Housing Element Update Guidance

Attachment 1:
Implementation Review

Implementation Review

Jurisdiction Name:	Walnut Creek		
	Implementation Status	Program Number (If Applicable)	Page(s) Where Found
If the local government's previous housing element included a rezone program pursuant to GC Sections 65583(c), 65583.2 and 65584.09 to address a shortfall of adequate sites, has the program(s) to rezone been completed?	☐ YES ☐ NO ☒ N/A	The City did not have a rezone program.	
Does zoning permit emergency shelters without discretionary action or has a multijurisdictional agreement pursuant to Section 65583(d) been approved? [1]	☒ YES ☐ NO	The City's standards for emergency shelters already complied with State law when the 2009 Housing Element was adopted.	
Does zoning permit transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone? [2]	☒ YES ☐ NO	In process. Planning Commission recommendation on 2/27/2014; City Council scheduled to adopt in May	
Are policies, ordinances or procedures established to allow reasonable accommodation for persons with disabilities in the application of zoning and land use policies, ordinances or procedures?	☒ YES ☐ NO	In process. Planning Commission recommendation on 2/27/2014; City Council scheduled to adopt in May	
Has a density bonus ordinance been adopted pursuant to Government Code Section 65915 (since January 1, 2005)?	☒ YES ☐ NO	Article 10. Density Bonus Ordinance last updated in 2009.	

[1] These are not required where agencies adopted housing elements in the fourth cycle before the effective date of SB 2 (January 1, 2008). These agencies are primarily in San Diego County. Agencies should note "Housing Element Adopted Prior to SB 2" if this is the case.

Housing Element Update Guidance

Attachment 2:
Completeness Checklist

City of Walnut Creek 2015-2023 Housing Element

Public Participation (Section 65583(c)(8))

(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/GS_publicparticipation.php)

	Page(s)	Comments
Description of diligent effort to include all economic segments of the community and/or their representatives in the development and update of the housing element (e.g., types of outreach, meetings, appropriate languages, list of invitees and general comments and how they were incorporated)	I-5 – I-8; Appendix B	Summary of workshops included in the Introduction; Appendix B includes a complete summary of public comments

Review and Revise (Section 65588)

(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/GS_reviewandrevise.php)

	Page(s)	Comments
Progress in implementation – A description of the actual results or outcomes of the prior element's goals (i.e., what happened), objectives, policies, and programs. Include quantification of results where possible (e.g., number of units rehabilitated) and may be qualitative where necessary (e.g., mitigation of governmental constraints)	V-1 – V-36	
Effectiveness of the element – For each program, include an analysis comparing significant differences between what was projected or planned in the earlier element and what was achieved. Analyze the differences to determine where the previous housing element met, exceeded, or fell short of what was anticipated	V-1 – V-36	
Appropriateness of goals, objectives, policies and programs – A description of what has been learned based on the analysis of progress and effectiveness of the previous element. A description of how the goals, objectives, policies, and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element	V-1 – V-36	

Housing Needs Assessment (Section 65583(a)(1 and 2))

(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/HN_home.php

	Page(s)	Data Source (if not identified in the housing element)	Comments
Quantification and analysis * of existing and projected housing needs	Section II		
Populations and employment trends, including documentation of projections	II-1 – II-9		
Housing and Household characteristics, including: • Level of payment compared with ability to pay (overpaying households) • Housing stock conditions • Overcrowded households	II-9 – II-14; II-23 – II-34; II-38 – II-41		
Existing and projected needs for all income levels, including: • Regional Housing Need Allocation (RHNA) • Existing housing need for extremely low income households • Projected housing need for extremely low income households based on RHNA or Census (see Section 65583(a)(1))	II-11 – II-14; II-41 – II-42		II-11 – II-14: existing housing need for extremely low income households discussed throughout the existing needs section; II-41 – II-42: RHNA and projected housing need for ELI

* Analysis is defined as a description and evaluation of specific needs, characteristics and resources available to address identified needs

Persons with Special Needs (Section 65583(a)(7))

(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/HN_SHN_home.php)

Identification and analysis of any special housing needs including:*	Page(s)	Data Source (if not identified in the element)	Comments
• Elderly	II-15 – II-16		
• Persons with disabilities, including developmental disabilities (See Memo at http://www.hcd.ca.gov/hpd/NoticeCoverLttrSB812.pdf)	II-16 – II-19		
• Large households	II-20		
• Farmworkers (seasonal and permanent)	II-23		
• Female headed households	II-19		
• Homeless (annual and seasonal) **	II-20 – II-23		
• Other			

* Analysis is defined as a description and evaluation of specific needs, characteristics and resources available to address identified needs
** See Section 65583(a)(7) for additional information regarding this requirement

At-risk Units (Section 65583(a)(9)

(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/EHN_atrisk.php)

	Page(s)	Comments
Inventory of at-risk units (10 years from the housing element due date) (Section 65583(a)(9)(A))	II-37	No units at-risk
Estimate of replacement versus preservation costs (Section 65583(a)(9)(B))	N/A	No units at-risk
Identification of qualified entities Section 65583(a)(9)(C))	N/A	No units at-risk
Identification of potential funding Section 65583(a)(9)(D))	N/A	No units at-risk

Note: Section 65583(a)(9) has many detailed requirements. Agencies with at-risk units should review the specific statutory requirements to ensure a complete analysis.

Potential Governmental and Non-governmental Constraints (Section 65583(a)(5 and 6))

(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/CON_home.php)

	Page(s)	Comments
Potential Governmental Constraints Include an analysis of actual and potential governmental constraints for each of the following:	Section III	
Land use controls (e.g., parking, lot coverage, heights, unit sizes, open space requirements, floor area ratios, growth controls (e.g., caps on units or population or voter approval requirements)	III-3 – III-6; III-11 – III-14; III-21	III-3 – III-6: General Plan residential land use designations; residential development standards; III-1 – III-14: parking standards; III-21: growth limitation plan
Building codes and their enforcement (e.g., current CBC, any local amendments and local code enforcement programs)	III-23 – III-24	
Site improvement requirements (e.g., street widths, etc.)	III-17	
Fees and other exactions (e.g., analyze all planning and impact fees and impact on total development costs)	III-17 – III-20	
Local processing and permit procedures (e.g., typical processing times, permit types by housing type, decision-making criteria and bodies)	III-14 – III-16	
Housing for persons with disabilities (e.g., definition of family, concentration requirements, reasonable accommodation procedures)	III-7, III-9 – III-11	
Potential and actual constraints on the development of a variety of housing types for all income levels, including multifamily rental housing, factory-built housing, mobiles homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters and transitional housing	III-6 – III-11	

	Page(s)	Comments
Local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need	V-28 – V-30	
Local efforts to remove governmental constraints that hinder meeting the need for housing for persons with disabilities, supportive housing, transitional housing and emergency shelters	V-19 – V-23	
Transitional housing and supportive housing as a residential use of property and subject only to those restrictions that apply to other residential dwellings of the same type in the same zone	III-9 – III-10	
Potential Non-governmental Constraints Include an analysis of actual and potential non-governmental constraints for each of the following:	III-1 –III-3	
Availability of financing	III-3	
Price of land	III-2	
Cost of construction	III-2 – III-3	

Sites Inventory and Analysis (Section 65583(a)(3) and 65583.2)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/SIA_home.php		
	Page(s)	Comments
Listing of properties by parcel number or other unique, reference showing for each parcel (Section 65583.2(b)(1) – (3): • Size • General plan designation • Zoning category • For non-vacant sites, description of existing uses • Number of units that can be accommodated on each site	IV-14 – IV-26; Appendix A	Section IV describes the 13 opportunity sites. Parcel-specific inventory is included in Appendix A.
* Sites available for Above Moderate income households and not served by public sewer need not be identified on a site specific basis (Section 65583.2(b)(6))		
General description of environmental constraints to the development of housing (Section 65583.2(b)(4)	III-24 – III-25	
General description of infrastructure (planned/available) including water, sewer and other dry utilities, including availability and access to distribution facilities (Section 65583.2(b)(5)	III-25 – III-26	
In determining the number of units on each site, indicate how the number of units was determined. • If development is required at minimum density, indicate the number of units at the minimum density. No further analysis is required. • If development is not required at minimum density, demonstrate how the number of units were determined and adjust, if necessary, for local land use controls.	IV-12 – IV-13; IV-14 – IV-26; Appendix A	Assumptions are described on a site specific basis.

	Page(s)	Comments
For Non-vacant sites, specify the additional development potential for each site within the planning period and provide an explanation of the methodology to determine development potential considering factors, including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market conditions and regulatory or other incentives to encourage additional residential development (Section 65583.2(b)(7))	IV-10 – IV-11; IV-14 – IV-26; Appendix A	IV-10 – IV-11: describes how underutilized sites are identified. Factors are described on a site-specific basis (IV-14 – IV-26, Appendix A)
Demonstration of zoning to accommodate the housing need for lower income households (Section 65583.2(c)(3)) and (d) – (f))	IV-10 – IV-27	

• Indicate those sites that can accommodate lower income households
• Indicate those sites where the density allowed is at the "deemed appropriate" [default] density (65583.2(c)(3)(B))
• For sites that can accommodate lower income households, but with allowed densities less than the "deemed appropriate" density, provide analysis demonstrating how the adopted densities accommodate the need for lower income housing. The analysis must include:
  ○ Market demand
  ○ Financial feasibility
  ○ Project experience within a zone providing housing for lower income households (65583.2(c)(3)(A))
	IV-14 – IV-27	Default density standard of 30 units per acre is used.

Map of Sites included in the inventory (Section 65583.2(b)(7))	IV-28 – IV-33	
Number of units built between the start of the projection period and the deadline for adoption of the housing element (Government Code Section 65583.1(d)	IV-2 – IV-10	Counted units approved and under construction.
Number of units proposed using alternative provisions such as rehabilitation, conversion, preservation or second units (Section 65583.1). See checklist at http://www.hcd.ca.gov/hpd/housing_element2/examples/655831Checklist.pdf)	N/A	

	Page(s)	Comments
Identification of zoning for a variety of types:	III-6 – III-11	
Multifamily rental housing	III-7 – III-9	
Factory-built housing	III-7	
Mobilehomes	III-7	
Housing for agricultural employees	III-11	
Emergency shelters (See Section 65583(a)(4) and the Department's memo at http://www.hcd.ca.gov/hpd/sb2_memo050708.pdf)	III-9 – III-10	
Transitional and supportive housing (See Section 65583(a)(5) and the Department's memo at http://www.hcd.ca.gov/hpd/sb2_memo050708.pdf)	III-9 – III-10	
Carryover obligation (AB 1233: Section 65584.09 – See memo at http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_1233_final_dt.pdf)	N/A	

Quantified Objectives and Housing Programs (Section 65583(b) and (c)(1 through 6)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/PRO_home.php)		
	Page(s)	Comments
Provide statement of quantified objectives (Section 65583(b)):		
Maximum number of units, by income group, including extremely low-income of: • new construction; • rehabilitation; and • conservation.	VI-10	
Include programs (Section 65583(c) and (c)(7)) with:		
• Schedule of specific actions; • Timeline for implementation with a beneficial impact in the planning period; and • Identification of agencies and officials responsible for implementing each program.	VI-11 – VI-32	All programs identify schedule/timeline and responsible agencies.
Program(s) providing adequate sites (Section 65583(c)(1)):		
Programs to rezone and any other programs needed to address a shortfall of sites to accommodate the regional housing need, if applicable, and any programs included pursuant to Section 65583.2(h) and (i) or carryover obligation pursuant to Section 65584.09	N/A	
Programs to rezone and any other programs needed to address a shortfall of capacity for housing for farmworkers that could not be accommodated on sites identified in the inventory, if applicable.	N/A	
If applicable, programs to facilitate a variety of housing types, including multifamily rental, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single room occupancy, emergency shelters and transitional and supportive housing	VI-3 – VI-6; VI-12; VI-22; VI-23; VI-25; VI-26	Policies H-1.8, H-1.9, H-2.2, H-3.3, H-3.4, H-3.5; Programs H-1.B, H-3.A, H-3.E, H-3.F, H-3.H

	Page(s)	Comments
Programs to assist in the development of housing for extremely low, very low, low and moderate income households (Section 65583(c)(2))	VI-4 – VI- 5; VI-14 – VI-22	Policies H-2.1 – H-2.10; Programs H-2.A – H-2.U
Program(s) to address governmental constraints (Section 65583(c)(3)):		
Programs to address governmental constraints and where appropriate and legally possible, to remove constraints to the maintenance, improvement and development of housing	VI-27	Policies H-4.1 – H-4.4; Programs H-4.A – H-4.B
Program to remove constraints on housing for persons with disabilities and provide reasonable accommodation for housing for persons with disabilities	VI-6	Policies H-2.4, H-3.5, H-3.6
Program(s) to conserve and improve the condition of the existing affordable housing stock (Section 65583(c)(4))	VI-7 – VI-8; VI-28 – VI-29	Policies H-5.1, H-5.4, H-5.5; Programs H-5.A, H-5.D
Program(s) to promote housing opportunities for all persons (Section 65583(c)(5))	VI-8, VI-29 – VI-30	Policies H-6.1, H-6.2; Programs H-6.A – H-6.B
Program(s) to preserve at-risk units (Section 65583(c)(6))	N/A	No at-risk units

Other Requirements (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/OR_home.php) and http://www.hcd.ca.gov/hpd/housing_element2/SIA_conservation.php)		
	Page(s)	Comments
Description of general plan consistency (Section 65583(c)(7))	I-8 – I-10	
Analysis of construction, demolition and conversion of housing for lower income households in the Coastal Zone (Section 65588)	N/A	
Description of opportunities for energy conservation in residential development (Section 65583(a)(8))	IV-43 – IV-47	
Water and Sewer Priority (Section 65589.7) See the HCD Memo at http://www.hcd.ca.gov/hpd/memo_sb1087.pdf. *	Noted	
SB 5 and AB 162 (Flood Hazard Land Management) See the HCD Memo at http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_162_stat07.pdf *	Noted	
SB 244 (Disadvantaged Communities) See Governor's Office of Planning and Research for technical assistance at http://opr.ca.gov/ *	Noted	

* These are not required for a complete housing element and are not required to be part of the housing element and have been include as an information item to assist local governments in meeting requirements triggered by the housing element update schedule.

Housing Element Update Guidance

Attachment 3:
Streamlined Update Template

City of Walnut Creek 2015-2023 Housing Element

Housing Needs Assessment (Section 65583(a)(1 and 2))

(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/HN_home.php

	Revised Page(s)	Indicate N/A If No Changes Were Necessary
Update quantification of population, employment, and housing stock needs including:		
• Population	II-2 – II-5	New DOF, U.S. Census, and ACS data
• Employment	II-5 – II-9	New DOF, U.S. Census, and ACS data; ABAG Jobs-Housing Connection Strategy data
• Households	II-9 – II-14	New U.S. Census, CHAS data
• Overpayment (including lower-income)	II-39 – II-41	New CHAS data
• Overcrowding	II-38 – II-39	New ACS data
• Extremely Low Income Households	II-10 – II-12	New CHAS data
• Housing conditions	II-26	New ACS data

Sources of information:

- 2010 Census at http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t
- American Community Survey at http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t
- Department of Finance at http://www.dof.ca.gov/research/demographic/
- Applicable Federal Consolidated Plan
- Available local and regional data (e.g., local census of homeless persons or shelter beds)

Special Note: If a jurisdiction has utilized a data packet pre-approved by HCD such as in SANDAG, SCAG and SACOG, mark N/A above where appropriate and indicate the data packet has been utilized. The Department will not review the portions noted in the applicable correspondence to the Council of Governments. Contact HCD for more details or questions.

Update analysis and conclusions as necessary due to changes in population and households characteristics or other dynamics for population, employment, households, overpayment, overcrowding, extremely low income households and housing conditions	N/A	Conclusions remain unchanged
Update policies and programs as necessary to reflect changes in the analysis and conclusions and other pertinent assessments of need such as the federal Consolidated Plan	N/A	Conclusions remain unchanged

Persons with Special Needs (Section 65583(a)(7))

(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/HN_SHN_home.php)

	Revised Page(s)	Indicate N/A If No Changes Were Necessary
Update quantification of special housing needs groups, including:	II-14 – II-23	
• Persons with disabilities, including developmental	II-16 – II-19	New data
• Elderly	II-15 – II-16	New ACS data
• Large households	II-20	New CHAS data
• Farmworkers (seasonal and permanent)	II-23	New ACS data
• Female headed households	II-19	New ACS data
• Homeless Individuals and Families	II-20 – II-23	2013 Contra Costa Homeless Count

Sources of information:

- 2010 Census at http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t
- American Community Survey at http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t
- Department of Finance at www.dof.ca.gov/research/demographic
- CA Department of Developmental Services at www.dds.ca.gov
- Agricultural Census at http://www.agcensus.usda.gov/Publications/index.php
- Applicable Federal Consolidated Plan and local and regional data (e.g., local census of homeless persons or shelter beds)

Special Note: If a jurisdiction has utilized a data packet pre-approved by HCD such as in SANDAG, SCAG and SACOG, mark N/A above where appropriate and indicate the data packet has been utilized. The Department will not review the portions noted in the applicable correspondence to the Council of Governments. Contact HCD for more details or questions.

