place - PUD16-0110/SD 9437/DEV16-0107 project.
 4. Adopted Ordinance No. 2010-02 approved on February 16, 2010 (SD 9204/FDP 2007-14/ PUD2007-01) rezoning 0.75+/- acre site at 943 Camino Ramon from M-9: Multiple Family Residential District to P-1: Planned Unit Development District and to subdivide the site to allow development of nine attached single family lots with one below market rate inclusionary unit appropriate for moderate-income households required to maintain a twenty-year term of affordability.
 5. Projects greater than eight units in size continued to be required to address Danville's Inclusionary Housing Ordinance. Related actions have been the preparation of a new handout describing the process that would need to be taken to allow temporary rental of ownership below market rate units. That handout was last updated in October 2014.
 6. Two significant residential projects secured approvals the later portion of the 2015-2022 Planning Period that will lead to development of units appropriate for low- or moderate-incomes households as a result of the imposition of the Town's inclusionary housing requirements – specifically the Magee Ranch/Davidon Homes project (which would supply ADUs appropriate for low-income households) and the West El Pintado project (which will supply for-sale moderate-income condominiums).

2.3.2. By the end of 2017 review, and approve where deemed appropriate, amendments to the regulations set forth in the Inclusionary Housing Ordinance to assure they continue to meet the intent of Policy 2.3 and the stated purpose of the Ordinance.

Actions Taken:

Merits of making changes were considered during the update of the inclusionary requirements under ZTA 14-06 – with the updated ordinance not changing the threshold for project size (deemed to constitute too large a burden on smaller projects) and not changing the term of affordability (deemed to potentially make units overly burdensome to sell). No subsequent additional review occurred during the 2015-2022 Planning Period.

2.3.3. Review current regulations contained in the Town's Inclusionary Housing Ordinance to address both constraints and opportunities associated with small infill developments.

Action Taken:

This review occurred as part of the review for ZTA 14-06.

Housing Unit Production:

Projected Unit Production: Annual production of 4-8 moderate units and 4-8 low income units.

Actual Unit Production: Not calculated as production came on many different “fronts” and is prone to potential double-counting.

Evaluation and Recommendation:

Direction contained in Policy 2.3 and Programs 2.3.1. and 2.3.2. should be pulled forward into the 2022-2030 Housing Element. In the current draft of the updated Housing Element the policy directive and work programs appear as Policy 6.1 (Production of New Lower-Income Units) and Program 6.1.c (Update Inclusionary Housing Ordinance).

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.

Notes:

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 and Actions Taken:

2.4.1. By the end of 2017 review, and approve where deemed appropriate, amendments to the home occupation regulations to assure they continue to meet the intent of Policy 2.4 and of the stated purpose of the regulations.

Actions Taken:

Through the September 2014 approvals of ZTA 14-01, ZTA 14-02 and ZTA 14-03, the Town made a new round of revisions to the regulation further liberalizing what it allows as home occupations. No subsequent additional review occurred during the 2015-2022 Planning Period.

Housing Unit Production:

Projected Unit Production: Not quantified.

Actual Unit Production: Not applicable.

Evaluation and Recommendation:

Direction contained in Policy 2.4 and Program 2.4.1. does not need to be pulled forward into the 2022-2030 Housing Element. Ongoing review of the regulations can be assumed to be handled by implementation of the Comprehensive Economic Development Plan (CEDP)

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.

Notes:

Providing a forum for regular, ongoing review of progress made to implement adopted housing goals, policies and implementation measures will help assure the Town stays on point to develop and implement the programs set forth in the 2015-2022 Housing Element in a timely and thorough manner.

Programs and Actions Taken:

2.5.1. On a minimum once-a-year basis, conduct a noticed public hearing before the Town Council to review progress made to further the goals, policies and implementation measures of the 2014-2022 Housing Element, with such effort to parallel the preparation and submittal of the Housing Element Progress Report to HCD.

Actions Taken:

Following the preparation and Town Council review of Annual Progress Reports (APRs) covering the first couple of calendar years for the 2015-2022 Planning Period, the Town Council has regularly reviewed APRs for the Danville 2015-2022 Housing Element with those reviews being followed by submittal of the APRs to HCD in the requisite format.

2.5.2. Secure direction from the Town Council to prioritize housing implementation efforts on an ongoing basis.

Actions Taken:

See comments for 2.5.1 above.

Housing Unit Production:

Projected Unit Production: Not quantified.

Actual Unit Production: Not applicable.

Evaluation and Recommendation:

Policy 2.5. and Programs 2.5.1. and 2.5.2. are recommended to be pulled forward into the 2022-2030 Housing Element. The intent of the directive for Policy 2.5. is covered in draft Policy 10.4 (Annual Report of Housing Element Implementation) and draft Program 10.4.a (Annual Report).

POLICY 2.6: CONTINUE TO EXPLORE OPPORTUNITIES TO UTILIZE RESOURCES OF THE SUCCESSOR AGENCY.

Notes:

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 of the CDA's 20% housing set aside funds, the resources of the Successor Housing Agency are considerably more limited and the legal powers/obligations of the Successor Housing Agency have not been clearly defined as of the time of the adoption of the 2014-2022 Housing Element. The Successor Housing Agency does have assets, including ownership of two small parcels of land in the Downtown, which could potentially be sold or used for the provision of affordable housing.

Programs and Actions Taken:

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

Actions Taken:

1. Adopted TC Resolution No. 92- 2018 appropriating funds from the Low and Moderate income Housing Special Revenue Fund For architectural studies or the BRIDGE Housing-Sycamore Place Seniors Housing Project at 35 Laurel Drive. The project opened in 2003 and provides 75 units of affordable housing for extremely low- and very low-income senior households in Downtown Danville. The Town and former CDA's financial contribution to the project was funded from the low and moderate housing fund that all redevelopment agencies were required to maintain. Although the CDA was dissolved in 2011, the Town retained the fund balance from the housing fund and is obligated to spend those funds on the creation and/ or rehabilitation of affordable housing units in Danville. The current fund balance in the Low and Moderate Housing Fund at the time of this appropriation was approximately \$1,156,000.00.

-
-
2. The marketing and sale of properties in the Downtown Area held by the Successor Housing Agency prompted parallel consideration and discussion of how to use the proceeds from the sales to further the Town's Housing Element Implementation policies.
 3. Adopted TC Resolution No. 22-2016, approving the purchase of real property located at 115-125 Hartz Avenue from the Successor Agency to the former Community Development Agency of the Town of Danville, appropriating funds for CIP Project C-319 and approving the transfer to funds from CIP Project C-319 related to the purchase.
 4. Adopted TC Resolution No. 23-2016 SA, approving the purchase of real property located at 341 Rose Street from the Successor Housing Agency to the former Community Development Agency of the Town of Danville and appropriating funds for CIP Project C-592 related to the purchase.

Housing Unit Production:

Projected Unit Production: Two replacement units needed at the time of adoption of the 2015-2022 Housing Element.

Actual Unit Production: Need met by the 74-unit extremely low and very low income Bridge/Danville senior apartment project.

Evaluation and Recommendation:

Policy 2.6 and Program 2.6.1 should be pulled forward into the 2022-2030 Housing Element. The intent of the directive for Policy 2.6. is covered in draft Policy 6.1 and draft Program 6.1.b (Funding Sources to Support Affordable Housing Development).

POLICY 2.7: ASSURE THAT ALL AFFORDABLE HOUSING DEVELOPMENT RECEIVING GOVERNMENTAL SECTOR AND/OR PRIVATE SECTOR SUBSIDIZES CONTAIN MECHANISMS PROVIDING FOR LONG TERM AFFORDABILITY.

Notes:

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 and Actions Taken:

2.7.1. Maintain affordability for intended period of time through well written contracts and/or deed restrictions and ongoing monitoring for compliance.

Actions Taken:

The Town continued to use deed restrictions to address term of affordability obligations for affordable housing established in Town.

2.7.2. Monitor 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.

Actions Taken:

Note is made of the conversion of the 54-unit Rose Garden and 38-unit Podva/Sequoia Grove apartment projects from their original affordable-by-design status. Both projects had been deemed affordable-by-design as long as all the units in the respective projects were subject to a rental schedule making them affordable to households earning median income. With the change, 15% of the units in the respective projects were required to be documented to be occupied by qualifying households whose incomes have been reviewed by the Town to assure incomes are at, or below, 110% of median income. Parallel to this effort is the ongoing oversight of the Quail Ridge BMRs to assure full compliance with the requirement to have seven of the thirteen for-rent multifamily units in that project occupied by very low-income households.

Housing Unit Production:

Projected Unit Production: Not quantified.

Actual Unit Production: Not applicable.

Evaluation and Recommendation:

Policy 2.7 and Programs 2.7.1. and 2.7.2 should be pulled forward into the 2022-2030 Housing Element. The intent of the directive for Policy 2.6. is covered in draft Policy 6.2 (Retention of Lower-Income Units) and associated draft Program 6.2.b. (Retention of Affordable Rental Units) as well as Policy 6.5 (Ongoing Monitoring of Conversion Units).

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.

Notes:

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

Programs and Actions Taken:

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

Actions Taken:

The Town's participation as part of the Urban County translates to the availability of more funding to programs like the County administered Mortgage Credit Certificate program. The criteria used to determine qualifying buyers means few existing units in Danville qualify for the program due to high cost of housing in Danville. Actions that can, and should continue to be taken by the Town, includes the dissemination of information to the public about this and other County-administered programs.

Housing Unit Production:

Projected Unit Production: Not applicable.

Actual Unit Production: Not applicable.

Evaluation and Recommendation:

Policy 2.8 and Program 2.8.1. should be pulled forward into the 2022-2030 Housing Element. The intent of the directive for Policy 2.8. is covered in draft Policy 6.4 (Available Funding Sources) and Draft Program 6.1.b (Funding Sources to Support Affordable Housing) under draft Policy 6.1 (Production of Newer Lower-Income Units).

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.

Notes:

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 and Actions Taken:

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.

Actions Taken:

No actions taken beyond dissemination of information about County-administrated programs. Housing options made available under the heading of small family or large family residential care facilities have the potential to address this policy as well.

Housing Unit Production:

Projected Unit Production: Not applicable.

Actual Unit Production: Not applicable.

Evaluation and Recommendation:

Policy 2.9 and Program 2.9.1. are recommended to not be pulled forward into the 2022-2030 Housing Element.



Goal 3.0: Increase the supply of appropriate supportive housing for special needs populations.

POLICY 3.1: CONTINUE EFFORTS TO IDENTIFY AND MEET THE HOUSING NEEDS FOR SPECIAL NEEDS POPULATIONS.

Notes:

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

Programs and Actions Taken:

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.

Actions Taken:

Senior independent living facilities entitled by the Town (e.g., Danville Lodge and Sycamore Place) have been authorized with reduced parking standards – with such review being on a project-by-project basis. No state housing laws approved during the 2015-2022 Planning Period provide residential developers that option to utilize default parking standards that would be less than the Town's standards.

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.

Actions Taken:

Consistent with the requirements of SB2, ZTA 14-01 (Single Family Residential Districts), ZTA 14-02 (Two Family Residential District), and ZTA 14-03 (Multifamily Residential Districts), amended the municipal code to all to the list of allowed uses group homes, transitional housing, and supportive housing including six or fewer residents. These three ZTAs also amended the municipal code to establish group homes, transitional housing, and supportive housing including more than six residents to be added in those districts as uses that may be considered through the conditional uses permit process.

3.1.3. 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.

Actions Taken:

Beyond “by-right” facilities serving six or fewer persons, no projects proposed for cited special needs population were established during the 2015-2022 Planning Period. Town regularly cites the Morris/Storer rental project, which serves up to six developmentally disabled persons, as a means to meet inclusionary housing requirements in a manner where the below market rate units are small (one-bedroom or studio) and where the units do not need to be supplied with corresponding parking.

3.1.4. 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.

Actions Taken:

Adopted TC Resolution No. 14-2020 establishing residential development standards consistent with the directives from Senate Bill SB 330 “The Housing Crisis Act (HCA) of 2019” with the intent to reduce the time it takes to approve housing development proposals - including residential developments of any size, mixed use where at least two-thirds of the square footage is residential, and transitional or supportive housing – by creating a “preliminary application” process that provides developer certainty by locking in development standards, design guidelines, policies, and fees in affect at the time a preliminary application is submitted and deemed complete.

3.1.5. By the end of 2017 review, and approve where deemed appropriate, amendments to the Reasonable Accommodation Ordinance 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.

Actions Taken:

As reported to HCD in the 2019 APR for the 2015-2022 Housing Element - “Changes in state legislation that went into effect in both January 1, 2018, and January 1, 2020, will be reviewed to determine if revisions to Danville’s regulations that might serve to constrain development, maintenance, or improvement for persons with disabilities need to be made to assure the regulations remain consistent with the intent and requirements state housing law.” That review had not occurred as of the end of the 2015-2022 Planning Period and should occur early in the 2022-2030 Planning Period.

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

Actions Taken:

Standards are enforced through efforts of the Development Services Department - Building Division.

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.

Actions Taken:

No direct action taken on this Policy during the 2015-2022 Planning Period.

Housing Unit Production:

Projected Unit Production: 6 to 12 beds yearly.

Actual Unit Production: Not quantified as small family facilities do not require planning entitlements or planning review.

Evaluation and Recommendation:

Direction contained in Policy 3.1. framing policies and programs to serve special populations should be pulled forward into the 2022-2030 Housing Element. In the current draft of the updated Housing Element the policy directive and related work programs appear as Goal 7, Policies 7.1 and 7.2, and Programs 7.1.a, 7.1.b, 7.1.c. and 7.2.a.

POLICY 3.2 STRIVE TO ENSURE THAT HOMELESS INDIVIDUALS AND FAMILIES CAN OBTAIN DECENT, SUITABLE AND AFFORDABLE SHELTER.:**Notes:**

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 and Actions Taken:

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

Actions Taken:

The Town's participation is as a member of the Urban County - with Danville's population contributing to the funding received for use on the various programs associated with transitional housing. Transitional housing in specified context became an allowed use in residential districts.

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.

Actions Taken:

Information on the location and use restrictions/regulations of Contra Costa County facilities and facilities serving the Alameda County cities of the Tri-Valley are disseminated to Danville staff that may have contact with homeless.

3.2.3. 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.

Actions Taken:

As reported to HCD for the 2015-2022 Housing Element Annual Progress Report for 2019
- "Changes in state legislation that went into effect in both January 1, 2018, and January 1, 2020, will be reviewed to determine if revisions relative to Danville's regulations pertaining to emergency shelters need to be made to assure the regulations remain consistent with the intent and requirements state housing law."

Housing Unit Production:

Projected Unit Production: Not quantified.

Actual Unit Production: Not applicable.

Evaluation and Recommendation:

Policy 3.2 and Programs 3.2.1., 3.2.2. and 3.2.3 should be pulled forward into the 2022-2030 Housing Element. In the current draft of the updated Housing Element the policy directive and work programs appear as Policy 7.1 (Special Populations Housing Needs) and as Program 7.1.d (Transitional and Supportive Housing), Program 7.1.e (Transitional and Supportive Housing Regulations), 7.1.f (Homeless Population) and Program 7.1.g (Homeless Shelter Regulations).

POLICY 3.3: CONSISTENT WITH THE INTENT AND REQUIREMENTS OF SB 2, FACILITATE AND ENCOURAGE THE CREATION AND OPERATION OF SUPPORTIVE HOUSING.

Notes:

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 and Actions Taken:

3.3.1. By the end of 2017 review, and approve where deemed appropriate, amendments to the current regulations pertaining to supportive housing 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.

Actions Taken:

1. In September 2014, the Town amended the municipal code to provide a definition of Supportive Housing consistent with the directive of SB 2 and amended the regulations in the single family, two family, and multifamily zoning districts allowing Supportive Housing serving six or fewer residents as an allowed use and allowing consideration of Supportive Housing serving more than six residents as a conditional use (see “Action” note for Policy tbd).
2. As reported to HCD in the 2019 APR for the 2015-2022 Housing Element - “Changes in state legislation that went into effect in both January 1, 2018, and January 1, 2020, will be reviewed to determine if revisions to Danville’s regulations that might serve to constrain development, maintenance, or improvement for persons with disabilities need to be made to assure the regulations remain consistent with the intent and requirements state housing law.”