Update analyses and conclusions, as necessary, due to changes in housing needs or other dynamics, for persons with special needs	N/A	Conclusions remain unchanged
Quantify and analyze persons with developmental disabilities as required by Government Code Section 65583 (e) (See the Department's memo at http://www.hcd.ca.gov/hpd/NoticeCoverLttrSB812.pdf)	II-18 – II-19	
Revise programs as appropriate including pursuant to Section 65583(e) (Developmental Disabilities) to address need based on revised data/analyses	VI-25 – VI-26	Added programs H-3.F and H-3.G

At-risk Units (Section 65583(a)(9) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/EHN_atrisk.php)		
	Revised Page(s)	Indicate N/A If No Changes Were Necessary
Update the inventory of at-risk units , removing units no longer at risk and adding any additional units that are at-risk of conversion within 10 years from the start of the housing element planning period	II-37	No at-risk units
Special Note: If a jurisdiction has utilized SACOG's Housing Element Data to update the inventory, mark N/A where appropriate above and indicate the data has been used. The Department will not review the updated inventory. Contact HCD for more details.		
Analyze risk of updated inventory of at-risk units	II-37	No at-risk units
Evaluate the loss of any at-risk units	N/A	No at-risk units
Revise policies and programs as appropriate based on update analysis and conclusions	N/A	No at-risk units

Potential Governmental and Non-governmental Constraints (Section 65583(a)(5 & 6)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/CON_home.php)		
	Revised Page(s)	Indicate N/A If No Changes Were Necessary
Land Use Controls • Update to show changes to land use controls including changes in residential zoning and/or development standards (e.g., heights and lot coverage, parking requirements, minimum unit sizes, floor area ratios, density limits,)	N/A	N/A
• Update to describe changes to growth controls or similar measures such as population or unit caps or voter required general plan re-designations or voter required approval of changes in land use laws or regulations	N/A	N/A

	Revised Page(s)	Indicate N/A If No Changes Were Necessary
Building Codes and Enforcement • Update to describe changes to local building code, amendments and enforcement programs	III-23 – III-24	Updated to reflect new building codes used by the City
Site Improvements • Describe changes to site improvement requirements	N/A	N/A
Permitting Processes and Procedures • Update to show revisions to processing and permit procedures for residential development (e.g., design review process, change in level of review (administrative vs. legislative review: ministerial vs. discretionary review))	N/A	N/A
Fees and Exactions • Update changes to fee schedules • Update changes to other exactions	III-17 – III-20	Updated to include new fee schedule rates
Housing for Persons with Disabilities Update to describe any new restrictions or revisions regarding approval of housing for persons with disabilities such as concentration requirements, limits on the number of unrelated persons or provisions for making reasonable accommodations	III-11	Updated to inform of pending Reasonable Accommodation Ordinance
Non-governmental Constraints Update land costs, financing availability and construction costs as necessary and consider other potential non-governmental constraints, such as resident or business opposition to development, as appropriate	III-1 – III-3	Updated with new data

	Revised Page(s)	Indicate N/A If No Changes Were Necessary
General (Changed Circumstances) For each category above, update analyses, as needed, to reflect changes in conditions or circumstances such as market conditions, land costs, financing availability, and construction costs that effect the conclusions of the analyses on potential governmental constraints in the prior element	N/A	No new conclusions related to constraints
Programs to Mitigate Identified Constraints • Describe programs to mitigate identified constraints in the prior housing element • Revise policies and programs as appropriate to address identified constraints	See Section V, Housing Accomplishments	

Sites Inventory and Analysis (Section 65583(a)(3) and 65583.2))

(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/SIA_home.php

	Revised Page(s)	Indicate N/A If No Changes Were Necessary
Identify any changes to the sites inventory	IV-7, IV-18, IV-22 – IV-26	Inventory was revised to remove sites that were no longer available and to add 5 new opportunity sites
Update or include analysis or description as necessary to demonstrate zoning appropriate to accommodate housing for lower income households pursuant to Section 65583.2(c)(3) and (d) – (f)	N/A	Methodology is unchanged. Relied on default density standard.
Update or include analysis or description as necessary to demonstrate the potential for redevelopment pursuant to Section 65583.2(b)(7)	N/A	N/A
Analyze any new known environmental constraints or changed conditions and circumstances such as market conditions that affect the suitability of identified sites	A-23, A-26, A-29, A-38-39	No new environmental constraints identified.

Update methodologies as necessary to estimate the residential capacity on identified sites	N/A	Methodology is unchanged
	Revised Page(s)	Indicate N/A If No Changes Were Necessary
Revise analysis of existing and/or planned infrastructure capacity (e.g., water and sewer) to accommodate the regional housing need, if needed (e.g., capacity or availability has changed)	N/A	
Include a summary table of sites included in the inventory by income category in comparison to the RHNA and, if applicable, any carryover obligation (Section 65584.09)	IV-27	
Add programs to rezone and any other programs needed to address a shortfall of sites to accommodate the regional housing need, if applicable, and any programs included pursuant to Section 65583.2(h) and (i) or carryover obligation pursuant to Section 65584.09	N/A	N/A
Update analysis as necessary to demonstrate sufficient capacity to accommodate the need for emergency shelters	N/A	N/A

Other Requirements

(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/OR_home.php) and http://www.hcd.ca.gov/hpd/housing_element2/SIA_conservation.php)

	Revised Page(s)	Indicate N/A If No Changes Were Necessary
Update description to ensure consistency with other elements of the general plan if policies or programs have been adopted in other elements of the general plan affecting internal consistency	N/A	N/A
Update to describe, as necessary, housing for lower or moderate income households that has been constructed, demolished or converted in the Coastal Zone	N/A	N/A

City of Walnut Creek

Housing Element

HCD Review Draft
April 2014

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City of Walnut Creek
2015-2023 Housing Element Update

HCD Review Draft

April 2014

City of Walnut Creek
Community Development Department
1666 North Main Street
Walnut Creek, CA 94596

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Note to the Reader about HCD Streamlined Review

To provide a streamlined approach, both in the preparation of the updated element as well as in review by the California Department of Housing and Community Development (HCD), jurisdictions that adopted a housing element in the fourth cycle that HCD found in substantial compliance with State law may opt to use the Streamlined Update template (provided by HCD) to show where changes were made in the previously adopted housing element. The City of Walnut Creek has opted to use the Streamlined Update template.

Use of the Streamlined Update does not relieve the jurisdiction of its obligation to address all statutory requirements of State housing element law, but rather provides a guide to updating the necessary portions of the housing element and facilitates State review of housing element submittals. For eligible jurisdictions, HCD review will rely upon the element in compliance in the prior planning period and will be limited to changes that have occurred since the prior planning period. HCD will not review areas that have not changed since their content continues to be sufficient to meet statutory requirements.

The Streamlined Update template option is applicable to the following areas only:

- *Sites Inventory and Analysis*
- *Analysis of Governmental and Non-Governmental Constraints*
- *Housing Needs Assessment, including special needs groups (excluding the quantification and analysis of homeless individuals and families)*
- *Units At-Risk of Conversion to Market Rate*
- *General Plan Consistency*
- *Coastal Zone Housing*

The Streamlined Update is not available for the following areas:

- *Review and Revise (i.e., evaluation of the 2009 Housing Element policies and programs)*
- *Public Participation*
- *Programs and Quantified Objectives*
- *Any new statutory requirements since the prior update*

For jurisdictions using the Streamlined Update template, the housing element must indicate where changes have been made. The yellow highlighting throughout this Housing Element identifies new information and information that has been changed from the 2009 Housing Element. The highlighting is only used in sections of the Housing Element that are subject to streamlined review.

I. Introduction

This document is the 2015-2023 Housing Element. It updates the City's 2009 Housing Element, which covered the period from 2009 to 2014. The guiding principle for Housing in the City's General Plan states:

> *"Walnut Creek supports housing of various types, densities, and prices to meet the needs of current and prospective residents of all income levels and ages. The City will promote opportunities for housing and will strive to meet the State-mandated regional fair-share numbers. The City encourages housing along transit corridors, housing for the local workforce, and housing that is attainable by and suitable for the diverse populations that call Walnut Creek home."*

The City of Walnut Creek, which lies approximately 23 miles east of San Francisco at the foot of Mt. Diablo, is a thriving regional economic and cultural center. The city's growth throughout the 1960s and 1970s was predominately residential. A commercial development boom followed in the 1980s and 1990s. Since 1990, Walnut Creek has grown more slowly than the county or region, increasing from 60,423 residents in 1990 to an estimated 65,684 in 2013, an average annual growth rate of approximately 0.36 percent. By comparison, Contra Costa County and the Bay Area have grown more rapidly during the same period, at annual average growth rates of 1.3 and 0.8 percent, respectively.

Since 1990, Walnut Creek has seen the percentage of family households, as compared to non-family households, decrease from 75 percent to 53 percent.[1] However, the average household size has decreased only slightly, from 2.11 in 1990 to 2.08 in 2010.

Single-family homes constitute approximately half of the dwelling units in Walnut Creek, and from 1990 to 2010 the number of single-family homes in Walnut Creek increased at about the same rate as multifamily housing units (roughly 0.4 percent). However, during the past few years between 2010 and 2013, there has been a change in the nature of new residential development, with nearly 95 percent of new residential development occurring in the form of multifamily housing.

The nation saw an unprecedented boom in housing prices that began in 1998 and continued until 2006. However, by 2008, the national economy and the housing market across the United States had undergone a dramatic turnaround. Due to the accessibility of credit and risky mortgage lending practices during the housing boom, the country saw insupportable home price inflation, and, subsequently, a rise in mortgage defaults and foreclosures nationwide, which led to an excess of available properties and a tightening of the credit market.

The housing crisis reached its bottom in 2009 and Walnut Creek, as well as the United States, experienced an uneven recovery through 2013. While housing prices are increasing, they have not yet reached their previous highs before the crisis. Throughout this period, lenders restricted access to affordable mortgage rates to all but those with extremely high credit scores and a 20 percent down payment. In 2013, these restrictions began to loosen and this trend is projected to continue providing more ownership opportunities as the housing recovery continues.

It is projected that Bay Area home prices will appreciate rapidly in 2013 and 2014, faster than projected national growth. Contra Costa County was harder hit by the recession than counties closer to San Francisco and Silicon Valley, but strong demand for housing is expected to lead to rapid appreciation in the Walnut Creek area. The 2013 unemployment rate in Walnut Creek was 4.7 percent, below the national average but still above the pre-crisis low of 2.6 percent. With housing prices increasing and unemployment still relatively high, moderate income residents (those earning less than 120 percent of the area median income) may find affordable housing even scarcer than before the housing crisis.

The following sections provide the community context for planning of housing, describing the purpose and content of the Housing Element, and summarizing the public participation process undertaken during the update of the Housing Element.

[1] According to the U.S. Census, a family consists of two or more people (one of whom is the householder) related by birth, marriage, or adoption residing in the same housing unit.

A. Community Context for Housing Planning

The original economic base for Walnut Creek was agriculture, but when the Caldecott Tunnel was completed in 1937, Walnut Creek soon became a suburban community for Bay Area workers. In 1971 the City adopted its first General Plan. The General Plan emphasized development of the city as a sub-regional retail and employment center and encouraged expansion of commercial areas, while also emphasizing creation of an open space system. Both of these goals were accomplished, which brought benefits but also led to concerns about the impacts of growth and development, particularly that of traffic congestion.

In 1989, the General Plan was revised to set a variety of goals and standards and proposed a number of special planning studies to be performed over a 20-year period. Many of these goals focused on developing and reinvigorating the Core Area and Downtown. In 1993, the City adopted a Growth Limitation Plan and subsequently revised the Zoning Ordinance in 1996.

A series of Specific Plans were adopted from 1996 through 2002, which included the East Mt. Diablo Boulevard, Geary/Road and North Main Street, Locust Street Extension, and the North Main Street/Ygnacio Valley Road areas.

The preparation of the current General Plan, *General Plan 2025*, began in 2003 and was completed in 2006.

This Housing Element is an update of the adopted and certified 2009 Housing Element. It is intended that this Element retain consistency with *General Plan 2025*, while also being updated to reflect current demographic conditions, to accommodate regional housing "fair share" needs, and to revise housing policies and programs, as needed, to ensure effectiveness.

B. Role and Content of Housing Element and Relationship to General Plan

The State of California has declared that the availability of housing is of vital statewide importance, and that decent housing and a suitable living environment is a priority of the highest order. State law requires that each city and county in California prepare a housing element, with a prescribed content and upon a prescribed schedule. Bay Area cities and counties are required to adopt an updated Housing Element by January 31, 2015.

This Housing Element is a statement of the community's housing needs, resources, constraints, and opportunities. It is an element of the City's General Plan, and is therefore part of the City's "constitution" for development. It must be consistent with the other elements of the adopted General Plan, which include the Land Use Element, Circulation

Element, Conservation Element, Open Space Element, Safety Element, and Noise Element and Growth Management Element.

The Housing Element includes the following major chapters:

- **Chapter I. Introduction:** An introduction, reviewing the purpose and scope of the Housing Element;
- **Chapter II. Housing Needs Assessment:** An analysis of the city's demographic profile, housing characteristics, and existing and future housing needs;
- **Chapter III. Housing Constraints:** An analysis of market, governmental, and non-governmental constraints affecting the production of housing;
- **Chapter IV. Housing Resources:** An evaluation of the land, financial, and organizational resources available to address the city's identified housing needs and goals;
- **Chapter V. Housing Accomplishments:** An evaluation of accomplishments under the 2009 Housing Element; and
- **Chapter VI. Housing Plan:** A statement of the Housing Plan to address the city's identified housing needs, including housing goals, policies, and programs.

The State of California and the Association of Bay Area Governments (ABAG) conduct a process to establish quantitative "fair share housing" allocations for creation of housing units, including affordable units under various income categories. These quantified numbers are known as the Regional Housing Needs Assessment (RHNA). The RHNA for the City of Walnut Creek is listed in Table I-1 for the identified income categories. The RHNA projection period is January 1, 2014 through October 31, 2022.

TABLE I-1
REGIONAL HOUSING NEEDS ALLOCATION BY INCOME CATEGORY
CITY OF WALNUT CREEK
JANUARY 1, 2014 – OCTOBER 31, 2022

Total Allocation	Very Low	Low	Moderate	Above Moderate	Average Annual Need
2,235	604	355	381	895	227
% of Total	27%	16%	17%	40%	-

Source: Final Regional Housing Need Plan For the San Francisco Bay Area: 2014-2022

The Housing Element must assess both current and future housing needs and constraints in meeting these needs. The Element must provide a strategy that establishes housing goals, policies, and programs to address the needs, including the above "fair share" needs by income category.

Planning for projected housing needs, and providing for affordable housing within the community, can assist with maintaining or achieving economic health and quality of life, including but not limited to the following factors:

- Community workforce is able to live close to jobs;
- Efficient use of roadways and reduced traffic congestion;
- Diversity of population within a variety of housing types;
- Local businesses are able to hire and retain employees; and
- Efficient use of land and public infrastructure.

C. Public Participation

Note: Streamlined Update is not available for this section. All text in this section is new.

The City of Walnut Creek has encouraged and provided opportunities for public participation in the process of identifying housing needs and formulating housing policies and programs. The City's objectives for the public participation process in the Housing Element update were as follows:

- To inform the public of the purpose of the Housing Element;
- To present information regarding the City's housing needs and current programs;
- To gather information about housing needs and ideas for addressing those needs;
- To learn from housing professionals who have experience developing housing in Walnut Creek or other Bay Area jurisdictions; and
- To gather comments and feedback on updated programs and policies.

The City provided several opportunities for public involvement. The following section summarizes public outreach conducted by the City of Walnut Creek. Appendix B contains a detailed summary of all the public comments received through the public participation process.

Stakeholder Workshop, September 4, 2013

On September 4, 2013 the City of Walnut Creek conducted a Stakeholder Workshop on the Housing Element Update. To advertise the workshop, the City sent an email notice to nearly 100 local agencies, community organizations, and stakeholders in the city. The City also posted an advertisement in the City newsletter, *In a Nutshell*, and provided a press release to

the Contra Costa Times inviting the broader community to attend the workshop. The meeting was also highlighted on the City's website. Approximately 30 people attended the Stakeholder Workshop.