Housing Unit Production:

Projected Unit Production: 6 to 12 beds for Planning Period.

Actual Unit Production: Not quantified as small family facilities do not require planning entitlements or planning review

Evaluation and Recommendation:

Policy 3.3 and Program 3.3.1. should be pulled forward into the 2022-2030 Housing Element. In the current draft of the updated Housing Element the policy directive and work programs appear as Policy 7.1 (Special Populations Housing Needs) and as Program 7.1.d (Transitional and Supportive Housing) and Program 7.1.e (Transitional and Supportive Housing Regulations).

POLICY 3.4: CONSISTENT WITH THE INTENT AND REQUIREMENTS OF SB 2, FACILITATE AND ENCOURAGE THE CREATION AND OPERATION OF TRANSITIONAL HOUSING.

Notes:

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 and Actions Taken:

3.4.1. By the end of 2017 review, and approve where deemed appropriate, amendments to the current regulations pertaining to transitional housing relative their effectiveness to meet the intent of Policy 3.4 and the intent and requirements of SB 2 approved by the state in 2007.

Actions Taken:

In September 2014, the Town amended the municipal code to provide a definition of Transitional Housing consistent with the directive of SB 2 and amended the regulations in the single family, two family, and multifamily zoning districts allowing Transitional Housing serving six or fewer residents as an allowed use and allowing consideration of Transitional Housing serving more than six residents as a conditional use.

Housing Unit Production:

Projected Unit Production: 8 to 14 beds for Planning Period.

Actual Unit Production: Not quantified as small family facilities do not require planning entitlements or planning review

Evaluation and Recommendation:

Policy 3.4 and Program 3.4.1. should be pulled forward into the 2022-2030 Housing Element. In the current draft of the updated Housing Element the policy directive and work programs appear as Policy 7.1 (Special Populations Housing Needs) and as Program 7.1.d (Transitional and Supportive Housing) and Program 7.1.e (Transitional and Supportive Housing Regulations).



Goal 4.0: 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.

Notes:

The County-administered weatherization program provides free energy efficiency upgrades for 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 and Actions Taken:

4.1.1. Through the Town's website disseminate information on the Weatherization Program and the LIHEAP and ECIP Programs.

Actions Taken:

The information was posted on the Town's website as a part of the 2015-2022 Housing Element.

4.1.2. Provide education on energy conservation.

Actions Taken:

The information was posted on the Town's website as a part of the 2015-2022 Housing Element. Related "Sustainability" actions - Joined MCE Clean Energy, a Community Choice Energy program, providing ratepayers with greater choices for renewable energy options; Planned for the installation of additional EV charging stations in the new Village Theatre Municipal Parking Lot; and continued a reduction in electricity usage through operation of photovoltaic arrays at four separate Town facilities.

Housing Unit Production:

Projected Unit Production: Not quantified.

Actual Unit Production: Not applicable.

Evaluation and Recommendation:

The policy directives set forth in Policy 4.1. and Programs 4.1.1. are recommended to be pulled forward into the 2022-2030 Housing Element. The intent of the directive for Policy 4.1. is covered in draft Policy 3.1 (Energy Conservation, Sustainability and Climate Change), Policy 3.2 (Energy Conservation) and Policy 3.4 (Home Energy Retrofit) and, collectively for these three policies, draft Programs 3.1.b (Electrification for New Residential Construction) and 3.1.c (Green Building Incentives).

POLICY 4.2: PARTICIPATE IN THE COUNTY-ADMINISTERED HOUSING CHOICE VOUCHER AND SHELTER CARE PLUS PROGRAMS TO PROVIDE RENTAL ASSISTANCE TO QUALIFYING EXTREMELY LOW AND VERY LOW INCOME HOUSEHOLDS, INCLUDING FAMILY, SENIOR AND DISABLED HOUSEHOLDS.

Notes:

The 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 and Actions Taken:

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.

Actions Taken:

Meetings with prospective builders whose projects would be subject to inclusionary requirements and/or are considering invoking density bonus for the project includes discussion of how very low income households might be an option where Section 8 vouchers could be utilized.

Housing Unit Production:

Projected Unit Production: Not quantified.

Actual Unit Production: Not applicable.

Evaluation and Recommendation:

The policy directives set forth in Policy 4.2. and Programs 4.2.1. are recommended to be pulled forward into the 2022-2030 Housing Element. The intent of the directive for Policy 4.2. is covered in draft Policy 6.8 (Support Ongoing Rental Subsidies in Danville) – with no corresponding programs set forth in the current draft of the 2022-2030 Housing Element.

POLICY 4.3: PARTICIPATE IN THE COUNTY-ADMINISTERED NEIGHBORHOOD PRESERVATION PROGRAM TO PROVIDE REHABILITATION LOANS TO QUALIFYING LOW AND MODERATE INCOME PROPERTY OWNERS.

Notes:

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

Programs and Actions Taken:

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

Actions Taken:

The information was posted on the Town's website as a part of the 2015-2022 Housing Element.

Housing Unit Production:

Projected Unit Production: Not quantified.

Actual Unit Production: Not applicable.

Evaluation and Recommendation:

Direction contained in Policy 4.3 and Program 4.3.1 should be pulled forward into the 2022-2030 Housing Element. In the current draft of the updated Housing Element the policy directive is covered in draft Policy 10.1 (Housing Rehabilitation and Preservation) – with no corresponding programs set forth in the current draft of the 2022-2030 Housing Element.

POLICY 4.4: MAINTAIN AND IMPROVE PUBLIC FACILITIES SUCH AS ROADS, SIDEWALKS, STREET LIGHTING, LANDSCAPING, UTILITIES AND OTHER IMPROVEMENTS WHICH ENHANCE AND IMPROVE RESIDENTIAL NEIGHBORHOODS AND ASSIST IN PRIVATE EFFORTS TO IMPROVE NEIGHBORHOODS.

Notes:

Continue the high level of maintenance of public improvements.

Programs and Actions Taken:

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

Actions Taken:

Substantial annual investment in maintenance of public improvements continued through the Planning Period. Review of proposed private improvements assured their design and construction was compatible in quality to public improvements. Facilitating the development of a particular density bonus project at the southeast quadrant of the Town adopted TC Resolution No. 96-2015, appropriating funds for CIP Project C-586 to complete the purchase of right-of-way at 1435 San Ramon Valley Boulevard for improvements associated with the Elworthy/KB Homes PUD project that provided seven Very Low Income units through its approved Density Bonus.

Housing Unit Production:

Projected Unit Production: Not quantified.

Actual Unit Production: Not applicable.

Evaluation and Recommendation:

Direction contained in Policy 4.4 and Program 4.4.1 should be pulled forward into the 2022-2030 Housing Element. In the current draft of the updated Housing Element the policy directive and work programs appear as Policy 1.1, Program 1.1.a and Policy 1.3.

POLICY 4.5: ENFORCE BOTH STATE AND LOCAL REGULATIONS GOVERNING THE MAINTENANCE OF BUILDINGS AND PROPERTIES.**Notes:**

Continue code enforcement and inspection activities as a means to preserve and maintain the appearance and safety, and prevent deterioration, of residential neighborhoods. 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 and Actions Taken:

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

Actions Taken:

1. The implementation of Program 4.5.1. is met through ongoing code enforcement efforts.
2. Adopted TC Ordinance No. 2016-06 amending the Municipal Code strengthening the code enforcement process by authorizing the recordation of Notices of Non-Compliance for violations of the Town's building codes.

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

Actions Taken:

Referrals are made as inquiries are received by the Town.

Housing Unit Production:

Projected Unit Production: Not quantified.

Actual Unit Production: Not applicable.

Evaluation and Recommendation:

Direction contained in Policy 4.5 and Programs 4.5.1. and 4.5.2. should be pulled forward into the 2022-2030 Housing Element. In the current draft of the updated Housing Element the policy directive and work programs appear as Policy 10.1 (Housing Rehabilitation) and Program 10.1.a (Code Enforcement).



Goal 5.0: Mitigate potential 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.

Notes:

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

Programs and Actions Taken:

5.1.1. By the end of 2017 review, and approve where deemed appropriate, amendments to the Subdivision Ordinance to ensure that Danville's subdivision policies and regulations do not constrain housing development and affordability.

Actions Taken:

This work program was not undertaken during the 2015-2022 Planning Period.

5.1.2. 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.

Actions Taken:

Completed.

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

Actions Taken:

Program directive met, projects with long-term affordability components received expedited review.

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

Actions Taken:

Accomplished with workshops, study sessions for the Town Council and Planning Commission, and through dissemination of information on the Town website – with a focused effort at the end of the 2015-2022 Planning Period to secure public understanding and input of the large increase in the Town's RHNA for 2022-2030.

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

Actions Taken:

The vast majority of proposals for residential development handled each year benefit from one or more pre-submittal meetings, where significant feedback on the submittal is generated and supplied to the applicants, along with where clear and detailed direction on the review process that will be utilized.

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.

Actions Taken:

1. Adopted TC Resolution No. 80-2015, appropriating \$78,000 in FY 2015/16 designated Technology Upgrades funds and authorizing amendment to the EnerGov-Tyler Technologies contract to implement the Land Management System for processing building permits.
2. Adopted TC Resolution No. 32-2016, appropriating \$225,000 for the continued implementation of the Information Technology Master Plan which focused on permit processing software update.
3. Adopted TC Resolution No. 77-2016, appropriating \$155,000 designated Technology Upgrades for Phase 2 of its implementation.
4. In 2019 - Increased efficiencies within the MUNIS Financial System, EnerGov Permitting and Land Management System and Office 365 suite by completing the move to cloud-based services that offer 24/7/365 availability with ISO 9000 security levels and automatic updates.

Housing Unit Production:

Projected Unit Production: Not quantified.

Actual Unit Production: Not applicable.

Evaluation and Recommendation:

Direction contained in Policy 5.1 and Programs 5.5.1. through 5.5.6. should be pulled forward into the 2022-2030 Housing Element. In the current draft of the updated Housing Element the policy directive and work programs appear as Policy 9.1 (Design and Aesthetics) and Program 9.1.a (Objective Design Standards) as well as in Policy 10.5 (Public Participation) – with no corresponding programs set forth in the current draft of the 2022-2030 Housing Element.

POLICY 5.2: CONTINUE TO ENCOURAGE USE OF THE PLANNED UNIT DEVELOPMENT (P-1) PROCESS TO ALLOW MORE CREATIVE AND FLEXIBLE DESIGN FOR RESIDENTIAL DEVELOPMENTS.

Notes:

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 and Actions Taken:

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.

Actions Taken:

1. 2015 action for 943 Camino Ramon rezoned a 0.75 acre site from M-9: Multiple Family Residential District to P-1 to allow development of nine attached single family lots, including one BMR Moderate Income Household Unit;

-
-
2. Adopted TC Resolution No. 46-2019 certifying a FEIR and approving Preliminary Development Plan - Rezoning request LEG 10-04, Major Subdivision request DEV 10-71, Final Development Plan request DEV 10-72, and Tree Removal request TR 10-28 for the 410 +/- acre site located on the south side of Diablo Road and Blackhawk Road extending approximately two miles east from the intersection of Diablo Road/Green Valley Road/McCauley Road. The actions served to rezoned the property from A-4; Agricultural Preserve District, A-2; General Agricultural District, and P-1; Planned Unit Development District to P-1; Planned Unit Development District; to authorize the subdivision of the site to create 69 single family residential lots and associated parcels; to authorize a minimum of 10% of the lots created to include an Accessory Dwelling Units (“ADUs” – designed to qualify under the policies of the 2015-2022 Housing Element to be deemed as affordable-by-design units available to low- or moderate-income households in accordance with the Town’s inclusionary housing requirements); to establish architectural design and landscape details for the development; to authorize the removal of 15 Town-protected trees; to permanently set aside over 375 acres of the project site as open space; and to provide for the development of approximately two miles of trails for public dedication that will create connections to the Sycamore Valley Open Space.
 3. Adopted Ordinance No. 2019-07 and approved TC Resolution No. 55-2019 approving General Plan Amendment request GPA 2015-01, Preliminary Development Plan – Rezoning request PUD 2015-01), Major Subdivision/Final Development Plan request DP 2015-65), and Tree Removal permit request TR 2015-39) to allow for the development of a 37-unit townhouse development at a 1.9+/- acre site identified as 359 and 375 West El Pintado Road. The residential project approval would provide for the construction of eight new multifamily townhome buildings with six of the units (15 percent of the total project) required to be made available as below market rate units in accordance with the Town’s inclusionary housing requirements.,
 4. Approved Final Development Plan request for the 1.19-acre parcel located at 600 Hartz Avenue (site of the FAZ Restaurant) to authorize the construction of 2,700 square feet of commercial space, thirty-three residential condominium units within a two-story building and an 83-space subterranean parking garage with five of the units (15 percent of the total project) required to be made available as below market rate units in accordance with the Town’s inclusionary housing requirements.

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.

Actions Taken:

PUD and General Plan Amendment Study approval for West El Pintado project for 38 townhomes – GPA and flexible development standards implemented serve to accommodate transition from multifamily to abutting single family development.

Housing Unit Production:

Projected Unit Production: Not quantified.

Actual Unit Production: Not applicable.

Evaluation and Recommendation:

Direction contained in Policy 5.2 and Programs 5.2.1. and 5.2.2. should be pulled forward into the 2022-2030 Housing Element. In the current draft of the 2022-2030 Housing Element the policy directive and work programs do not overtly appear, with the nearest direction focusing just on the Downtown Area within policy direction in Policy 2.1 (Downtown Development) and Policy 2.2 (New Mixed-Use Development) Program 9.1.a (Objective Design Standards) as well as in Policy 10.5 (Public Participation) - with no directly aligned corresponding programs set forth (i.e., programs supporting the utilization of the Planned Unit Development (P-1) process) in the current draft of the 2022-2030 Housing Element.

POLICY 5.3: OFFER FEE DEFERRALS, REDUCTIONS, OR FEE WAIVERS TO DEVELOPERS OF HOUSING PROJECTS WITH LONG-TERM AFFORDABILITY RESTRICTIONS.**Notes:**

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 and Actions Taken:

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

Actions Taken:

1. Implementation measure met through the annual budget process where adjustments to application fees and mitigation impact fees are considered.
2. As a related actions - adopted TC Resolution No. 32-2020 accepting the Development Impact Fees AB 1600 Report for Fiscal Year 2018/19, adopted TC Resolution No. 13-2021 accepting the Development Impact Fees AB 1600 Report for Fiscal Year 2019/20, and Adopted Resolution No. 33-2022, accepting the Development Impact Fees AB 1600 Report for Fiscal Year 2020/21 – with each review reporting on the accounting, spending and reporting status of each mitigation impact fee fund imposed on new development.

Housing Unit Production:

Projected Unit Production: Not quantified.

Actual Unit Production: Not applicable.

Evaluation and Recommendation:

Direction contained in Policy 5.3 and Program 5.3.1 should be pulled forward into the 2022-2030 Housing Element. In the current draft of the updated Housing Element the policy directive is covered in draft Policy 1.2 (Funding) and Programs 1.2.a (Nexus Study), 6.1.a (Waive Processing Fees for Multifamily Lot Consolidations) and Program 6.3.c (ADU Fee Reductions).



Goal 6.0: Promote equal opportunity for all residents to reside in the housing of their choice.

POLICY 6.1: CONTINUE TO SUPPORT LOCAL NON-PROFIT ORGANIZATIONS FOR FAIR HOUSING COUNSELING AND LEGAL SERVICES.

Notes:

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 and Actions Taken:

6.1.1. 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.

Actions Taken:

Program action was taken in the form of Town and County referrals to local non-profit organizations for fair housing counseling and legal services that were supported by allocation of CDBG funds and, for the short period that similar services were being provided by Tri-Valley Housing Opportunity Center (TVHOC) by the TVHOC.

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

Actions Taken:

Program action was taken in the form of Town and County referrals to local non-profit organizations for fair housing counseling and legal services that were supported by allocation of CDBG funds and, for the short period that similar services were being provided by Tri-Valley Housing Opportunity Center (TVHOC) by the TVHOC.