At the workshop, City staff and the Housing Element consulting firm, Mintier Harnish, presented a brief overview of the Housing Element Update and facilitated an interactive discussion to solicit ideas from participants about the most critical housing issues facing Walnut Creek residents and new ways the City and community might address these issues. Appendix B contains a summary of the issues and ideas discussed at the workshop. The input provided at the workshop was used to shape the Housing Element policies and programs.

Community Workshop, December 11, 2013

On December 11, 2013 the City of Walnut Creek conducted a Community Workshop on the Housing Element. The City advertised the workshop through an email sent to 135 contacts, asking them to attend and help spread the word about the workshop. The City posted an advertisement in the City newsletter, provided a press release to the Contra Costa Times, and highlighted the workshop on the City's website. The press release was picked up by several local news sources, including the Walnut Creek Patch. Approximately 20 people attended the Community Workshop. Workshop attendees heard a presentation on the housing element process, Walnut Creek's housing needs, and an overview of existing programs. After the presentation, participants engaged in a workshop activity that asked them to identify housing issues, propose solutions to the top issues, and brainstorm other big ideas. A full summary of the discussion is contained in Appendix B.

Housing Needs Survey

The City created a Housing Needs Survey on Open Town Hall (the City's on-line public participation forum) to help the City better understand the housing needs and preferences of local residents. The Housing Survey included 11 questions that asked respondents about their current housing situation as well as their views on Walnut Creek's housing issues more generally. As of January 2014, the survey had 154 responses.

The high cost of housing was a common response for many of the questions. Thirty percent of respondents identified "lower cost of rent/house payment" as the factor that would most improve their current housing situation. Sixty-three percent of respondents identified the cost of rent/house payments as the most significant housing problem in Walnut Creek. The second highest answer to that question was the lack of affordable housing, at 45 percent (respondents could choose more than one of 10 possible responses). The top response to the question, "What would make the biggest improvement to housing in Walnut Creek?" was consistent with previous responses: "More affordable single family houses for sale." When asked, "Due to population growth, Walnut Creek must add 2,200 new housing units over the next nine years. With this in mind, please identify your preferred housing growth

scenario," respondents chose "promote mixed use housing in specific parts of Walnut Creek" and "focus on single-family housing on vacant and under-utilized land" as their top responses, at 27 percent each. Only 20 percent of respondents had children under the age of 18 at home; most respondents either had grown children or no children.

Respondents were given a chance to give written comments on the state of Walnut Creek's housing, and many were worried about increasing the number of housing units in the city and subsequent strain on city services, such as schools, police, and roads. Three quarters of survey respondents owned their home, and a majority spent less than 30 percent of their income on housing costs.

The results of the Housing Needs Survey are contained in Appendix B.

Summary of Public Comments

Public participants from the stakeholder workshop and community workshop raised issues that can be grouped into a number of themes; affordability concerns, land use concerns and design concerns, and financial policies. Many of these concerns are being addressed by the existing and new policies and programs in this Housing Element, as well as other city programs and policies. Below is a representative sample of some of the concerns that were addressed in each category:

Concerns:

Residents pointed out that affordable housing is scarce in Walnut Creek. Affordable housing for young people, first-time homebuyers, empty nesters, and the elderly was seen as especially scarce. Despite this need for affordable housing, residents were concerned about the prospects for new affordable housing development. Residents believed that the public would oppose new housing development in the planning process because affordable housing tends to be stigmatized. Residents also shared concerns about the impacts of new housing, such as the traffic and parking impacts.

Members of the development community (including representatives from MidPen, East Bay Housing Organizations, AGS Engineering, Eden Housing, Satellite Affordable Housing Associates, and Building Industry Association - Bay Area) expressed concerns about the difficulty of assembling all of the financing for completing affordable housing projects. In addition to the funding difficulties, affordable housing can be more expensive due to the additional labor costs associated with Federally-funded projects. The loss of redevelopment funds will also hinder the development of new affordable housing.

Solutions:

Members of the public also shared ideas for improving the housing issues facing Walnut Creek. Residents believed that downtown Walnut Creek and the areas around the BART station were good places for new high-density housing.

At the stakeholder workshop, members of the development community suggested funding and programmatic improvements that include: a land value recapture program, City-facilitated collaboration between nonprofit and for-profit developers, and City fee waivers.

Participants at the community workshop proposed a variety of solutions that included finding more funding and land for housing, providing more resources for non-profit housing developers, and mitigating the impacts of new housing and development.

D. Consistency with the General Plan

The 2015-2023 Housing Element is one of the elements of *General Plan 2025*, first adopted in 2006 and amended several times since then. The Housing Element is an integral component of the General Plan and is consistent with the goals and policies established in the various elements. The Housing Element goals should be interpreted and implemented in a manner that is consistent with the goals contained in other elements. Table I-2 demonstrates the consistency between the Housing Element goals and related goals in other General Plan elements. The City will maintain consistency as future General Plan amendments are processed by evaluating proposed amendments for consistency with all elements of the General Plan.

TABLE I-2
HOUSING RELATED GOALS BY ELEMENT
CITY OF WALNUT CREEK

Housing Element Goals	Related Goals
Goal H-1: New Housing Development To provide adequate housing sites and encourage the availability of housing types for all economic segments of the community consistent with the infrastructure and service capacities of the city.	**Built Environment** Citywide Goals, Policies, and Actions Goal 2: Encourage housing development that helps to reduce the increase in traffic congestion. Citywide Goals, Policies, and Actions Goal 3: Encourage housing and commercial mixed-use development in selected locations that enhances pedestrian access and reduces traffic. Citywide Goals, Policies, and Actions Goal 5: Require that infill development is compatible with its surroundings. Growth Management Goal 10: Coordinate the location, intensity, and mix of land uses with transportation resources. Urban Design Goal 15: Enhance connectivity and mobility throughout the city.

TABLE I-2 HOUSING RELATED GOALS BY ELEMENT CITY OF WALNUT CREEK	
Housing Element Goals	**Related Goals**
Goal H-2: Affordable Housing To facilitate affordable housing opportunities.	**Quality of Life** Community Services Goal 8: Make Walnut Creek a community accessible to all.
Goal H-3: Special Needs Housing To provide a range of housing services for Walnut Creek residents with special needs, including seniors, persons with disabilities, single female-headed households with children, large families, the homeless, and residents with extremely low incomes.	**Quality of Life** Community Services Goal 7: Promote strong community support systems for families and individuals of all ages. Community Services Goal 8: Make Walnut Creek a community accessible to all.
Goal H-4: Removal of Government Constraints Minimize the impact of potential governmental constraints on the maintenance, improvement, and development of housing.	**Governance** Local Leadership Goal 3: In areas where changes are proposed, encourage collaboration among the public, property owners, neighborhood associations, and the City.
Goal H-5: Housing Preservation To protect and conserve the existing housing stock where possible and appropriate.	**Quality of Life** Neighborhoods and Residential Areas Goal 1: Protect and enhance the quality of life in the city's residential neighborhoods.
Goal H-6: Fair Housing To ensure equal housing opportunities for all Walnut Creek residents regardless race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, disability, or source of income.	**Quality of Life** Community Services Goal 7: Promote strong community support systems for families and individuals of all ages. Community Services Goal 8: Make Walnut Creek a community accessible to all.

TABLE I-2 HOUSING RELATED GOALS BY ELEMENT CITY OF WALNUT CREEK	
Housing Element Goals	**Related Goals**
Goal H-7: Energy Conservation and Sustainable Development To encourage energy conservation and green building policies and practices in residential development	**Built Environment** Growth Management Goal 10: Coordinate the location, intensity, and mix of land uses with transportation resources. Growth Management Goal 12: Make more efficient use of the regional and subregional transportation system. Environmental Integrity Goal 26: Develop a comprehensive integrated plan to preserve the natural environment in the built environment. Sustainability Goal 27: Promote "green" development and redevelopment. Conservation Goal 28: Promote energy conservation. Waste Reduction Goal 30: Meet or exceed State goals for source reduction and waste diversion.

II. Housing Needs Assessment

Chapter II presents and analyzes the demographic, socioeconomic, and housing characteristics that affect housing needs in the city. An understanding of housing needs helps formulate an appropriate and adequate housing plan for Walnut Creek. The main sources of information for the Housing Needs Assessment are the 2000 and 2010 U.S. Census and the 2009-2011 American Community Survey conducted by the U.S. Census Bureau based on a sampling of households.[1] Additional data sources used in the Housing Needs Assessment include:

- Population and housing unit counts by the State Department of Finance (DOF);
- Housing market information, such as home sales and rents from Zillow.com and DataQuick sales transactions;
- Public and non-profit agencies were consulted for data on special needs groups, the services available to them, and gaps in the system;

[1] Similar to the Census short form, the data from the American Community Survey is based on a sample and is subject to sample variability. The degree of uncertainty for an estimate is indicated by a margin of error. Use of the ACS data for the 2009-2011 three year average results in a margin of error within acceptable levels.

- Lending patterns for home purchase and home improvement loans are provided through the Home Mortgage Disclosure Act (HMDA) database;
- Association of Bay Area Governments (ABAG) Forecast of Jobs, Population, and Housing Projections and ABAG's Regional Housing Needs Determination (July 18, 2013) provides demographic projections and information on future housing needs; and
- The U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy provides comparative data for income levels of various groups, 2000 and 2006-2010.

A. Demographic Profile

This section addresses population numbers, age, race/ethnicity, and employment of Walnut Creek's residents. In a broad sense, the type and amount of housing need in a community is largely determined by population growth and various demographic characteristics. Factors such as age, race/ethnicity, occupation, jobs, income level, household type, desirability of community, taxes, fees and other costs combine to influence the type of housing needed and the ability to afford housing.

Population Trends

Walnut Creek is the fifth largest city in Contra Costa County with a population of 65,684 in 2013. Table II-1 presents population growth trends in Walnut Creek from 1990 to 2013. In the years from 1990-2000, Walnut Creek's population increased by a modest seven percent, less than half the growth rate of the county as a whole. From 2000 to 2010, the population of the city actually decreased by one percent, similar to the adjacent cities of Concord (zero percent increase) and Martinez (one percent decrease), yet in contrast to the more robust 11 percent population growth evidenced countywide. The population of other surrounding cities (i.e., Lafayette and Pleasant Hill) only increased by one or two percent. Walnut Creek's population increased by two percent from 2010 to 2013, similar to surrounding cities and the county.

TABLE II-1 POPULATION GROWTH TRENDS CITY OF WALNUT CREEK 1990-2013							
Jurisdiction	**1990**	**2000**	**2010**	**2013**	**Percent Change**		
					1990-2000	**2000-2010**	**2010-2013**
Concord	111,348	121,710	122,067	123,812	9%	0%	1%
Lafayette	23,501	23,463	23,893	24,312	0%	2%	2%
Martinez	32,038	36,167	35,824	36,578	13%	-1%	2%
Pleasant Hill	31,585	32,847	33,152	33,633	4%	1%	1%
Walnut Creek	**60,569**	**64,583**	**64,173**	**65,684**	**7%**	**-1%**	**2%**
Contra Costa County	803,732	948,816	1,049,025	1,074,702	18%	11%	2%

Sources: 1990, 2000, 2010 Census; State Department of Finance 2013 - Population and Housing Estimates.

The Association of Bay Area Governments (ABAG) produces population estimates as part of its program to project future growth in the Bay Area. The latest projections, *Projections 2013*, estimated Walnut Creek's 2010 population at 64,173 and project a 2020 population of 69,900 and a 2030 population of 76,100. The countywide projected growth rate between 2010 and 2020, 7.1 percent, is slightly less than Walnut Creek's, at 8.9 percent, which is projected to continue at roughly the same rate, 8.9 percent, between 2020 and 2030.

Age Characteristics

A community's housing needs are determined in part by the age of its residents. Each age group typically has distinct lifestyles, family type and size, income levels, and housing preferences. As people move through each stage of their life, their housing needs and preferences also change. Therefore, evaluating the age characteristics of a community will help to identify the housing needs of its residents.

Table II-2 summarizes the age characteristics of Walnut Creek residents in 2000 and 2010 and compares this with the county as a whole. Walnut Creek has a higher than average median age, and like many communities nationwide, Walnut Creek's population is aging. The City's median age was 45.1 in 2000 and had increased to 47.9 years by 2010. This is in contrast to the significantly lower countywide median age of 38.5 and statewide average of 35.2 in 2010. Factors contributing to this shift in the city's age structure include an aging in place of young adults into the middle age bracket, an increase in the number of seniors, and a decline in the number of new young adults and families, as well as the presence of a large senior-only housing area, Rossmoor, which accounts for 21 percent of the total housing stock in the city.

TABLE II-2 AGE CHARACTERISTICS AND TRENDS CITY OF WALNUT CREEK 2000 AND 2010					
Age Groups	**2000**		**2010**		**Contra Costa County 2010**
	Persons	**Percent**	**Persons**	**Percent**	
Preschool Age (Ages 0-4)	2,305	4%	2,633	4%	6%
School Age (5-17)	8,455	14%	8,086	13%	18%
College Age (18-24)	3,351	5%	3,599	6%	8%
Young Adults (25-44)	17,394	27%	15,137	24%	27%
Middle Age (45-64)	15,961	25%	17,653	28%	28%
Senior Adults (65+)	16,281	25%	17,065	27%	12%
Total	**64,296**	**100%**	**64,173**	**100%**	**100%**

Sources: 2000, 2010 Census.

In the years from 2000 to 2010, the number of middle age adults (45 to 64) in Walnut Creek increased by 11 percent, becoming the largest segment (28 percent) of the City's population. The City also experienced a 5 percent increase in its senior population during this period, with 27 percent of City residents now over the age of 65. In contrast, the City has seen a 1.3 percent decline in the number of young adults (25 to 44) over the past 10 years, decreasing from 27 to 24 percent of the population.

These trends in the age structure of Walnut Creek's population have several implications for housing. As the children of middle age adults leave home, many of these people may begin to consider moving into smaller dwellings, such as apartments and townhomes, with more limited maintenance requirements. The need for specialized senior housing, such as active adult communities and assisted living facilities, will increase with the continued growth in the city's senior and "frail elderly" population (age 75 and older). And if the City wants to ensure new young families can move into the community, additional affordable housing opportunities for families will be critical.

Race and Ethnicity

The Bay Area has been gradually changing in the racial and ethnic composition of its population. These changes have implications for housing needs to the extent that different groups may have different household characteristics, income levels, and cultural backgrounds that may affect their needs and preferences for housing.

Walnut Creek, like most Bay Area communities, has also experienced gradual changes in its racial make-up. While White residents continue to comprise the largest racial/ethnic group (at 73 percent in 2010), their share of the population has decreased steadily over the past two decades (from 81% in 2000), while the other racial groups have grown in both size and proportion. As shown in Table II-3, the Asian/Pacific Islanders share of the population

increased the most by 2,000 persons from 9 percent of the population in 2000 to 13 percent in 2010, and the Hispanic share of the population increased by 1,700 from 6 percent to 9 percent of the total. Despite Walnut Creek's increasing diversity, the city remains far less ethnically diverse than the county as a whole.

TABLE II-3
RACE AND ETHNIC COMPOSITION
CITY OF WALNUT CREEK
2000 AND 2010

Race/Ethnicity	2000		2010		Contra Costa County (2010)
	Persons	Percent	Persons	Percent	
White	51,834	81%	47,170	73%	48%
Asian/Pacific Islander	6,059	9%	8,068	13%	15%
Native American	148	0%	99	0%	0%
Hispanic	3,851	6%	5,540	9%	24%
African American	666	1%	996	2%	9%
Other Race*	1,738	3%	2,300	3%	4%
Total	**64,296**	**100%**	**64,173**	**100%**	**100%**

Sources: 2000, 2010 Census.

Note: The "other race" category includes two or more races.

The student population in Walnut Creek has diversified as well. An examination of recent enrollment data for local schools in the Walnut Creek Elementary School District indicates that minorities comprise a growing portion of the student population.[2] In academic year 2012/2013, a total of 30 percent of the elementary student population in Walnut Creek was comprised of Asians (13 percent), Hispanics (14 percent), and Blacks (three percent), slightly higher than the incidence of these racial/ethnic groups in the city's population as a whole. In contrast, minorities comprise 64 percent of the student population countywide.