6.1.3. Provide referral to appropriate agencies for services.

Actions Taken:

Program action was taken in the form of Town and County referrals to local non-profit organizations for fair housing counseling and legal services that were supported by allocation of CDBG funds and, for the short period that similar services were being provided by Tri-Valley Housing Opportunity Center (TVHOC) by the TVHOC.

6.1.4. Actively enforce building regulation accessibility requirements for new multifamily housing and for housing that requires extensive renovation.

Actions Taken:

Building regulation accessibility requirements for multifamily housing were consistently enforced during the Planning Period.

Housing Unit Production:

Projected Unit Production: Not quantified.

Actual Unit Production: Not applicable.

Evaluation and Recommendation:

Direction contained in Policy 6.0 and Programs 6.1.1., 6.1.2., and 6.1.3 should be pulled forward into the 2022-2030 Housing Element. In the current draft of the updated Housing Element the policy directive and work programs appear as Goals 4 and 5, Policies 4.1 and 4.2 and as Programs 4.1.a and 4.1.c. Program tasks contained in Program 6.1.4. should also be pull forward into the current draft of the updated 2022-2030 Housing Element. In the current draft of the 2022-2030 Housing Element. The policy directive appears as Goal 5 (Affirmatively further fair housing by taking meaningful actions that overcome patterns of segregation and foster inclusive communities) – with no corresponding policies or programs set forth in the current draft document.

POLICY 6.2: CONDUCT ONGOING OUTREACH AND EDUCATIONAL EFFORTS TO COMMUNICATE THE NEEDS AND THE BENEFITS OF PROVIDING AFFORDABLE HOUSING IN THE COMMUNITY.

Notes:

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 and Actions Taken:

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.

Actions Taken:

Organized tours occurred with Councilmembers, Commissioners and staff representatives of the member cities of the Tri-Valley Affordable Housing Committee.

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.

Actions Taken:

Following the preparation and Town Council review of Annual Progress Reports (APRs) covering the first couple of calendar years for the 2015-2022 Planning Period, the Town Council has regularly reviewed APRs for the Danville 2015-2022 Housing Element with those reviews being followed by submittal of the APRs to HCD in the requisite format.

Housing Unit Production:

Projected Unit Production: Not quantified.

Actual Unit Production: Not applicable.

Evaluation and Recommendation:

Direction contained in Policy 6.2. and Program 6.2.1. should be pulled forward into the 2022-2030 Housing Element. In the current draft of the updated Housing Element the policy directive and work programs appear as Policy 10.5.

Goal 7.0: Promote equal opportunity for all residents to reside in the housing of their choice.

POLICY 7.1: PRESERVE EXISTING AFFORDABLE HOUSING DEVELOPMENTS AT RISK OF CONVERTING TO MARKET RATE HOUSING.

Notes:

As of the start of 2014, a total of 74 housing units in Danville that utilized public funding for project development. All 74 units 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 and Actions Taken:

7.1.1. Continue to work with 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.

Actions Taken:

1. Approximately eight for-sale below market rate units (BMR) have had their term of affordability extended as a result of staff actions with the sellers of the BMRs.
2. As a related action - adopted TC Resolution No 92-2014 authorizing execution of an addendum to the Resale Restriction Agreement associated with 438 Antelope Ridge Way to allow the owner of this below market rate unit to temporarily not reside in the unit and allowing the owner to temporarily make the unit available as a rental unit to a qualifying moderate income household policies.
3. As a related action - adopted TC Resolution No. 83-2017 approving the release from the 20-year term restriction imposed as part of the Resale Restriction Agreement for the below market rate unit located at 438 Antelope Ridge Way to allow the sale of the unit at a market rate price in recognition of demonstrated financial need and the property owner's ongoing health issues
4. As a related action – Approved TC Ordinance No. 2016-02 for Zoning Text Amendment ZTA 15-02, prohibiting Short Term Residential Rentals in the Town of Danville to, in part, retain the availability of second dwelling units or multifamily dwellings for long term tenants to meet the Town's affordable housing needs.

Housing Unit Production:

Projected Unit Production: Not quantified.

Actual Unit Production: Not applicable.

Evaluation and Recommendation:

Direction contained in Goal 7.0, Policy 7.1 and Program 7.1.1. should be pulled forward into the 2022-2030 Housing Element. In the current draft of the updated Housing Element the policy directive and work programs appear as Policy 6.2 and as Program 6.2.b.

POLICY 7.2: MAINTAIN A CONDOMINIUM CONVERSION ORDINANCE MITIGATING THE IMPACTS TO DISPLACED TENANTS AND ENSURING QUALITY OF THE UNITS SOLD TO HOMEOWNERS.

Notes:

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.

Programs and Actions Taken:

7.2.1. By the end of 2017 review, and approve where deemed appropriate, amendments to the current Condominium Conversion Ordinance relative its effectiveness in protecting existing affordable housing and relative to its conformity to state legislation pertaining to the residential conversion process.

Actions Taken:

1. The Town amended the municipal code to create a new Condominium Conversion Ordinance in September 2014.
2. No residential condominium conversions occurred during the 2015-2022 Planning Period. (One commercial condominium conversion was processed by the Town during that time.)
3. As reported to HCD in the 2019 APR for the 2015-2022 Housing Element - "Changes in state legislation that went into effect in both January 1, 2018, and January 1, 2020, will be reviewed to determine if revisions to Danville's Condominium Conversion regulations need to be made to assure the regulations remain consistent with the intent and requirements state housing law." That review had not occurred as of the end of the 2015-2022 Planning Period and should occur early in the 2022-2030 Planning Period.

Housing Unit Production:

Projected Unit Production: Not quantified.

Actual Unit Production: Not applicable.

Evaluation and Recommendation:

Direction contained in Policy 7.2 and Program 7.2.1. should be pulled forward into the 2022-2030 Housing Element. In the current draft of the updated Housing Element the policy directive and work programs appear as Policy 6.2 and as Program 6.2.c.



Effectiveness in Addressing Special Housing Needs

With limited resources, the Town's ability to address the affordable housing needs of special needs populations is limited. However, the Town was able to expand affordable housing opportunities for these group through the following specific accomplishments:

- Worked closely with Trammell Crow Residential (TCR) to facilitate development of the 144-unit Alexan at Riverwalk apartments, which included a range of unit sizes including three-bedroom units and an affordable component. This project offered rental housing opportunities for large households and was the first new apartment project in the Town for a very long time.
- Contributed to the County's Shared Housing program which benefited seniors by matching seniors with living space to share to typically lower income persons.
- Facilitated development of senior independent living facilities (Danville Lodge and Sycamore Place) with reduced parking standards.

For the 2023-2031 planning period, the Town will actively pursue affordable housing development, including those for special needs groups and those with extremely low incomes. The Town rezoned multiple properties to M-35 and DBD-13, allowing developments at 30-35 units per acre. This density increase will enhance project feasibility for lower income and special needs households.





2023–2031

HOUSING ELEMENT

Town of Danville

Appendix F

Public Participation



Table of Contents



- 1. **Table A: Public Outreach Overview F-1**
- 2. **Public Outreach Summary F-3**
 - Updates as of 04/02/22 F-3
 - Priorities Survey (closed 09/18/21) F-4
 - Updates as of 02/01/22 F-5
 - Updates as of 12/20/21 F-6
 - Updates as of 08/30/21 F-7
 - Priorities Survey (as of 09/06/21) F-8
- 3. **Table B: Public Engagement Activity F-9**
- 4. **Table C: Earned Media F-18**



Table A: Public Outreach Overview

Row Labels	2021 Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Dec	2022 Jan	Feb	Mar	Apr	Jun	Jul	Sep	Nov	Dec	Grand Total
Earned Media			1	2	4						1		1						9
Danville Patch											1		1						2
Danville/San Ramon			1	2	1														4
The Patch					1														1
The Valley Sentinel					2														2
E-News				1											1			1	3
Danville Town Talks				1															1
Draft Housing Element															1				1
Public Hearings																		1	1
Open House												1							1
Housing Element - Engagement												1							1
Presentation	2	3	1	3	1	3	4	2	1	1	1	6	1	3	3				31
American Legion Mt Diablo Post									1										1
Chamber of Commerce								1											1
Danville/Sycamore Valley Rotary Club		1																	1
Exchange Club							1												1
Housing Element 101				2	1	2	1												6
Housing Element 201												3							3
Housing Element 301															3				3
Kiwanis Club						1													1
Planning Commission				1			1	1			1								4
Realtors Marketing Association		1										1							2
Senior Center: Buzz Session												1							1
TC/HRC Joint SS		1																	1
TC/Parks Commission/Arts Advisory Board Joint SS	1																		1
TC/Planning/DRB Joint SS	1																		1
Town Council SS							1												1
Town Council/HRC Study Session												1							1
Town Talks with the Mayor			1										1	1					2

Continues next page...

Continued:

Row Labels	2021 Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Dec	2022 Jan	Feb	Mar	Apr	Jun	Jul	Sep	Nov	Dec	Grand Total
Press Release	1	1	1	3	3	1	3								1				14
Danville Town Talks			1		1														2
Introduce Housing Element and Legislation		1																	1
RHNA Appeal					1		1												2
SB 9							1												1
Town Talks	1			1															2
Workshops				2	1	1	1												5
Draft Housing Element															1				1
Print				1	2					1			1						5
Danville Quarterly Newsletter - Spring 2022													1						1
Danville Quarterly Newsletter - Summer 2021					1														1
Danville Quarterly Newsletter - Winter 2022										1									1
Danville Recreation Guide - Fall 2021					1														1
Kiosk Flyer				1															1
Social Media		1	14	9	7	5						8	3	2	2				51
Facebook				4	4	3	2					3	2		1				19
Instagram				4								1	1						6
NextDoor					1	2	1					2							6
Twitter			1	6	4	2	2					2		2	1				20
Website					3											1	2	3	9
Draft EIR																1			1
Public Hearings																		2	2
Documents					3														3
Draft HE HCD Comments																	1		1
Final EIR																	1		1
Site Map																		1	1
Meeting															1				1
East Bay for Everyone															1				1



Public Outreach Summary

Updates as of 04/02/22

Danville Town Talks Website (as of 04/02/22)

- 314 registrants
- 115 subscribers to the HE page
 - 2,800 Total Visits
 - 1,801 Aware Visitors (visited at least one page)
 - 746 Informed Visitors (Visitor that has taken the next step and clicked on something.)
 - 129 Engaged Visitors (participated in an action item--forum, story, question, poll)

Workshop Series: Housing Element 101 (June - October 2021)

Date	R/A	YT Views
06/12	39/26	12
06/29	49/31	44
07/08	25/17	11
08/19	56/24	40
08/31	17/12	20
09/18	49/23	30
10/07	23/31	32

What is RHNA? video

- 38 views on YT

Workshop Series: Housing Element 201 (March 2022)

Date	R/A	YT Views
03/09	9/15	10
03/17	4/1	7
03/28	22/24	6

Housing Sites Suggestion Map - Tool (March 7 - April 8)

- 259 visitors
- 26 contributors
- 125 pins

Publications on Danville Town Talks Website

- Housing Element Fact Sheet 197 downloads
- Housing Element FAQs.....57 downloads

Priorities Survey - 113 submissions (closed 09/18/21)

- Rent 3 3%
- Own 98 86%
- No response 12 11%
- Mailed In 90 80%
- Online..... 23 20%

Top Identified Items to Preserve:

- Open Space 40 responses or 38%
- “Small Town” Feel 32 responses or 28%
- Parks 25 responses or 22%
- Single Family Housing 24 responses of 21%
- Safety/Police 16 responses or 14%
- Downtown 14 responses or 12%
- Bike/Walk Ways 13 responses or 12%

Top Identified Concerns:

- Traffic (including parking) 20 responses or 19%
- Overcrowding 16 responses or 15%
- Infastructure (including water, schools) 8 responses or 7%
- Safety (including crime, homelessness) 7 responses or 7%

Updates as of 02/01/22

Danville Town Talks Website (as of 2/1/22)

- 245 website registrants
- 96 subscribers to the HE page
 - 978 Aware Visitors (visited at least one page)
 - 400 Informed Visitors (Visitor that has taken the next step and clicked on something.)
 - 85 Engaged Visitors (participated in an action item--forum, story, question, poll)

Workshop Series: Housing Element 101

Date	R/A	YT Views
06/12	39/26	12
06/29	49/31	44
07/08	25/17	8
08/19	56/24	40
08/31	17/12	18
09/18	49/23	58

What is RHNA? video

- 86 views on YT



Updates as of 12/20/21

Social Media Outreach Stats (September 1 - December 12)

These stats are just for our Housing Element posts:

- Twitter average reach 620 people per post (2)
- Facebook average reach 1.7k people per post (2)
- Nextdoor average reach 1.9k people per post (1)
- Instagram no posts

Town Website Housing Element Page Sept 1 - Dec 12

- 319 unique page visits (if a page was viewed multiple times in one visit it is only counted once)

Danville Town Talks Website (as of 12/20/21)

- 227 registrants
- 89 subscribers to the HE page
 - 906 Aware Visitors (visited at least one page)
 - 376 Informed Visitors (Visitor that has taken the next step and clicked on something.)
 - 79 Engaged Visitors (participated in an action item--forum, story, question, poll)

Workshop Series: Housing Element 101

Date	R/A	YT Views
06/12	39/26	11
06/29	49/31	44
07/08	25/17	8
08/19	56/24	38
08/31	17/12	17
09/18		54

What is RHNA? video

- 78 views on YT

Updates as of 08/30/21

Social Media Outreach Stats

These stats are just for our Housing Element posts:

- Twitter average reach 940 people per post
- Facebook average reach 980 people per post
- Nextdoor average reach 1.3K people per post
- Instagram average reach 1.7K people per post

Town Website Housing Element Page May 1- August 31

- 880 unique page visits (if a page was viewed multiple times in one visit it is only counted once)

Danville Town Talks Website (as of 09/07/21)

- 189 registrants
- 75 subscribers to the HE page
 - 931 Total Visits
 - 530 Aware Visitors (visited at least one page)
 - 289 Informed Visitors (Visitor that has taken the next step and clicked on something.)
- 63 Engaged Visitors (participated in an action item--forum, story, question, poll)

Workshop Series

Date	R/A	YT Views
06/12	39/26	9
06/29	49/31	43
07/08	25/17	7
08/19	56/24	29
08/31	17/12	N/A

What is RHNA? video

- 38 views on YT

Priorities Survey - 107 submissions (as of 09/06/21)

- Rent 3 3%
- Own 92 86%
- No response 12 11%
- Mailed In 85 79%
- Online..... 22 21%

Top Identified Items to Preserve:

- Open Space 37%
- “Small Town” Feel 27%
- Parks 21%
- Single Family Housing 21%
- Safety/Police 15%
- Downtown 13%
- Bike/Walk Ways 12%

Top Identified Concerns:

- Traffic.....14%
- Overcrowding 11%
- Parking 5%
- Water Shortage.....4%



TABLE B: PUBLIC ENGAGEMENT ACTIVITY

Date	Medium	Details	Council/ Commission Meetings	Town Talks with the Mayor - April 22, 2021	RHNA Appeal	Town Talks Website (Launched May 25)	Housing Element Workshop Series	Priorities Survey	Town Talks with the Mayor - April 1, 2022	Housing Site Suggestion Map Tool	Balancing Act	Draft Housing Element for Public Review	Other
3/10/2021	Presentation	TC/Parks Commission/ Arts Advisory Board Joint SS	X										
3/23/2021	Presentation	TC/Planning/DRB Joint SS	X										
3/23/2021	Press Release	Town Talks		X									
4/2/2021	Press Release	Introduce Housing Ele- ment and Legislation		X									
4/4/2021	Presentation	Danville/Sycamore Valley Rotary Club											X
4/6/2021	Presentation	Realtors Marketing Association											X
4/12/2021	Presentation	TC/HRC Joint SS	X										
5/25/2021	Presentation	Town Talks with the Mayor		X									
5/25/2021	Press Release	Danville Town Talks				X							
5/26/2021	Earned Media	Danville/San Ramon				X							
5/26/2021	Social Media	Twitter				X							
6/2/2021	Social Media	Facebook					X						
6/3/2021	Press Release	Workshops					X						
6/4/2021	E-News	Danville Town Talks		X									
6/5/2021	Social Media	Facebook				X							

Table continues next page...