Employment Characteristics

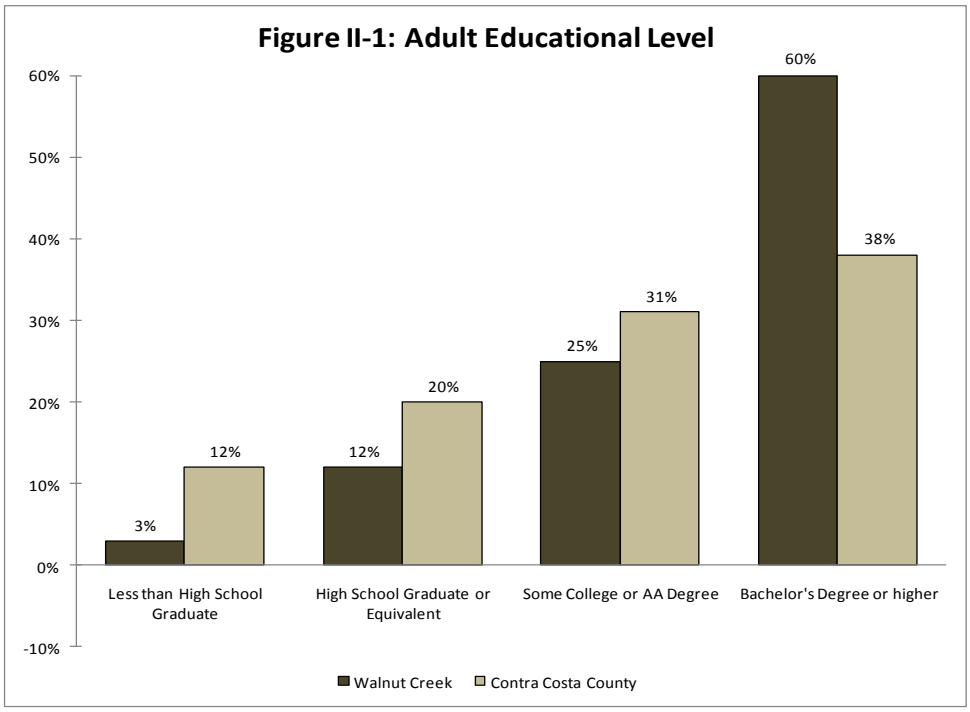
Resident Employment

Education and employment also have an important impact on housing needs to the extent that different jobs and income levels determine the type and size of housing that a household can afford. The State Employment Development Department (EDD) estimates that as of June 2013, 35,400 Walnut Creek residents were in the labor force, with 4.9 percent unemployment, compared to a countywide unemployment rate of 7.3 percent and a statewide rate of 8.8 percent. California's unemployment has decreased almost two percentage points from one year ago, reflective of the recovering economy.

In general, Walnut Creek residents are highly educated; about 60 percent of adult residents have a college or graduate degree while one-quarter have at least some college education

[2] Data was compiled from the Education Data Partnership website (http://www.ed-data.k12.ca.us/)

(Figure II-1). In the county, 38 percent of residents have a college or graduate degree and 32 percent have high school diploma or less. The occupations held by Walnut Creek residents also reflect the highly skilled, educated population.



Source: 2007-2011 American Community Survey.

Table II-4 describes the types of occupations held by Walnut Creek residents. Approximately 82 percent of residents are employed in either managerial/professional occupations (59 percent) or sales and office occupations (23 percent). Relatively higher paying jobs are in both categories, except for certain sales positions, translating into higher incomes for the residents engaged in these activities. The number of residents employed in managerial/professional positions increased by 9 percent from 2000 to 2011. In contrast, there were noticeable declines (5 percent decrease) in the number of residents engaged in the sales and office occupational category.

TABLE II-4 EMPLOYMENT PROFILE CITY OF WALNUT CREEK 2000 AND 2011				
Occupations of Residents	**2000**		**2011**	
	Persons	**Percent**	**Persons**	**Percent**
Managerial / Professional	16,878	56%	18,320	59%
Sales and Office	8,393	28%	7,103	23%
Service Occupations	2,748	9%	3,662	13%
Production/ Transportation/ Repair	1,093	4%	987	3%
Construction/ Extraction/ Maintenance; Farming, Forestry, Fishing	1,274	4%	1,057	3%
Total	**30,386**	**100%**	**31,129**	**100%**

Sources: 2000 U.S. Census, 2011 American Community Survey.

City Employment Base

The city's employment base counts all the people who work in Walnut Creek and is different than the previous statistics that counted the employment of the people who live in Walnut Creek. Walnut Creek serves as a major employment center for Contra Costa County and the San Francisco Bay Area. ABAG estimates Walnut Creek's 2010 employment at 30,443 jobs. Financial and Professional Service jobs along with Health, Education, Government, and Recreational Service industries comprise 71 percent of the City's jobs, followed by Retail (13 percent) and Manufacturing/ Wholesale/ Transportation (8 percent).

In 2013, ABAG projected Walnut Creek's employment to grow to 33,130 by 2020 and 38,520 by 2040, reflecting a 7.6 percent growth rate from 2010 to 2040. Walnut Creek's projected growth is slightly more than Contra Costa County's growth rate of 7.3 percent from 2010 to 2040.

Despite the strength of Walnut Creek's professional and health care sector, many of the workers who make up the diversity of Walnut Creek's workforce earn limited incomes and are priced out of the local housing market. Based on the 2013 HUD Income Limits for the Oakland-Fremont Metropolitan Statistical Area, occupations earning very low, low, and moderate incomes include key members of the Walnut Creek community, such as the example occupations presented in Table II-5. Traditionally, moderate-income professions have included teachers, auto mechanics, fire fighters, and dental assistants. Because of high housing prices in Walnut Creek and surrounding areas, many of these professionals must live farther away where homes are less costly and with longer commute distances to their place of work.

TABLE II-5 EMPLOYMENT PROFILE CITY OF WALNUT CREEK 2013	
Very Low Income Occupations (less than $31,251 annual wage)	
➢ Home Health Aides	➢ Telemarketers
➢ Childcare Workers	➢ Waiters/Waitresses
➢ Tellers	➢ Retail Salesperson
➢ Cashiers	➢ Hairstylists
➢ Maids/Housecleaners	➢ Ambulance Drivers
Low Income Occupations ($31,251 - $45,100 annual wage)	
➢ Preschool Teachers	➢ Office & Administrative Support
➢ Truck Drivers	➢ Janitors
➢ Paramedics	➢ Medical Assistants
➢ Bus Drivers	➢ Farm Equipment Mechanics
➢ Security Guard	➢ Clerks
Moderate/Median Income Occupations ($45,101 - $89,200 annual wage)	
➢ Family/School Social Workers	➢ Social Workers
➢ Kindergarten Teachers	➢ Post Secondary Teachers
➢ Paralegals/Legal Assistants	➢ Graphic Designers
➢ Biological Technicians	➢ Advertising Sales Agents
➢ Real Estate Brokers	➢ Carpenters

Source: Occupational Employment Statistics (2013 – 1st Quarter) for the Oakland-Fremont Metropolitan Statistical Area (Alameda and Contra Costa Counties), www.labormarketinfo.edd.ca.gov; HUD 2013 Income Limits.

Employment trends affect planning for housing. If a city does not have enough housing units to house the workers employed in the city, the cost of housing may increase as people compete for the limited number of units. Workers who lose out in that competition must find housing elsewhere and commute to work, increasing traffic congestion on major freeways and arterials, and contributing to air quality degradation. As a means of mitigating the impact of job growth on the demand for affordable housing, Walnut Creek has adopted a commercial linkage fee. Fees that are collected are held in a housing fund and are used to subsidize the development of new low- or very low-income rental housing, first-time homebuyer loans, and other assistance.

Jobs/housing balance is defined as the ratio of number of jobs to number of housing units in a given area. Although the term "jobs/housing balance" is still often used, the more precise relationship is between jobs and the number of employed residents (because some households have no workers, while others have multiple workers). The jobs/housing balance is a simple ratio, other considerations on whether housing meets the needs of the local workforce include the wages earned and cost of housing in the jurisdiction, as well as household size and housing unit size, described in more detail below.

TABLE II-6 JOBS TO EMPLOYED RESIDENTS RATIO CITY OF WALNUT CREEK 2010	
City	**Jobs/Employed Residents**
Concord	1.01
Lafayette	1.10
Martinez	1.22
Pleasant Hill	1.21
Walnut Creek	**1.27**
Contra Costa County	0.86

Source: ABAG Jobs-Housing Connection Strategy, May 16, 2012.

Note: Ratio of jobs to housing units, assuming 1.5 employed residents per housing unit.

Jobs and housing are considered to be balanced when there are an equal number of employed residents and jobs within a given area, with a ratio of approximately 1.0. Balancing jobs and housing should result in a reduction in commuting, as well as achieving a number of other related goals, including reduced traffic congestion on major freeways and arterials, improved regional air quality conditions, and an enhanced community economic base. The balance between jobs and housing is an important consideration in establishing housing production and affordability goals. Based on ABAG's estimates for 2010, Walnut Creek has a jobs-to-employed residents ratio of 1.27, indicating the city is jobs-rich, and reliant on importing workers from outside its jurisdiction. As evidenced in Table II-6, Walnut Creek is the least "balanced" community in Central Contra Costa County.

B. Household Characteristics

This chapter details the various household characteristics affecting housing needs. Household type and size, income levels, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents.

Household Type

The Census defines a "household" as any group of people occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons who share living quarters. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. Household characteristics are important indicators of the type and size of housing needed in a community.

According to the 2010 Census, Walnut Creek is home to 30,433 households, of which 53 percent are families. Families, defined as persons related through marriage or blood, are comprised of families with or without related children as well as other family types, such as female-headed households with children. Non-families, including singles, and other households, make up 47 percent of households in Walnut Creek. According to the Department of Finance, there are currently (2013) 64,682 people living in households in Walnut Creek.

TABLE II-7
HOUSEHOLD CHARACTERISTICS
CITY OF WALNUT CREEK
2000 AND 2010

Household Type	2000		2010	
	Number	Percent	Number	Percent
Households	30,301	**100%**	**30,433**	**100%**
Families	16,551	55%	16,220	53%
With Children	6,652	22%	6,310	21%
Without Children	9,899	33%	9,910	33%
Singles	11,509	38%	11,884	39%
Other	2,241	7%	2,329	8%

Sources: 2000, 2010 Census.

Even though there have been slight increases numerically, the percentage of households by composition has remained relatively stable since 2000, as shown in Table II-7. Since household composition has generally remained constant, the average household size was also similar with 2.09 persons per household in 2000 to 2.08 persons per household in 2010. Current (2013) estimates from the Department of Finance report that the average household size in Walnut Creek is 2.11 persons per household.

Household Income

Household income is a key factor affecting housing opportunity, determining a household's ability to balance housing costs with other basic necessities. Income levels can vary considerably among households based upon tenure, household type, location of residence, and race/ethnicity, among other factors.

Income Definitions

The State and Federal government classify household income into several groupings based upon the relationship to the county-area median income (AMI), adjusted for household size. The State of California uses the income groups presented in Table II-8. However, Federal housing programs use slightly different income groupings and definitions, with the highest income category generally defined as 95 percent of AMI or greater. For purposes of the Housing Element, the State income definitions are used throughout, except for the data that

have been compiled by the Federal Department of Housing and Urban Development (HUD) and is specifically noted.

TABLE II-8 STATE INCOME CATEGORIES	
Income Category	**% of County Area Median Income (AMI)**
Extremely Low	0-30% AMI
Very Low	31-50% AMI
Low	51-80% AMI
Moderate	81-120% AMI
Above Moderate	120% AMI or greater

Source: Section 50093 of the California Health and Safety Code.

Based on information from the 2007-2011 American Community Survey for the year 2010, the median household income of Walnut Creek residents was $84,722. As seen in Figure II-2, the median household income in Walnut Creek was comparable to that in the neighboring cities of Martinez and Pleasant Hill, but well below that in Lafayette. The 2010 countywide median household income was $79,135, 7 percent below that of Walnut Creek.

Evaluating Walnut Creek's income level by household income category from 2000 to 2010 illustrates that lower income households (less than 80 percent AMI) increased only slightly from 28 to 29 percent of the city's total households. As depicted in Table II-9, the city experienced the most significant growth in extremely low income households (31 percent).

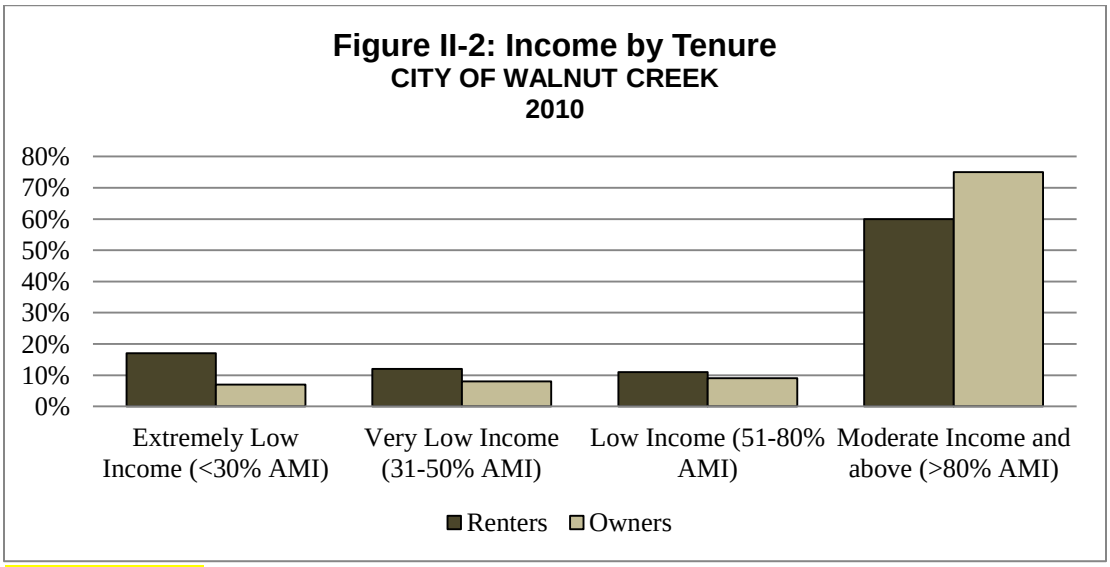
Extremely low income-households – those earning less than 30 percent of area median income – face the most significant housing needs. Over 60 percent of Walnut Creek's 3,070 extremely low-income households are senior citizens. As seniors are typically on fixed incomes, an increase in rents can have a considerable impact on extremely low-income senior renters. Senior homeowners with extremely low incomes also face significant needs related to maintaining their homes. Note, income as defined does not include other assets.

TABLE II-9 HOUSEHOLD INCOME LEVELS CITY OF WALNUT CREEK 2000 AND 2006-2010				
Income Level	**2000**		**2010**	
	Households	**Percent**	**Households**	**Percent**
Extremely Low Income (<30% AMI)	2,336	8%	3,070	10%
Very Low Income (31-50% AMI)	2,710	9%	2,810	9%
Low Income (51-80% AMI)	3,509	11%	2,955	10%
Moderate Income and above (>80% AMI)	21,837	72%	21,250	71%
Total	**30,392**	**100%**	**30,085**	**100%**

Source: Comprehensive Housing Affordability Strategy, 2000 and 2006-2010.

Income by Household Tenure

Table II-10 and Figure II-2 show the income level of Walnut Creek residents by household tenure. A significantly higher percentage of renter households (40 percent) had lower incomes (less than 80 percent AMI), compared to residents who owned their homes (24 percent). The presence of approximately 2,600 extremely low- and very low-income renter households is of particular significance as market rents in Walnut Creek exceed the level of affordability for these households (discussed in greater detail in the Housing Affordability section later in Section C). A high level of housing overpayment is verified by the 2006-2010 Comprehensive Housing Affordability Strategy (CHAS) which identifies 40 percent of extremely low- and very low-income Walnut Creek renters as spending greater than 30 percent of their income on housing.



Source: 2010 Census

TABLE II-10 INCOME BY OWNER/RENTER TENURE CITY OF WALNUT CREEK 2006-2010				
Income Level	**Renters**		**Owners**	
	Households	**Percent**	**Households**	**Percent**
Extremely Low Income (<30% AMI)	1,540	17%	1,530	7%
Very Low Income (31-50% AMI)	1,090	12%	1,720	8%
Low Income (51-80% AMI)	1,045	11%	1,910	9%
Moderate Income and above (>80% AMI)	5,455	60%	15,795	75%
Total	**9,130**	**100%**	**20,955**	**100%**

Source: Comprehensive Housing Affordability Strategy, 2006-2010.

Income by Household Type

While renters were more likely to have lower incomes than owners, there is also significant variation in income levels by household type, as shown in Table II-11. Almost half (44 percent) of elderly households in Walnut Creek are lower income, with 16 percent extremely low income. In contrast, 27 percent of other households, 16 percent of large families, and 12 percent of small families have lower incomes.

TABLE II-11 INCOME LEVEL BY HOUSEHOLD TYPE CITY OF WALNUT CREEK 2006-2010				
Income Level	**Elderly**	**Small Family**	**Large Family**	**Other**
Extremely Low Income (<30% AMI)	16%	5%	5%	11%
Very Low Income (31-50% AMI)	15%	4%	4%	8%
Low Income (51-80% AMI)	13%	7%	3%	8%
Moderate Income and above (>80% AMI)	57%	85%	88%	72%
Total	**11,925**	**10,000**	**910**	**7,160**

Source: Comprehensive Housing Affordability Strategy, 2006-2010.

Housing Needs of Extremely Low Income Households

As described above, a signficant number Walnut Creek's households meet the definition of extremely low income (i.e., households with incomes under 30 percent of a county's median income. In Walnut Creek, a four-person household with an income of $26,750 in 2013 would qualify as an extremely low-income household. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, and persons with disabilities.

Extremely low-income households are more likely to live in overcrowded and substandard housing conditions. HUD defines households with "any housing problem" as those with a housing cost burden greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities. Table II-12 compares the number of extremely low-income households in Walnut Creek with those in Contra Costa County and the State of California. Walnut Creek has a lower percentage of extremely low-income households (8.7 percent) than Contra Costa County (11.3 percent) and California (14.1 percent). However, 82 percent of Walnut Creek households are cost-burdened, a rate higher than both Contra Costa County and California. Nearly 79 percent of Walnut Creek Households are severely cost-burdened. In comparison, 66.7 percent of Contra Costa County households and 66.8 percent of California households are severely cost-burdened.

TABLE II-12
HOUSING COST BURDEN OF EXTREMELY LOW-INCOME HOUSEHOLDS
CITY OF WALNUT CREEK, CONTRA COSTA COUNTY, STATE OF CALIFORNIA
2010

	Walnut Creek			Contra Costa County			California		
	Owners	Renters	Total	Owners	Renters	Total	Owners	Renters	Total
Number of Extremely Low-Income Households	1,245	1,400	2,645	15,285	26,365	41,650	482,570	1,260,320	1,742,890
Percent of Total Households	5.9%	15.1%	8.7%	6.0%	23.5%	11.3%	6.8%	23.9%	14.1%
Number w/ cost burden > 30%	995	1,175	2,170	11,835	20,840	32,675	357,025	1,027,880	1,384,905
Percent w/ cost burden > 30%	79.9%	83.9%	82.0%	77.4%	79.0%	78.5%	74.0%	81.6%	79.5%
Number w/ cost burden > 50%	955	1,130	2,085	9,925	17,790	27,715	293,485	870,555	1,164,040
Percent w/ cost burden > 50%	76.7%	80.7%	78.8%	64.9%	67.5%	66.5%	60.8%	69.1%	66.8%

Source: HUD SOCDS, Comprehensive Housing Affordability Strategy (CHAS) Database, 2009

Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, persons with disabilities, and farmworkers. Housing types that are needed to provide adequate housing for these households include single-room occupancy units, supportive housing, transitional housing, and other affordable or non-traditional housing types.

Government Code Section 65583(a)(1) states:

> "Local agencies shall calculate the subset of very low-income households allotted under Section 65584 that qualify as extremely low-income households. The local agency may either use available census data to calculate the percentage of very low-income households that qualify as extremely low-income households or presume that 50 percent of the very low-income households qualify as extremely low-income households. The number of extremely low-income households and very low-income households shall equal the jurisdiction's allocation of very low-income households pursuant to Section 65584."

Based on Walnut Creek's 2014-2022 RHNA, there is a projected need for 302 extremely low-income housing units (which assumes 50 percent of the very low-income allocation) within the city.

C. Special Needs Groups

Certain groups have greater difficulty in finding decent, affordable housing due to their special circumstances. Special circumstances may be related to one's employment and income, family characteristics, disabilities, and household characteristics, among others. As a result, certain segments of Walnut Creek residents may experience a higher prevalence of lower income, overpayment, overcrowding, housing cost burden, or other housing problems.

State Housing Element law identifies the following "special needs" groups: senior households, disabled persons including those with developmental disabilities, large families, female-headed households, families and persons in need of emergency shelter, and agricultural workers. Table II-13 summarizes the special needs populations in Walnut Creek. This section provides a detailed discussion of the housing needs of each particular group as well as the major programs and services available to address their housing and supportive service needs. This section also summarizes the housing needs of extremely low-income households, which includes many of the populations identified as special needs groups.

TABLE II-13 SPECIAL NEEDS GROUPS CITY OF WALNUT CREEK 2009-2011			
Special Needs Groups	**Persons**	**Households**	**Percent[1]**
Seniors (65+)	16,550	--	26%
With a disability[2]	6,048	--	36%
Senior Households		11,073	37%
Renter		2,005	18%
Owner		9,068	82%
Seniors living alone		6,097	55%
Persons with Disability[2]	7,665	--	12%
With a developmental disability	3,793[3]	--	
Female-headed Households		1,871	6%
With own children		794	42%
Large Households		1,127	4%
Renter		273	(24%)
Owner		854	(76%)
Agricultural Workers[4]	129		<1%
Homeless[5]	28		
Total Persons / Household	**64,168**	**30,018**	

Source: 2007-2011 American Community Survey (unless otherwise noted).

[1] Numbers in (parenthesis) reflect the percentage of the special needs group, and not the percentage of the City Population / Households. For example, of the City's Senior households, 18 percent are renters and 82 percent are owners.

[2] Source: 2009-2011 American Community Survey.

[3] Source: California Department of Developmental Services

[4] Persons employed in the agriculture, forestry, fishing and hunting, and mining industries.

[5] 2013 Contra Costa County Homeless Count, Contra Costa County Inter-jurisdictional Council on Homelessness).

Senior Households

Senior households typically have special housing needs due to three primary concerns – income, housing and health care costs, and physical disabilities. According to the 2007-2011 American Community Survey, seniors (age 65 and older) make up about 37 percent of Walnut Creek households. Some of the special needs of seniors are as follows:

- **Disabilities:** About 36 percent of Walnut Creek's seniors have a disability.
- **Limited Income:** About 36 percent of senior renter households and 12 percent of senior homeowners in Walnut Creek earn extremely low incomes (less than 30 percent AMI).

- **Overpayment**: One-third of Walnut Creek's seniors spend greater than 30 percent of their incomes on housing costs, considered "housing overpayment." Overpayment is particularly prevalent among senior renters, with over three quarters overpaying.

The vast majority (84 percent) of the senior households in Walnut Creek own their own home. Senior homeowners, particularly elderly women, may require assistance in performing regular home maintenance or repair activities due to physical limitations.

The special needs of seniors can be met through a range of services, including congregate care, rent subsidies, shared housing, and housing rehabilitation assistance. For the frail or disabled elderly, housing with architectural design features that accommodate disabilities helps ensure continued independent living. Elderly persons with disabilities also benefit from transportation alternatives and shared housing options. Senior housing with supportive services can be provided to assist with independent living.

Social and supportive services are available in Walnut Creek and neighboring cities through various agencies and organizations, including (but not limited to): the County Area Agency on Aging, John Muir Volunteer Caregivers Program, Older Adults Clinics, Alzheimer's Disease Research Center, and Health Insurance Counseling and Advocacy Program. The County Area Agency on Aging, in particular, offers information services for seniors on a variety of topics including: health, housing, nutrition, activities, in-home help, employment, legal matters, transportation, financial or personal problems, paralegal advice, day activities for the disabled, and health screening. The Walnut Creek Seniors' Club also provides information on housing, transportation, medical care, and other senior services.

Approximately 50 percent of Walnut Creek's 65 and older population lives in Rossmoor which is a senior adult community. This 2,400 acre golf-course community provides 6,700 units for seniors age 55 and above, including a mix of cooperatives, condominiums, and single-family homes. Prices range from $100,000 for cooperatives to over $1,000,000 for a single-family home.

Persons with Disabilities

Physical, mental, and/or developmental disabilities may prevent a person from working, may restrict one's mobility, or make it difficult to care for oneself. Therefore, disabled persons often have special housing needs related to their potentially limited income-earning capacity, a lack of accessible and affordable housing, and the higher health costs associated with their disability. Some residents suffer from disabilities that require living in a supportive or institutional setting. Disabilities are defined as mental, physical, or health conditions that last over six months. The Census tracks the following disabilities:

- **Sensory Disability:** Conditions that include blindness, deafness, or a severe vision or hearing impairment.

- **Physical Disability:** Conditions that substantially limit one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying.
- **Mental Disability:** Because of a physical, mental, or emotional condition, a person has difficulty learning, remembering or concentrating.
- **Self-care Disability:** Because of a physical, mental, or emotional condition, a person has difficulty dressing, bathing, or getting around inside the home.
- **Go-outside-home Disability:** Because of a physical, mental, or emotional condition, a person has difficulty going outside the home alone to shop or visit a doctor's office.
- **Employment Disability:** Because of a physical, mental, or emotional condition, a person has difficulty working at a job or business.

Almost 7,700 residents in Walnut Creek have some form of disability, representing about 12 percent of the city's population. A large of number of disabled persons either do not work, or are only marginally employed, resulting in a significant segment of the disabled population relying primarily on public assistance, equivalent to an extremely low income level. The U.S. Census estimates that there are 521 persons with a disability living below the poverty line in Walnut Creek. Such households are particularly vulnerable to increasing housing costs and can easily become homeless without the necessary support services in place.

The living arrangement of disabled persons depends on the severity of the disability. Many persons live at home in an independent fashion or with other family members. To maintain independent living, disabled persons may need special assistance. This can include special housing design features, income support for those who are unable to work, and in-home supportive services, among others.

TABLE II-14
LICENSED COMMUNITY CARE FACILITIES
CITY OF WALNUT CREEK
2013

Type of Facility	Facilities	Capacity (beds)
Adult Residental[1]	5	30
Elderly Residential[2]	83	1,442
Adult Day Care	0	0
Total	**88**	**1,472**

Source: State of California Department of Social Services, Community Care Licensing Division, October 2013.

[1] Adult residential facilities provide care for adults with various disabilities and disorders.

[2] Elderly residential facilities provide care for persons age 60 and above.

Community care facilities are one housing option for persons with developmental, mental, and/or physical disabilities. As shown in Table II-14, 88 licensed community care facilities are located in Walnut Creek, including five adult residential facilities and 84 elderly residential facilities. Most of these care facilities are for the elderly, reflecting the special needs of senior residents, especially those with disabilities.

Independent Living Resource (ILR), a non-profit organization with an office in Concord, provides information and referral, attendant referral, advocacy, housing assistance, and peer counseling services for persons with disabilities. ILR also offers advocacy services and advises clients regarding their rights under Section 504 of the federal Rehabilitation Act of 1972 for disabled individuals. ILR's housing referral services assist clients by maintaining a registry of accessible, adaptable, affordable apartments and houses, information on how to adapt a living environment to a disabled individual's needs, and assistance with obtaining a low-income housing subsidy.

Additional resources and information for the disabled are available through Contra Costa ARC (formerly Association for Retarded Citizens). Contra Costa ARC, located north of the city in Martinez, provides a variety of services and resources to persons with developmental disabilities. Access for Disabled Americans in Walnut Creek offers additional resources and services for disabled individuals.

Transportation service for persons with disabilities is available through County Connection LINK made available by the Central Contra Costa Transit Authority. Under this program door-to-door, dial-a-ride paratransit services are offered to individuals with disabilities.

Developmental Disabilities

SB 812, which took effect January 2011, amended State housing element law to require an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. This includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism.

According to the California Department of Developmental Services, during Fiscal Year 2011/12 the Regional Center of the East Bay served 3,793 residents with developmental disabilities in the region (see Table II-15). Of the regional total, 27 percent of disabled persons are ages 0-14, 18 percent are ages 15-22, 42 percent are ages 23-54, 9 percent are ages 55-64, and 4 percent are ages 65 or over. The Agnews Developmental Center in San Jose, which also served residents from the region, closed in 2009. Most developmentally-disabled residents in the region (68.7 percent) have an intellectual disability.

Few developmentally-disabled individuals receiving services from the Regional Center of the East Bay lived in a group home facility (16 percent). Most developmentally-disabled individuals receiving services from the Regional Center of the East Bay lived at home (66

percent). Many developmentally-disabled persons are able to live and work independently. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy. Additionally, many (roughly 45 percent) developmentally-disabled individuals are under the age of 23. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally-disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

TABLE II-15
DEVELOPMENTAL DISABILITY BY TYPE
CITY OF WALNUT CREEK
2011-2012

Disability Type	Number	Percent[1]
Total	3,793	100.0%
Autism	861	22.7%
Epilepsy	707	18.6%
Cerebral Palsy	643	17.0%
Intellectual Disability	2,605	68.7%
Other Diagnosis	576	15.2%

Source: California Department of Developmental Service, July 1, 2012.

[1] *Individuals may experience more than one developmental disability.*

The City of Walnut Creek has several residential care facilities to serve disabled residents. The California Community Care Licensing Division provides reports on the number of facilities and number of beds available, which are displayed in Table II-15.

Female-Headed Households

Walnut Creek is home to an estimated 1,871 female-headed households, or six percent of the city's households. Almost half of these households also have children under 18 years old. Single-parent households are usually one-income households and are therefore more likely to have difficulty finding affordable, decent, and safe housing. These households often require special consideration and assistance because of their greater need for affordable housing, accessible day care/childcare, health care, and other supportive services. Female-headed families with children are an especially vulnerable group since they must balance the needs of their children with work responsibilities, often with only one source of income.

For battered women and their children, STAND! For Families Free of Violence (formerly Battered Women's Alternatives) in Pleasant Hill offers a variety of services to victims of domestic violence, including a 24-bed emergency shelter, a transitional housing center, a 24-hour crisis line, legal advocacy, employment assistance, and a treatment program for battered women.

Large Households

Large households are defined as households with five or more members. These households constitute a special need group because there is often a limited supply of adequately-sized, affordable housing units in a community.

Walnut Creek is home to 1,127 large households representing just four percent of total households in the city. Of these large households, 24 percent (273) are renter households. Based on the CHAS (Comprehensive Housing Affordability Strategy) Data prepared by HUD, 47 percent of Walnut Creek's large renter households suffer from one or more housing problems, including housing overpayment, overcrowding, and/or substandard housing conditions, and 30 percent of large households earn lower incomes.

Many rental units have one or two bedrooms, and affordability for the few larger rental units has remained a special area of concern for the city. The rents associated with most of the large rental units are well beyond the reach of many lower-income large renter households. The need for larger units coupled with lower rents is reflected in the city's higher overcrowding rate for large renter households (discussed later in this chapter).

Homeless Persons

In January 2013, the Contra Costa Homeless Program, the staff of various homeless services programs, and more than 120 volunteers conducted a point-in-time count of homeless in Contra Costa County. The *2013 Contra Costa Homeless Count* included both unsheltered homeless (those living on the streets and in open spaces in the county) and sheltered homeless (those receiving temporary shelter or services). Key findings of the homeless count include:

- The number of unsheltered homeless identified was 1,350 individuals, a nine percent decrease from the 2011 count.
- The number of homeless staying in shelters, transitional housing, or receiving services was identified as 2,448 persons, a significant 12 percent decrease since 2011. Part of this decrease is due to differences in the number of sheltered homeless persons reported by supportive service only programs, as well as a decrease in the number of sheltered homeless children reported by the school districts.
- 858 families with children and 11 unaccompanied homeless youth were identified during the count.
- In total, there was an 11 percent decline in the number of homeless counted from 2011 to 2013 for a total of 3,798 individuals.

Within the city of Walnut Creek, the 2013 Homeless Count identified 28 unsheltered homeless people. These 28 homeless in Walnut Creek represent two percent of the total 1,350 unsheltered homeless counted countywide. The 2013 count is a significant drop from

the 77 homeless people counted in Walnut Creek in 2011. Despite the decrease in the Homeless Count, service providers in Walnut Creek are seeing an increase in the number of homeless individuals using drop-in services. Trinity Center, a homeless drop-in center located in downtown Walnut Creek, served 168 homeless persons in the first six months of 2013, which is 68 percent higher than their annual projection. Through the County's Project HOPE (Homeless Outreach Project to Encampments) homeless outreach project, each month an average of 40 to 50 unsheltered homeless in Walnut Creek were provided with integrated health, mental health, and substance abuse services during 2013.

Three major types of facilities provide shelter for homeless individuals and families: emergency shelters, transitional housing, and permanent housing.

- **Emergency Shelter:** A facility that provides overnight shelter and fulfills a client's basic needs (i.e., food, clothing, and medical care) either on-site or through off-site services. The permitted length of stay can vary from one day at a time to three months. While two agencies (Fresh Start Program and Northern California Family Center) located in Walnut Creek provide services to the homeless, no emergency shelter is located in the city. The closest shelters are in Concord and Martinez. In addition, a battered women's shelter is located near the city.

- **Transitional Housing:** A residence that provides housing for up to two years. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Services may include substance abuse treatment, mental and physical health care interventions, job training and employment services, individual and group counseling and life skills training.

- **Permanent Housing:** Affordable permanent housing or service-enriched permanent housing that is linked with supportive services (on-site or off-site) and designed to allow formerly homeless clients to live at the facility on an indefinite basis. No affordable permanent housing with supportive services for homeless individuals or families is available in Walnut Creek, though the city does have affordable housing for extremely low-income seniors.