Continued:

Date	Medium	Details	Council/ Commission Meetings	Town Talks with the Mayor - April 22, 2021	RHNA Appeal	Town Talks Website (Launched May 25)	Housing Element Workshop Series	Priorities Survey	Town Talks with the Mayor - April 1, 2022	Housing Site Suggestion Map Tool	Balancing Act	Draft Housing Element for Public Review	Other
6/7/2021	Earned Media	Danville/San Ramon	X				X						
6/7/2021	Press Release	Town Talks				X	X						
6/7/2021	Social Media	Facebook					X						
6/8/2021	Social Media	Instagram					X						
6/8/2021	Social Media	Twitter				X							
6/8/2021	Presentation	Planning Commission											X
6/9/2021	Social Media	Instagram					X						
6/9/2021	Social Media	Twitter				X							
6/11/2021	Social Media	Twitter					X						
6/11/2021	Social Media	Instagram											
6/12/2021	Presentation	Housing Element 101					X						
6/21/2021	Social Media	Facebook					X						
6/21/2021	Social Media	Twitter					X						
6/22/2021	Earned Media	Danville/San Ramon											
6/22/2021	Press Release	Workshops					X						
6/28/2021	Print	Kiosk Flyer				X	X						

Table continues next page...

Continued:

Date	Medium	Details	Council/ Commission Meetings	Town Talks with the Mayor - April 22, 2021	RHNA Appeal	Town Talks Website (Launched May 25)	Housing Element Workshop Series	Priorities Survey	Town Talks with the Mayor - April 1, 2022	Housing Site Suggestion Map Tool	Balancing Act	Draft Housing Element for Public Review	Other
6/28/2021	Social Media	Twitter					X						
6/29/2021	Social Media	Instagram					X						
6/29/2021	Presentation	Housing Element 101					X						
6/30/2021	Social Media	Twitter					X						
7/1/2021	Earned Media	The Valley Sentinel											
7/1/2021	Earned Media	The Valley Sentinel											
7/2/2021	Press Release	Workshops				X	X						
7/2/2021	Press Release	Danville Town Talks				X							
7/6/2021	Social Media	Twitter					X						
7/7/2021	Social Media	Facebook				X	X						
7/7/2021	Social Media	NextDoor					X						
7/8/2021	Print	Danville Quarterly Newsletter - Summer 2021						X					X
7/8/2021	Social Media	Twitter					X						
7/8/2021	Presentation	Housing Element 101					X						
7/9/2021	Website	Town Website			X								
7/12/2021	Social Media	Facebook			X								

Table continues next page...

Continued:

Date	Medium	Details	Council/ Commission Meetings	Town Talks with the Mayor - April 22, 2021	RHNA Appeal	Town Talks Website (Launched May 25)	Housing Element Workshop Series	Priorities Survey	Town Talks with the Mayor - April 1, 2022	Housing Site Suggestion Map Tool	Balancing Act	Draft Housing Element for Public Review	Other
7/12/2021	Social Media	Twitter						X					
7/12/2021	Website	Town Website			X	X		X					
7/12/2021	Website	Danville Town Talks			X								
7/14/2021	Earned Media	Danville/San Ramon			X								
7/14/2021	Press Release	RHNA Appeal			X								
7/14/2021	Social Media	Facebook											X
7/15/2021	Earned Media	The Patch											
7/16/2021	Social Media	Facebook				X	X	X					
7/16/2021	Social Media	Twitter						X					
7/24/2021	Print	Danville Recreation Guide - Fall 2021											X
8/10/2021	Social Media	Facebook					X	X					
8/11/2021	Press Release	Workshops					X						
8/12/2021	Presentation	Kiwanis Club											X
8/16/2021	Social Media	Twitter					X	X					
8/17/2021	Social Media	Facebook			X		X						
8/19/2021	Presentation	Housing Element 101					X						

Table continues next page...

Continued:

Date	Medium	Details	Council/ Commission Meetings	Town Talks with the Mayor - April 22, 2021	RHNA Appeal	Town Talks Website (Launched May 25)	Housing Element Workshop Series	Priorities Survey	Town Talks with the Mayor - April 1, 2022	Housing Site Suggestion Map Tool	Balancing Act	Draft Housing Element for Public Review	Other
8/24/2021	Social Media	NextDoor				X							
8/25/2021	Social Media	NextDoor				X							
8/27/2021	Social Media	Facebook				X							
8/31/2021	Social Media	Twitter					X						
8/31/2021	Presentation	Housing Element 101					X						
9/8/2021	Presentation	Exchange Club											X
9/14/2021	Press Release	Workshops					X						
9/15/2021	Social Media	Facebook					X						
9/15/2021	Presentation	Town Council SS											X
9/17/2021	Social Media	Facebook											X
9/17/2021	Social Media	Twitter											X
9/17/2021	Social Media	Twitter					X						
9/17/2021	Press Release	SB 9											X
9/18/2021	Presentation	Housing Element 101					X						

Table continues next page...

Continued:

Date	Medium	Details	Council/ Commission Meetings	Town Talks with the Mayor - April 22, 2021	RHNA Appeal	Town Talks Website (Launched May 25)	Housing Element Workshop Series	Priorities Survey	Town Talks with the Mayor - April 1, 2022	Housing Site Suggestion Map Tool	Balancing Act	Draft Housing Element for Public Review	Other
9/20/2021	Social Media	NextDoor											X
9/28/2021	Press Release	RHNA Appeal			X								
9/28/2021	Presentation	Planning Commission											X
10/7/2021	Presentation	Chamber of Commerce					X						
10/26/2021	Presentation	Planning Commission											X
12/5/2021	Presentation	American Legion Mt Diablo Post					X						
1/5/2022	Print	Danville Quarterly Newsletter - Winter 2022					X				X		
2/22/2022	Presentation	Planning Commission					X						
2/23/2022	Earned Media	Danville Patch								X			
3/7/2022	Social Media	NextDoor								X			
3/7/2022	Social Media	Facebook								X			
3/7/2022	Social Media	Twitter								X			
3/9/2022	Social Media	Twitter								X			
3/9/2022	Presentation	Housing Element 201					X						

Table continues next page...

Continued:

Date	Medium	Details	Council/ Commission Meetings	Town Talks with the Mayor - April 22, 2021	RHNA Appeal	Town Talks Website (Launched May 25)	Housing Element Workshop Series	Priorities Survey	Town Talks with the Mayor - April 1, 2022	Housing Site Suggestion Map Tool	Balancing Act	Draft Housing Element for Public Review	Other
3/10/2022	Social Media	Facebook					X			X			
3/10/2022	Social Media	Instagram								X			
3/14/2022	Presentation	Town Council/HRC Study Session					X						
3/17/2022	Presentation	Realtors Marketing Association					X						
3/17/2022	Presentation	Housing Element 201					X						
3/25/2022	Social Media	NextDoor							X				
3/25/2022	Social Media	Facebook							X				
3/26/2022	Open House	Housing Element - En- gagement								X			
3/28/2022	Presentation	Housing Element 201					X						
3/29/2022	Presentation	Senior Center: Buzz Session								X			
4/1/2022	Print	Danville Quarterly Newsletter - Spring 2022								X			
4/1/2022	Presentation	Town Talks with the Mayor							X				
4/5/2022	Earned Media	Danville Patch								X			

Table continues next page...