Table II-16 lists the major housing facilities for the homeless located near Walnut Creek in central Contra Costa County. These facilities serve a variety of homeless persons, including battered women and children, mentally and/or physically disabled persons, individuals recovering from substance abuse, and needy families.

TABLE II-16 MAJOR HOMELESS FACILITIES NEAR WALNUT CREEK CITY OF WALNUT CREEK 2013			
Facility	**Beds**	**Clients**	**Regional Location**
Emergency Shelter			
STAND For Families Free of Violence	24	Battered women & children	Central County
Central County Adult Interim Housing Program	75	Single men & women	Concord
Shennum Center	8	Alcohol detox men	Concord
N. California Family Center Shelter	25	Runaway & homeless youth	Martinez
Transitional Housing			
Diablo Valley Ranch	66	Recovering substance abuse men	Clayton
Discovery House	40	Recovering substance abuse men	Martinez
Mi Casa	6	Transition-age youth	Concord
Mountain View House	30	Families	Martinez

Source: Contact with facility operators and facility websites.

On October 31, 2012, Fresh Start, a local homeless muti-service center ceased its operations. Fresh Start operated in partnership with St. Paul's Episcopal Church in Walnut Creek. St. Paul's, committed to maintaining services to the local homeless community, reopened the center as Trinity Center. Trinity Center officially opened its doors on November 1, 2013 offering a safety net for the local homeless population by providing hot meals, clothing, phone and mail access, laundry and shower facilities, and case management services three days a week. The center also offers homeless prevention services to residents at risk of becoming homeless by providing on-time rent and utility assistance, shoret-term rent subsidies, and case management services. Long term plans for the Center include expanding hours of operations to five days as week, facility improvements and upgrades, and increased service provision.

The City commits significant Community Development Block Grant (CDBG) and Community Service Grant (CSG) funds to provide shelter and services to the homeless and persons at risk of homelessness. The City commits CDBG and local CSG funds to the Emergency Shelter for Single Adults; for HOPE Plus, an outreach project that will provide integrated health, mental health and substance abuse services to homeless; and to Shelter, Inc.'s Emergency Housing and Homeless Services program that provides one-time financial assistance to residents for move-in costs, past due rent, or mortgage payments. CDBG and CSG funds are also granted to Trinity Center.

In 2004, the City of Walnut Creek, as part of the County Consortium, adopted a plan to end homelessness in 10 years. The City of Walnut Creek participates in quarterly meetings with the Contra Costa Interagency Council on Homelessness (CCICH), the body responsible for coordinating implementation of the County's *Ten Year Plan to End Chronic Homelessness.* The Interagency Council serves as an effective forum for attracting additional funding sources and creating affordable housing for homeless and persons at risk of homelessness. CCICH is in the beginning stages of developing the next Ten Year Plan. In November 2013, the City hosted a community meeting on the topic of homelessness. The City will convene ongoing stakeholder meetings beginning in January 2014 to discuss the issues and and develop short, medium, and long term solutions to the problem.

Agricultural Workers

Agricultural Workers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural labor. They have special housing needs because of their relatively low income and the unstable nature of their job (i.e., having to move throughout the year from one harvest to the next).

Walnut Creek is an urban community located in the center of Contra Costa County. The community is built out and does not have any areas for commercial agricultural production. Agricultural and farming activities are primarily located in the eastern portion of the county near the Delta. According to the 2007-2011 American Community Survey, there were 129 Walnut Creek residents employed in farming, forestry, and fishing and hunting occupations. These individuals accounted for less than one percent of the city's total employed residents. Given that there are so few persons employed in agricultural-related industries, the City can address their housing needs through its overall housing programs.

D. Housing Stock Characteristics

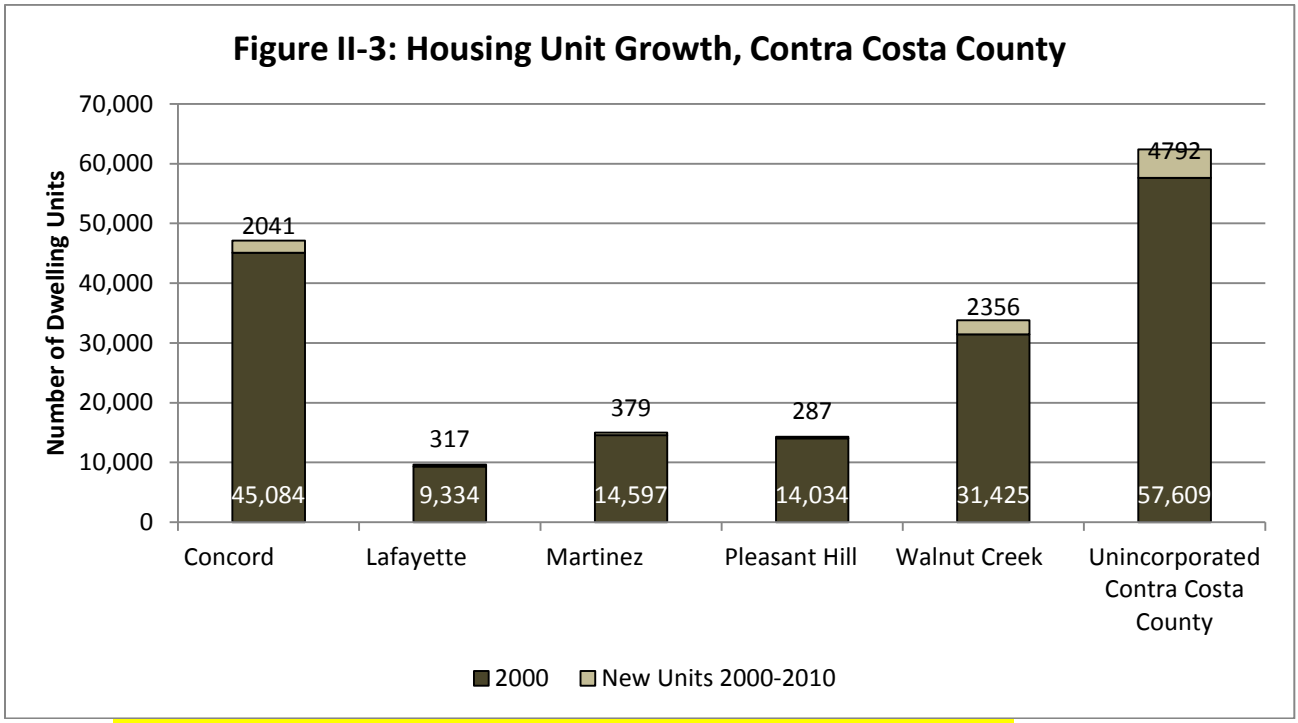
This section of the Housing Element addresses various housing characteristics and conditions that affect the quality of life for city residents. Housing factors evaluated include: housing stock and growth, tenure and vacancy rates, age and condition, housing costs, and affordability, among others.

Housing Growth

Walnut Creek has a current (2013) housing stock of 32,984 units, representing an increase of 303 new units since 2010. From 2000 to 2010, Walnut Creek added 1,256 units to its housing stock.

Figure II-3 compares Walnut Creek's housing growth during the past decade with nearby communities and the county as a whole. As shown, housing growth rates in Walnut Creek, Martinez, Pleasant Hill, Lafayette, and even Concord have been minimal in the current decade at under five percent. Unincorporated Contra Costa County experienced the highest growth rates, at about 8 percent, followed by Concord at about 5 percent. Walnut Creek's

growth rates between 2010 and 2013 is about 1 percent, about average compared to other cities in the county. ABAG anticipates that this central area of the county[3] will absorb additional housing growth over the next five years as redevelopment occurs in commercial and other activity centers. This includes new developments at both the Walnut Creek and Pleasant Hill BART Stations.



Source: California Department of Finance Population and Housing Estimates, 2000 and 2010.

Housing Type and Tenure

Table II-17 shows the composition of the city's housing types. The city is neatly split between single-family and multi-family units. The proportion of single-family and multi-family units has remained relatively stable since 2000. With the exception of mobile homes, all types of housing increased over the past years, in particular, the number of multi-family units increased by six percent since 2000. The vacancy rate increased from 3.6 percent in 2000 to 6.8 percent in 2010. This vacancy rate is somewhat higher than the ideal vacancy rate of 5 percent.

[3] ABAG defines central Contra Costa County to include the communities of Orinda, Moraga, Pleasant Hill, Martinez, Concord, Walnut Creek, Clayton, Alamo-Blackhawk, Danville, and San Ramon.

TABLE II-17 HOUSING TYPE CITY OF WALNUT CREEK 2000, 2010, AND 2013						
Housing Type	**2000**		**2010**		**2013**	
	Units	**Percent**	**Units**	**Percent**	**Units**	**Percent**
Single-Family	16,823	54%	17,488	54%	17,503	53%
Detached	--	--	12,461	(71%)	12,473	(71%)
Attached	--	--	5,027	(29%)	5,030	(29%)
Multi Family	14,554	46%	15,193	46%	15,481	47%
2-4 Units	--	--	4,360	(29%)	4,370	(28%)
5+ Units	--	--	10,833	(71%)	11,111	(72%)
Mobile Homes	48	0%	0	0%	0	0%
Total Units	**31,425**	**100%**	**32,681**	**100%**	**32,984**	**100%**

Source: State Department of Finance 2013 and 2000 - Population and Housing Estimates.

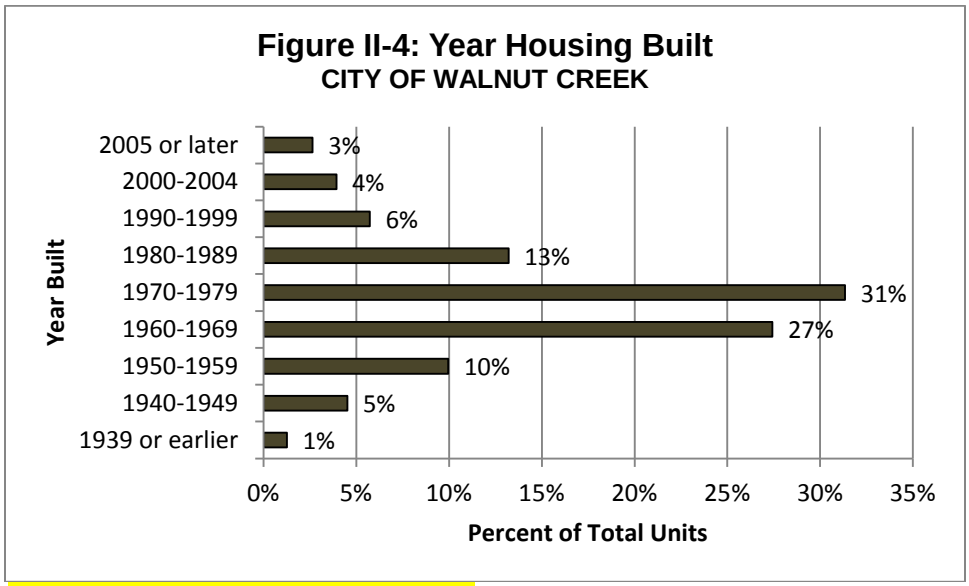
Housing tenure refers to whether a housing unit is owned, rented, or is vacant. Tenure is an important indicator of the housing climate of a community, reflecting the relative cost of housing opportunities, and the ability of residents to afford housing. Tenure also influences residential mobility, with ownership units generally experiencing lower turnover rates than rental housing. The rate of homeownership has decreased in Walnut Creek, shrinking from 68.3 percent in 2000 to 66.6 percent in 2010 (see Table II-18).

TABLE II-18 HOUSING TENURE CITY OF WALNUT CREEK 2000 AND 2010				
Occupied Housing Units	**2000**		**2010**	
	Units	**Percent**	**Units**	**Percent**
Renter	9,593	31.7%	10,181	33.4%
Owner	20,708	68.3%	20,262	66.6%
Total	**30,301**	**100.0%**	**30,443**	**100.0%**

Source: 2000 and 2010 Census.

Housing Age and Condition

Housing age is an important indicator of housing condition within a community. Housing is subject to gradual deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Maintaining and improving housing quality is an important goal for the City.



Source: 2009-2011 American Community Survey

Figure II-4 provides a breakdown of the housing stock by the year built (2009-2011 American Community Survey). As of 2011, 44 percent of the total 32,543 housing units in Walnut Creek are over 43 years old. Most of the housing stock (62 percent) was built between 1960 and 1980. A general rule in the housing industry is that structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. Unless properly maintained, homes older than 50 years require major renovations to remain in good working order.

Areas Requiring Rehabilitation

As part of the 2009 Housing Element, a Housing Conditions Survey was conducted in January 2009 to assess the magnitude of housing rehabilitation needs in the community. Based on input from City staff, the survey focused on multi-family areas that are known to have housing maintenance issues and have higher concentrations of code violations. On that basis, six neighborhoods were identified for the survey, which collectively consist of approximately 2,400 housing units.

Residential structures in the selected areas were evaluated on the basis of their exterior condition. This is typically referred to as a windshield survey. Specifically, surveyors identified structures with sagging roofs, worn and/or cracked siding, broken windows, peeling paint, ill-maintained yards, and other similar signs of aging, neglect, or deterioration. The general location and boundaries of the neighborhoods surveyed are indicated in Figure II-5. Key observations about these neighborhoods are summarized below:

1. **Creekside Drive:** This is a predominantly multi-family neighborhood. Located east of the Interstate 680 freeway, most apartment complexes here were built between the

1950s and 1970s. The larger complexes are in good physical condition, whereas many of the smaller complexes exhibit signs of deferred maintenance, with peeling paint and ill-maintained landscaping as the most prevalent problems. Some buildings show indications of a failing structure, as seen by exterior seismic upgrading. This area has poor site access and street presence. On average, 25 percent of the apartment units along Creekside Drive are estimated to require some level of rehabilitation.

2. **Mt. Pisgah Road:** This area contains numerous apartment complexes, most of which were built in the 1950s to 1970s. Located downtown, the apartments vary from acceptable to good physical condition. The greatest deterioration observed in this area is along Lincoln Avenue where structures require significant repairs, including foundation work, as confirmed by code enforcement reports. In this area, 25 percent of these affected apartment units appear to require rehabilitation.

3. **Sierra Drive:** This area is generally characterized by well maintained, higher density apartment complexes, most of which were built in the 1960s and 1970s. A few complexes on Sharene Lane require minor rehabilitation to the stucco and exhibit deferred maintenance. An estimated 10 percent of the total units in the Sierra Drive area require rehabilitation.

4. **Ygnacio Valley Road:** Built in the early 1960s, the apartment complexes on Ygnacio Valley Road are primarily well maintained with few incidents of code violations reported. An estimated 10 percent of all units in Ygnacio Road are estimated to require some level of rehabilitation.

5. **Sunnyvale Avenue:** Primarily a street lined with numerous apartment complexes built in the early 1960s, Sunnyvale Avenue west of North Main Street receives many complaints regarding code violations. There are several signs of recent rehabilitation improvements, including construction of newer carports. While there is no evidence of structural issues, several apartments show signs of missing or broken windows and doors and other minor maintenance issues. An estimated 25 percent of apartment units in this area require rehabilitation.

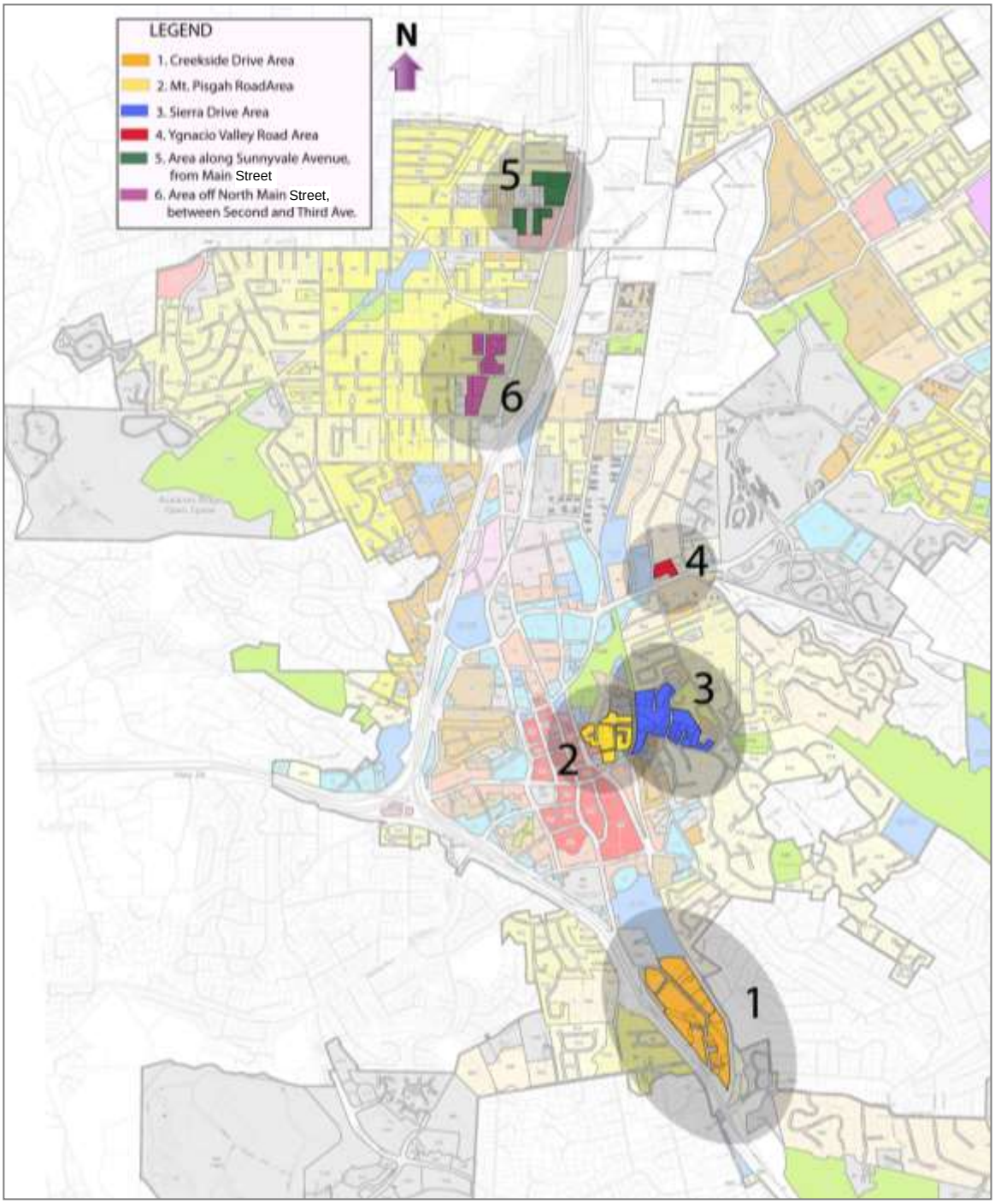
6. **Second and Third Avenue:** Code enforcement staff receives a high volume of complaints from this area. Several apartment complexes appear to have significant foundation problems. One apartment building in particular on Second Avenue is in need of substantial maintenance repairs. An estimated 80 percent of the units in this area appear to require some level of rehabilitation.

The City's Code Enforcement Officers help to preserve and maintain the livability and quality of Walnut Creek's neighborhoods. According to the City's Code Enforcement staff, the vast majority of the city's single-family housing is in good condition. Older single-family homes are located in the northwestern portion of Walnut Creek. Though even here, the

majority of the housing is well maintained. Only a few individual properties have problems associated with age and lack of proper maintenance.

For low- and moderate-income residents who may have difficulty affording necessary health and safety improvements to their homes, the City offers a Homeowner Rehabilitation Loan and Emergency Grant Program. The program provides loans of up to $60,000 for home rehabilitation and grants of up to $10,000 for emergency repairs. City Housing staff work with staff from the Code Enforcement Section and the Building Division to ensure that lower income residents with an identified need for emergency repairs are made aware of these programs. The City also provides funding assistance for the acquisition and substantial rehabilitation of existing multi-family developments, primarily in the Core Area near downtown.

Figure II-5:
Map of Housing Conditions Survey Areas, City of Walnut Creek



Housing Costs and Affordability

If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of overpayment and overcrowding. This section summarizes the cost and affordability of the housing stock to Walnut Creek residents.

Sales and Rental Survey

Due to its desirable location, quality of life, and strong employment base, Walnut Creek has higher housing prices than many other areas of Contra Costa County. Table II-19 provides information from the real estate website Zillow.com on all sales of existing and new single-family homes and condominiums within Walnut Creek from October 2012 to September 2013. A total of 1,495 single-family home and condominium sales were recorded during this period, with three and four bedroom units comprising just over half of all units sold. Average sales prices ranged from $207,275 (one-bedroom) to $1,042,450 (five-bedrooms or more), with prices varying significantly based on location. The overall median price as of November 2013 was $556,250.

TABLE II-19
HOME AND CONDOMINIUM SALE PRICES
CITY OF WALNUT CREEK AND CONTRA COSTA COUNTY
2012- 2013

1 Bedroom	**Average Sale Price**	**Total Sold**
Contra Costa County	$213,000	484
Walnut Creek	$207,275	145
2 Bedrooms		
Contra Costa County	$312,700	3204
Walnut Creek	$414,000	543
3 Bedrooms		
Contra Costa County	$407,800	7506
Walnut Creek	$680,800	467
4 Bedrooms		
Contra Costa County	$558,800	5206
Walnut Creek	$813,700	308
5+ Bedrooms		
Contra Costa County	$628,200	1543
Walnut Creek	$1,042,450	32

*Source: Zillow.com (*http://www.zillow.com/local-info/CA-Walnut-Creek/r_34637/*).*

During 2012, 58 percent of units sold in Walnut Creek were condominiums. The average price for a condominium in 2012 was $310,000, up from $299,000 in 2011. Condominiums are helping to fill a need for less expensive ownership housing in the city.

TABLE II-20 AVERAGE LISTED RENTAL PRICE BY BEDROOMS CITY OF WALNUT CREEK 2012	
Bedrooms	**Average listed rental price**
Studio	$ 1,357.00
One bedroom	$ 1,647.00
Two bedrooms	$ 1,913.00
Three bedrooms	$ 2,856.00
Four bedrooms	$ 3,233.00

Source: Zillow.com.

Table II-20 shows the average listed rental prices for units in the city. The average rents for apartment units in Walnut Creek are $1,357 for a studio, $1,647 for a one-bedroom unit, $1,913 for a two-bedroom unit, $2,856 for a three-bedroom unit, and $3,233 for four-bedroom units

Housing Affordability

Housing affordability can be inferred by comparing the cost of renting or owning a home in Walnut Creek with the presumed maximum affordable housing costs for households at different income levels while leaving sufficient income for other necessary expenses. Taken together, this information can provide a picture of who can afford what size and type of housing. It can also indicate the type of households that would likely experience overcrowding or overpayment. Table II-21 shows the cost limits for affordable owner and rental housing by income limit as defined by the California Health and Safety Code.[4]

TABLE II-21 HOUSING COST LIMITS BY AREA MEDIAN INCOME LEVEL			
Income Level	**Income Range**	**For Sale Limit**	**Rental Limit**
Extremely Low	0-30% AMI	30% of 30% of AMI	30% of 30% of AMI
Very Low	31-50% AMI	30% of 50% of AMI	30% of 50% of AMI
Low	51-80% AMI	30% of 70% of AMI	30% of 70% of AMI
Moderate	81-120% AMI	35% of 110% of AMI	30% of 110% of AMI

[4] Health and Safety Code Section 50052.5 establishes affordable housing cost, and Section 50053 – establishes affordable rents.

- **Rental:** An affordable rental price (including rent an utilities) is generally equal to no more than 30 percent of a household's monthly gross income.

- **Ownership:** An affordable home price (including downpayment, interest rate, privater mortgage insurance, homeowners insurance, homeowner association fees, and utility allowance) is generally equal to no more than 30 percent of a household's monthly gross income (35 percent for moderate income).

Based on these definitions of income and affordable housing cost, Table II-22 presents the maximum affordable purchase price for lower- and moderate-income households, and compares this with market sales prices for single-family homes and condominiums in Walnut Creek, as previously documented in Table II-19. As illustrated, median single-family home and condominium prices in Walnut Creek are beyond the level of affordability anybody except for moderate-income households seeking a one bedroom unit. Low-income households who need a one bedroom unit have incomes close to the average home price, as do moderate-income households in need of a two bedroom unit. By in large, though, housing in Walnut Creek is expensive for low- and moderate-income households. The maximum affordable purchase price for a median income four person household is $383,634, whereas the median home price in Walnut Creek is $556,250, an affordability gap of $172,616. The maximum monthly gross rent for a four person household is $2,338 per month, whereas the average rental price is $2,856 per month, an affordability gap of $518 per month.

TABLE II-22 ABILITY TO PAY FOR HOUSING BASED ON HCD INCOME LIMITS CONTRA COSTA COUNTY 2013				
Extremely Low-Income Households at 50% of 2013 Median Household Income				
Number of Persons	1	2	3	4
Income Level	$19,650	$22,450	$25,250	$28,050
Max. Monthly Gross Rent[1]	$491	$561	$631	$701
Max. Monthly Purchase Price[2]	$80,625	$92,113	$103,602	$115,090
Very Low-Income Households at 50% of 2013 Median Household Income				
Number of Persons	1	2	3	4
Income Level	$32,750	$37,400	$42,100	$46,750
Max. Monthly Gross Rent[1]	$819	$935	$1,053	$1,169
Max. Purchase Price[2]	$134,374	$153,453	$172,738	$191,817
Low-Income Households at 70% of 2013 Median Household Income				
Number of Persons	1	2	3	4
Income Level	$46,350	$53,000	$59,600	$66,250
Max. Monthly Gross Rent[1]	$1,159	$1,325	$1,490	$1,656
Max. Purchase Price[2]	$190,176	$217,461	$244,541	$271,826
Median-Income Households at 100% of 2013 Median Household Income				
Number of Persons	1	2	3	4
Income Level	$65,450	$74,800	$84,150	$93,500
Max. Monthly Gross Rent[1]	$1,636	$1,870	$2,104	$2,338
Max. Purchase Price[2]	$268,544	$306,907	$345,270	$383,634
Moderate-Income Households at 120% of 2013 Median Household Income				
Number of Persons	1	2	3	4
Income Level	$78,550	$89,750	$101,000	$112,200
Max. Monthly Gross Rent/Payments[1]	$1,964	$2,244	$2,525	$2,805
Max. Purchase Price[2]	$322,293	$368,247	$414,406	$460,360

Source: California Department of Housing and Community Development, 2013

[1] Assumes that 30% of income (or 35 percent for moderate-income owners) is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance.

[2] Assumes 95% loan at 5 percent annual interest rate and 30-year term with taxes, mortgage insurance, and homeowners insurance as 21 percent of total payments.

Another approach to consiering affordability is provided by HUD. Table II-23 presents the HUD Fair Market Rents (FMRs) by unit size, compared with median apartment rents in Walnut Creek, previously documented in Table II-19. FMRs are rent estimates HUD develops and updates primarily to determine payment amounts for its housin voucher program, but are useful to any housing study or plan. HUD uses the Census and other surveys to gather the information for the FMRs. As the table below indicates, citywide median rents are above the level of affordability for very low- and low-income households,

with the affordability gap ranging from $465 to $955 per month depending on household size. As the household size increases, so does the affordability gap. Households earning moderate incomes are able to afford market rents in Walnut Creek.

TABLE II-23
FAIR MARKET AND ACTUAL RENTS
CONTRA COSTA COUNTY
2013

Income Level	Studio (1 person)	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Fair Market Rent	$892	$1,082	$1,361	$1,901
Walnut Creek Average Listed Rental Prices	**$1,357**	**$1,647**	**$1,913**	**$2,856**

Source: HUD 2013 and Zillow.com.

Finally, for comparison, the California Association of Realtors maintains housing indices to measure the percentage of households that can afford to purchase a median priced home and an entry level home. Table II-24 summarizes the data for Contra Costa County and shows that only 18 percent of county households can afford a home at the county's median price. Thirty-nine percent of first time buyers looking for an entry level home can afford one, but the minimum qualifying income is $96,720. This is higher than average for most low- to- moderate-income households.

TABLE II-24
HOUSING AFFORDABILITY INDICES
CONTRA COSTA COUNTY
2013

	Households who can afford to own	Median Home Price	Minimum Qualifying Income
Median Priced Home	18%	$789,360	$162,0001
Entry Level Home[2]	39%	$670,000	$96,720

Source: California Association of Realtors, 2013.
1 The minimum qualifying income is greater for a Median Priced Home because it assumes the buyer can afford a 20 percent down payment. In addition, median-priced homes are more expensive than an entry-level home.
[2] An entry-level home is defined as one priced equal to 85 percent of the prevailing median price for existing homes and is considered affordable to first-time homebuyers.

Availability of Home Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

Table II-25 summarizes HMDA data for both Walnut Creek and Contra Costa County, providing information on the approval status of all home purchase and home improvement loan applications during 2012. Of the total of 1,227 applications for conventional home purchase loans in Walnut Creek, 58 percent were approved, 17 percent denied, and 25 percent withdrawn or incomplete. In comparison to the county average, mortgage loan approval rates were slightly higher in Walnut Creek (58 percent), than the county (54 percent). Approval rates for home improvement loans were also higher in Walnut Creek than the county, at 58 percent compared to only 49 percent in the county.

TABLE II-25
HOME PURCHASE AND IMPROVEMENT LOANS (HDMA)
CITY OF WALNUT CREEK CONTRA AND COSTA COUNTY
2012

Loan Type	# Loan Applications in Walnut Creek	% Loans Approved		% Loans Denied		% Loans Withdrawn/ Incomplete	
		Walnut Creek	Contra Costa County	Walnut Creek	Contra Costa County	Walnut Creek	Contra Costa County
Home Purchase	1,227	58%	54%	17%	14%	25%	32%
Home Improvement	176	58%	49%	24%	33%	18%	18%

Source: Home Mortgage Disclosure Act (HMDA) data, 2012.
Note: The MSA includes Contra Costa and Alameda counties.

The availability of financing affects a person's ability to purchase or improve a home. To address potential constraints and expand homeownership and home improvement opportunities, the City of Walnut Creek offers and/or participates in a variety of programs. These include the City's First-Time Homebuyer Assistance Program and Home Rehabilitation Loan and Emergency Grant Program. Such programs assist lower- and moderate-income residents by increasing access to favorable loan terms to purchase or improve their homes. The Housing Plan provides more detailed information on the type and extent of programs available.

Assisted Housing At-Risk of Conversion

Governmental-assisted housing is often a significant source of affordable housing in many communities. This section identifies publicly assisted rental housing in Walnut Creek, evaluates their potential to convert to market rate units during the 10-year period between 2015 and 2025, and analyzes the cost to preserve those units. Resources for the preservation/replacement of the at-risk affordable units are described in Chapter IV of the Element and housing programs to address preservation of these units are provided in Chapter VI.

Assisted Housing Inventory

Table II-26 provides an inventory of assisted rental projects in Walnut Creek. Assisted projects are those that receive some subsidy to fund construction, including tax credits and grants. A total of 431 affordable units are provided in nine developments. Villa Vasconcellos, another City funded affordable project, opened its doors in 2008, providing 70 units with supportive services for extremely low- and low-income seniors. As evidenced by the City's assisted housing inventory, Walnut Creek supports the provision of affordable housing using a variety of local, State, and Federal and private funds, and works extensively with non-profit developers in the ownership and management of affordable housing.

In addition to the assisted housing identified in Table II-26, in 2004 the City adopted an Inclusionary Housing Ordinance to expand the supply of affordable housing in conjunction with market-rate development. In 2009 and 2010 the City adopted revisions to the Inclusionary Housing Ordinance that addressed issues raised through two court hearings. The current ordinance rquires all rental development projects to pay a housing impact fee, and all ownership projects of two or more units to either pay a housing impact fee or provide affordable units onsite. Fees are due at issuance of building permit. From 2005 to 2012, over $2.3 million in fees were collected. The Inclusionary Housing Ordinance subsidized 50 below-market rate sales and 17 below-market-rate rentals, with 40 units under agreement to be constructed.

TABLE II-26 INVENTORY OF ASSISTED RENTAL HOUSING CITY OF WALNUT CREEK 2013					
Project Name	**Total Units**	**Afford. Units**	**Type**	**Funding Source(s)**	**Expiration of Affordability**
Casa Montego I (Non-profit owned)	80	79	Senior/ Disabled	Section 8	2030
				HUD 202	2029
Casa Montego II (Non-profit owned)	33	33	Senior	Section 8	2030
				HUD 202; City loan; Co. HOME; HCD grant	2064
Four Seasons	176	36	Family	Multi-Family Mortgage Bonds	2027
Ivy Hill Apartments	116	47	Family	CFD bonds; Tax Credits; City loan	2055
Acalanes Court (Non-profit owned)	17	17	Family	Tax Credits; City loan; Co. HOME	2060
The Oaks (Non-profit owned)	36	35	Family	City loan; Tax credits	2049
Sierra Gardens (Non-profit owned)	28	24	Family	City loan and grant; Co. HOME	2051
Tice Oaks (Non-profit owned)	91	90	Senior	Section 8	2031
				CHFA loans; Tax Credits; City loan	2056
Villa Vasconcellos (Non-profit owned)	70	70	Senior	City loan, HOME, MHSA	2063
TOTAL		**431**			

Source: City of Walnut Creek, 2013 and HUD Section 8 Database, 2013.

At-Risk Units

As shown in the table above, there are no affordable units in Walnut Creek at risk of converting to market rate within the 10-year period of 2015 to 2025.