Continued:

Date	Medium	Details	Council/ Commission Meetings	Town Talks with the Mayor - April 22, 2021	RHNA Appeal	Town Talks Website (Launched May 25)	Housing Element Workshop Series	Priorities Survey	Town Talks with the Mayor - April 1, 2022	Housing Site Suggestion Map Tool	Balancing Act	Draft Housing Element for Public Review	Other
4/5/2022	Social Media	Facebook								X			
4/7/2022	Social Media	Instagram								X			
4/29/2022	Social Media	Facebook								X			
6/24/2022	Social Media	Twitter							X				
6/27/2022	Social Media	Twitter							X				
7/1/2022	Press Release	Draft Housing Element										X	
7/1/2022	E-News	Draft Housing Element										X	
7/7/2022	Presentation	Housing Element 301					X						
7/11/2022	Social Media	Facebook									X		
7/12/2022	Meeting	East Bay for Everyone										X	
7/13/2022	Presentation	Housing Element 301					X						
7/13/2022	Social Media	Twitter									X		
7/20/2022	Presentation	Housing Element 301					X						
9/13/22	Press Release	Draft EIR											X

Table continues next page...

Continued:

Date	Medium	Details	Council/ Commission Meetings	Town Talks with the Mayor - April 22, 2021	RHNA Appeal	Town Talks Website (Launched May 25)	Housing Element Workshop Series	Priorities Survey	Town Talks with the Mayor - April 1, 2022	Housing Site Suggestion Map Tool	Balancing Act	Draft Housing Element for Public Review	Other
9/13/22	Website	Draft EIR											X
11/16/22	Website	Draft HE EIR Comments											X
11/28/22	Website	Final EIR											X
12/2/22	Website	Public Hearings											X
12/2/22	E-News	Public Hearings											X
12/2/22	Website	Site Map											X
12/2/22	Print	Public Hearings											X

TABLE C: EARNED MEDIA

Date	Title	Source	Link
5/26/2021	Danville launches new online platform to receive public feedback	Danville/ San Ramon	Danville launches new online platform to receive public feedback News DanvilleSanRamon.com
6/7/2021	As Danville ramps up Housing Element process, Planning Commission to hear update on public outreach website	Danville/ San Ramon	As Danville ramps up Housing Element process, Planning Commission to hear update on public outreach website News DanvilleSanRamon.com
6/22/2021	Danville sets next workshop for residents to provide input on state-mandated housing increase	Danville/ San Ramon	Danville sets next workshop for residents to provide input on state-mandated housing increase News DanvilleSanRamon.com
7/1/2021	Danville provides workshop to inform residents about 2023-2031 Housing Element	The Valley Sentinel	July 2021 Issue - pg 9
7/1/2021	Town continues to provide ways for the community to participate in the mandated Housing Element Update	The Valley Sentinel	July 2021 Issue - pg 10
7/14/2021	Danville files RHNA appeal seeking to lower number of state-mandated housing units	Danville/ San Ramon	Danville files RHNA appeal seeking to lower number of state-mandated housing units News DanvilleSanRamon.com
7/15/2021	Danville appeals state-mandated housing requirements	Danville Patch	Danville Appeals State-Mandated Housing Requirements Danville, CA Patch
2/23/2022	Danville Residents Asked to Identify Potential Housing Spots	Danville Patch	Danville Residents Asked To Identify Potential Housing Spots Danville, CA Patch
4/5/2022	Danville Housing Site Suggestion Tool Closes Friday	Danville Patch	Danville Housing Site Suggestion Tool Closes Friday Danville, CA Patch





2023–2031

HOUSING ELEMENT

Town of Danville

Appendix G

Housing Element Implementation Plan



Table of Contents



1.	Goal 1	G-1
	Policy 1.1.....	G-1
	Policy 1.2.....	G-1
	Policy 1.3.....	G-2
2.	Goal 2	G-2
	Policy 2.1.....	G-2
	Policy 2.2.....	G-3
	Policy 2.3.....	G-3
3.	Goal 3	G-4
	Policy 3.1.....	G-4
	Policy 3.2.....	G-5
	Policy 3.3.....	G-5
	Policy 3.4	G-5
4.	Goal 4	G-6
	Policy 4.1.....	G-6
	Policy 4.2.....	G-6
5.	Goal 5	G-7
6.	Goal 6	G-7
	Policy 6.1.....	G-7
	Policy 6.2.....	G-15
	Policy 6.3.....	G-16
	Policy 6.4	G-18
	Policy 6.5.....	G-18
	Policy 6.6.....	G-19
	Policy 6.7.....	G-19
	Policy 6.8	G-19
	Policy 6.9.....	G-19
	Policy 6.10	G-19
	Policy 6.11.....	G-19
	Policy 6.12	G-19
7.	Goal 7	G-20
	Policy 7.1.....	G-20
	Policy 7.2	G-26
8.	Goal 8	G-28
	Policy 8.1.....	G-28
	Policy 8.2.....	G-29
	Policy 8.3	G-30
9.	Goal 9	G-30
	Policy 9.1.....	G-30

Table of Contents



10. Goal 10 G-31

Policy 10.1..... G-31

Policy 10.2 G-31

Policy 10.3 G-31

Policy 10.4 G-33

Policy 10.5 G-33

Policy 10.6 G-33

Policy 10.7 G-33

11. Goal 11 G-34

Action Area 1 G-34

Action Area 2 G-35

Action Area 3 G-36

Action Area 4 G-37

Action Area 5 G-38





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.

- **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.



GOAL 7: PROMOTE ACCESS TO AFFORDABLE HOUSING OPPORTUNITIES FOR PERSONS WITH SPECIAL HOUSING NEEDS SUCH AS SENIORS, DEVELOPMENTALLY DISABLED, LARGE HOUSEHOLDS, AND VERY LOW TO MODERATE INCOME HOUSEHOLDS.

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.



GOAL 8: FACILITATE A MIX OF HOUSING TYPES WITH DENSITY AND HEIGHT LIMITATIONS APPROPRIATE FOR THE SUBJECT NEIGHBORHOOD.

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.



GOAL 10: ADOPT AND IMPLEMENT A HOUSING ELEMENT THAT COMPLIES WITH STATE LAW.

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
Action 1.1: Support residential development that brings new publicly subsidized and naturally affordable market rate multifamily housing to Danville.	Under-representation of Hispanic and Black/African American residents in Danville relative to Contra Costa County.	Lack of affordable housing and opportunities for low and moderate income households; community resistance to development.	Disparities in access to opportunities	Land use resources	Town of Danville	Provide staff support, land use flexibilities, and financial resources to developers who propose to develop publicly subsidized and naturally affordable market rate housing.	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.	Develop website additions by the middle of 2024; conduct roundtable discussions beginning in January 2025.
							GEOGRAPHIC TARGET: Citywide OBJECTIVE: Meet with five developers annually.	
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.	Under-representation of Hispanic and Black/African American residents in Danville relative to Contra Costa County.	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.	Disparities in access to opportunities	Land use resources	ABAG funded Contra Costa County Collaborative (C4), EBHO, other cities	Increase opportunities for lower-income households to find housing that is affordable.	Design a regional loan forgiveness program.	Begin design in Summer 2025 and complete by winter 2026.

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
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).	Lack of affordable housing townwide; low housing production	Lack of affordable housing and opportunities for low and moderate income households to live in the Town	Disproportionate housing need for low income households and protected classes	Land use resources	TBD	Increase development of accessible units beyond minimum requirements	Develop pilot program with other jurisdictions that would create more opportunities for lower income households to live in Danville	End of 2027
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.).	Lack of affordable housing townwide; Low affordable housing production; Very little multifamily housing production	Lack of affordable housing and opportunities for low and moderate income households	Disproportionate housing need for low income households and protected classes	Land use resources	Town of Danville	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	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.	Begin design in Summer 2024 and complete by winter 2025.

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
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.	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.	Affordable housing is typically located in areas where land costs are lower and density is easier to achieve.	Segregation/integration patterns; disparities in access to opportunities	Land use resources	Town of Danville/ Contra Costa County	Create opportunities for livability improvements without increasing housing costs.	-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.	Begin best practices research in 2025; complete review and develop policy by 2026, with implementation in early 2027.



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
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.	Very high rates of cost burden for <50% AMI households and Black and Hispanic households; high rates of overcrowding among minority populations.	Lack of affordable housing citywide; low housing production	Disproportionate housing needs	Human resources	Town of Danville	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.	Conduct best practices research on other jurisdictions' programs and prepare recommendations to City Council. GEOGRAPHIC TARGET: Citywide OBJECTIVE: 30 units in 8 years.	Conduct best practices work in 2025; bring recommendations to Council in the beginning of 2026; implement program by mid-2026.



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 rights 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