The City has a successful record of preserving at-risk units. When Tice Oaks Apartments was previously at risk of conversion, the City worked with Mid-Peninsula Housing Coalition to acquire and rehabilitate Tice Oaks Apartments, extending the affordability restrictions until 2056. Similarly, the City helped refinance the mortgage revenue bonds on the Four Seasons Apartments and extend the affordability restrictions to 2027.

Risk of Displacement in the West Downtown Specific Plan Area

The City of Walnut Creek is preparing the West Downtown Specific Plan (Specific Plan) for the area surrounding the City's Bay Area Rapid Transit (BART) Station, located to the east of Interstate Highway 680. This Specific Plan covers a subset of the area designated as a Priority Development Area (PDA) by the Association of Bay Area Governments (ABAG), which overlaps with the City's Downtown Core Area. As a PDA, the area has been

identified as an infill development opportunity site where there is both a local and regional commitment to developing more housing along with amenities and services to meet the day-to-day needs of residents in a pedestrian-friendly environment served by transit.

A concern that was brought up during the stakeholder workshop and community workshop and echoed during public comment at the Planning Commission and City Council study sessions on the Housing Element was the potential displacement of residents in market-rate multifamily housing within the West Downtown Specific Plan area. According to the 2007-2011 ACS, 90 percent of housing units in the Plan Area were located in multifamily structures, over half of which were located in buildings with 50 units or more; 74 percent of the households were renters. The risk of displacement of existing residents tends to be higher in areas that have a large number of households in rental housing units that are not deed-restricted for designated affordability levels, and can therefore experience upward pressure on rents as demand for housing increases.

The preferred alternative for the Plan Area would accommodate 2,800 units at buildout, and has the potential to displace 400 existing units, resulting in a new increase of 2,400 units. Because the Specific Plan will not require demolition or redevelopment of any properties, the extent to which existing units are removed will depend on each property owner's interest in redevelopment. The 400 units are spread over more than a dozen separate developments located throughout the Plan Area, and range in size from small four-plexes to a 50+ unit building. Redevelopment of these properties may occur at various times throughout the planning period to 2040, and some portion of these units may never redevelop due to owners' unwillingness to trade certain current income for the substantial risks associated with development of their property into a larger project (including loss of income during the development period).

The City is in the process of developing an Affordable Housing and Anti-Displacement Strategy for the West Downtown Specific Plan. The City recognizes that a potential unintended consequence of station area planning could include the displacement of existing residents and a lack of workforce housing affordable to lower-income households, including households with workers employed in Walnut Creek in the health care, education, retail, services, or government sectors. The City implements a number of programs to prevent displacement of existing residents in market-rate housing. These include regulations on the conversion of rental units to condominiums, providing assistance to homeowners at risk of foreclosure, and providing residential rehabilitation loans. The City requires that new multifamily residential projects involving the demolition of residential units less than 30 years old that are affordable to low- and moderate-income households include an equivalent number of new affordable units. In addition, Walnut Creek requires that developers provide relocation assistance to low- and moderate-income households living in properties that are redeveloped through the private market.

E. Regional Housing Needs

State law requires as a regional council of governments, the Association of Bay Area Governments (ABAG) to determine the existing and projected housing need for its region (Government Code Section 65580 et. seq.) and determine the portion allocated to each jurisdiction within the ABAG region. This is called the Regional Housing Needs Assessment (RHNA) process.

Existing Housing Needs

A continuing priority of communities is enhancing or maintaining the quality of life. A key measure of quality of life is the extent of "housing problems." The Federal Department of Housing and Urban Development (HUD) defines housing needs based on the number and percentage of households earning lower incomes, living in overcrowded conditions, or overpaying for housing (experiencing a cost burden). These conditions or housing problems are defined as follows:

- **Lower income:** Refers to a household earning less than 80 percent of the county median family income, as adjusted by household size. For a four-person household, the income limit to qualilfy as a low-income household in the Oakland-Fremont Metropolitan Area was $64,400 in 2013.

- **Overcrowding:** Refers to a housing unit that is occupied by more than one person per room, excluding kitchens, bathrooms, hallways, and porches, as defined by HUD (i.e. including bedrooms, dens, living and dining rooms).

- **Cost Burden:** Refers to a household paying more than 30 percent of its gross income for housing (either mortgage or rent), including costs for utilities, property insurance, and real estate taxes.

Tables II-25 and II-26 in the following sections document the prevalence of overcrowding and overpayment among all households in Walnut Creek, including low income.

Overcrowding

Overcrowding occurs when housing costs are so high relative to income that families move into smaller apartments with fewer bedrooms, or multiple families share a housing unit to better afford housing in the community. Overcrowding also tends to result in accelerated deterioration of homes, a shortage of street parking, and additional traffic. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing the quality of life in the community.

The Census defines overcrowding as an average of more than one person per room in a housing unit (excluding kitchens, porches, and hallways); severe overcrowding is defined as greater than 1.5 persons per room. The incidence of overcrowded housing is a general

measure of whether there is an available supply of adequately sized housing units. Table II-27 shows the incidence of overcrowding in Walnut Creek by tenure, as measured by the 2007-2011 American Community Survey.

TABLE II-27
OVERCROWDED HOUSEHOLDS
CITY OF WALNUT CREEK
2007-2011

Overcrowding	Walnut Creek		Contra Costa County	
	Households	Percent	Households	Percent
Owners				
Overcrowding	98	<1%	4,351	2%
Severe Overcrowding	0	0%	1,178	<1%
Renters				
Overcrowding	178	2%	7,600	6%
Severe Overcrowding	93	1%	1,946	2%
Total Overcrowding	**369**	**1%**	**15,075**	**4%**

Source: 2007-2011 American Community Survey.

In 2007-2011, there were 369 households living in overcrowded conditions in Walnut Creek, representing about 1 percent of all households. Approximately 2 percent of renter households were overcrowded; a significant decrease from 2000 levels when 8 percent of Walnut Creek renters were overcrowded. Household overcrowding has decreased across all measures from 2000 levels and remains lower than overcrowding in Contra Costa County.

Overpayment

Housing overpayment refers to spending more than 30 percent of income on housing; severe overpayment is spending greater than 50 percent. As is the case in throughout the Bay Area, it is not uncommon for Walnut Creek residents to overpay for housing. However to the extent that overpayment is often disproportionately concentrated among the most vulnerable members of the community, maintaining a reasonable level of housing cost burden is an important contributor to quality of life. Table II-28 shows the incidence of overpayment for households in the city.

TABLIE II-28 HOUSING OVERPAYMENT CITY OF WALNUT CREEK AND CONTRA COSTA COUNTY 2006-2010				
Household by Tenure	**Walnut Creek**		**Contra Costa County**	
	Households	**Percent**	**Households**	**Percent**
Owner Households				
Overpayment (>30% income on housing)	7,355	35%	108,875	43%
Severe Overpayment (>50% income on housing)	3,195	15%	45,400	18%
Overpayment by lower-income households	3,140	61%	40,670	66%
Renter Households				
Overpayment (>30% income on housing)	3,840	42%	56,640	50%
Severe Overpayment (>50% income on housing)	2,045	22%	28,910	26%
Overpayment by lower-income households	3,055	83%	49,535	75%
Total Overpayment	**11,195**	**37%**	**165,515**	**45%**

Sources: Comprehensive Housing Affordability Strategy, 2006-2010.

Note: Percentage lower income overpayment reflects the percentage of total lower income households spending more than 30 percent of their income on housing. Severe Overpayment is a subset of Overpayment.

According to the 2006-2010 CHAS Reports, 42 percent of renters and 35 percent of homeowners in Walnut Creek were overpaying for housing, significantly lower than the overpayment rate countywide. Severe overpayment impacts 22 percent of the city's renters. In terms of lower income (less than 80 percent of AMI) households overpaying, 3,055 lower-income renters and 3,140 lower-income homeowners were faced with overpayment in Walnut Creek, indicating that almost 80 percent of overpaying renters earned lower incomes. Of these lower-income households facing overpayment, 1,325 renters (43 percent) and 1,165 owners (37 percent) earned extremely low incomes (less than 30 percent of AMI).

Table II-29 provides a more detailed review of households that experienced severe housing overpayment. Among renters, the elderly were most impacted by severe overpayment, with over one half of the city's 1,856 elderly renters spending more than half their income on rent. Among homeowners, non-elderly, small family, and large family households experienced a higher level of cost burden and severe cost burden.

TABLE II-29 SEVERE HOUSING OVERPAYMENT BY TYPE AND TENURE CITY OF WALNUT CREEK 2006-2010					
Household by Tenure	**Elderly**	**Small Family**	**Large Family**	**Other**	**Total**
Renter Households					
Total # by household type	1,655	3,075	170	4390	9,290
Overpayment (>30%)	78%	40%	38%	31%	43%
Severe Overpayment (>50%)	52%	16%	9%	15%	22%
Owner Households					
Total # by household type	10,665	6,825	825	2,705	21,020
Overpayment (>30%)	28%	34%	35%	48%	33%
Severe overpayment (>50%)	17%	12%	16%	23%	16%

Source: Comprehensive Housing Affordability Strategy, 2006-2010.

Future Housing Needs

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's Council of Governments. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate. The State's Department Housing and Community Development (HCD) works with each region to identify their total housing need.

In the Bay Area region, the agency responsible for assigning these regional housing needs to each jurisdiction is the Association of Bay Area Governments (ABAG). ABAG and HCD identified a need for 187,990 housing units in the Bay Area during the 2014-2022 period. ABAG then develops a methodology to distribute this need to local governments; this allocation is called a Regional Housing Needs Assessment (RHNA). Table II-30 shows Walnut Creek's total RHNA allocation, by income category.

In 2008, the California Legislature passed the Sustainable Communities and Climate Protection Act (also known as SB 375). This law requires regions to think cohesively about land use, transportation, and housing by drafting a document called a Sustainable Communities Strategy (SCS). Unlike previous RHNA cycles, the RHNA methodology for

this cycle was required to consider the land use and transportation patterns specified in the SCS and the Regional Transportation Plan.

One of the ways ABAG's SCS integrates land use, transportation, and housing is through Priority Development Areas (PDAs). PDAs are locally designated areas within existing communities that have been identified and approved by local cities or counties for future growth. These areas are typically accessible to transit, jobs, shopping, and other services. Over 70 local governments have voluntarily designated approximately 170 PDAs, which are proposed to absorb about 80 percent of new housing and over 60 percent of new jobs on less than 5 percent of the land in the Bay Area land. The result is a locally supported, compact and efficient growth pattern that meets State greenhouse gas reduction targets and provides adequate housing for the Bay Area's growing population.

The City of Walnut Creek has one designated PDA that includes the BART station and about 150 acres to the south. Many of the opportunity sites for new residential development, described in Chapter 4: Housing Resources, are located in this area. This PDA is well-connected by transit and features a compact development pattern that will be further enhanced by a pending Specific Plan (in process with CEQA review underway).

TABLE II-30
REGIONAL HOUSING NEEDS ALLOCATION
CITY OF WALNUT CREEK
2014-2022

Income Level	Percent of AMI	Income Threshold for 4-person Household (2013)[1]	RHNA Allocation	Percent of Total RHNA Allocation
Extremely Low[2]	0-30%	$26,750	302	14%
Very Low	31-50%	$44,600	302	14%
Low	51-80%	$64,400	355	16%
Moderate	81-120%	$89,200	381	17%
Above Moderate	120% or more	> $89,200	895	40%
Total			**2,235**	**100%[3]**

Source: Association of Bay Area Governments, Regional Housing Needs Allocation (July 18, 2013).

[1] Department of Housing and Community Development, Official State Income Limits for 2013.

[2] While the RHNA did not separately define housing needs for extremely low income households, the very low-income allocation can be split evenly between very low- and extremely low-income households. The City's 604 very low income RHNA has been allocated accordingly.

[3] Total may not add up to 100 percent due to rounding.

III. Housing Constraints

The City of Walnut Creek has long facilitated the development of affordable housing through its practices and programs, and in the last Housing Element cycle adopted new policies to further aid the production of affordable housing. However, many factors can act as constraints to the development and maintenance of housing. This chapter describes these constraints which include private market forces, governmental codes and regulations, and the physical and natural environment, and analyzes their impact on the production and preservation of housing.

A. Market, Non-Governmental Constraints

The Bay Area has seen a dramatic change in the housing market over the past several years. Between 1998 and 2007, the median price for single-family homes both in Walnut Creek and nationwide increased almost 160 percent. After the "housing bubble" burst, sale prices dropped 38 percent from a 2005 peak of $946,000. In 2013, after a long and uneven recovery, the 2013 median sale price has rebounded to $847,000. This price is still 10 percent lower than the peak, but 35 percent more than the lowest median monthly sale price of $625,000 in March 2009. This trend of a recovery that has yet to match the highest sale prices of the mid-2000s is occurring nationwide.

The housing crisis did not change Walnut Creek's median sale prices in relationship to the entire San Francisco Bay Area. Prices in Walnut Creek are still higher than the 2013 median single-family home price in the Bay Area of $641,000.

Median sale prices in the condominium market peaked in January 2006, at $491,000. By its lowest point in February 2012, the condominium market's median sale price had dropped 50 percent to $243,000. As with the single-family home market, a recovery period followed, but the condominium market has yet to see median sale prices approach the 2006 peak. In 2013, the median condominium sale price is $387,000. This price is slightly lower than the Bay Area median of $408,000, but a four-person Walnut Creek household earning the median income can only afford to purchase a home for $345,000.

Land Prices

Land prices in Walnut Creek depend on a number of factors, including proximity to BART, the freeway, and downtown office and retail (?) developments; the allowable density and type of residential development suitable for the lot; the presence of services and utilities; the topography and/or other environmental constraints; and the quality of nearby development. There is only a very small supply of vacant land and it is usually burdened with development constraints. Redevelopment of existing underdeveloped land is occurring but is more costly. The extremely limited supply of vacant land combined with high demand acts to increase land prices.

Residential land prices in the Downtown Core Area are extremely high. A commercial real estate professional in Walnut Creek places downtown commercial land prices at $120-130 per square foot. Land prices outside of the Downtown Core Area vary, and the average prices for improved single-family lots in a residential subdivision are estimated at $1,000,000 per acre.

Cost of Housing Construction

Construction costs vary widely according to the type of development, with multi-family housing being somewhat less expensive to construct than single-family homes, on a per square foot basis.

In 2013, RS Means (a reliable published source for construction industry costs) estimated that the hard construction costs in the Oakland area was $135 per square foot for typical four- to seven-story multi-family residential construction and $114 per square foot for one- and two-family residential construction. This equals a rough estimate of $135,000 for a 1,000 square foot apartment and $228,000 for a 2,000 square foot single-family home.

However, when underground or podium parking is involved, construction costs per square foot for multi-family residential development can approach that of single-family construction. For example, hard costs for a recently roposed three-story, wood frame, multi-family affordable development with underground parking were about $312,000 per unit.

A reduction in amenities and the quality of building materials can result in lower construction costs and lower purchase prices. Per-unit costs also decline with the size of the project, as developers benefit from economies of scale and are able to produce housing at a lower per-unit cost. However, market forces and the very limited supply of large developable parcels constrain the ability to use these mechanisms in Walnut Creek.

Availability of Financing

The mortgage banking crisis that began in 2008 affected the availability of construction financing and mortgage loans. Lenders that had once offered mortgage loans more freely became much more restrictive after 2008. Lenders required downpayments of 20 percent and credit scores higher than 680 to receive competitive interest rates. These restrictions placed homeownership out of reach for many, though in 2013 lenders have begun to ease the qualifications required for a competitive mortgage rate. As the economy continues its slow recovery, lenders may continue to make mortgage loans more accessible, although they may never be as easy to obtain as they were prior to 2008.

Although land is scarce for new construction, housing developers are seeing interest rates at historic lows in 2013. Construction financing rates range from 4.2 percent to 5 percent. In the previous housing element cycle, many housing projects stalled, in part due to difficulties obtaining construction financing. The City is already noticing an increase in new projects and an increase in projects restarting. This could be an indication that housing developers have had an easier time financing construction. Given this trend, the availability of financing is likely to be less of a constraint on new housing construction during this Housing Element planning period than it has been in the recent past.

B. Governmental Constraints

Local policies and regulations can impact the price and availability of housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and various other issues may present constraints to the maintenance, development and renovation of housing. This section includes an analysis of potential and actual governmental constraints for all income levels, including land use controls, building codes, site improvement requirements, fees and other exactions required of developers, and local processing and permit procedures.

Land Use Regulations

Local governments are empowered with the authority to regulate the location, density, timing, and type of residential development. This authority is exerted in several ways, from controlling land uses through zoning to levying development fees and exactions to pay for municipal improvements. While intended to protect the interests of residents, property owners, and businesses, local regulations can result in potential barriers to the production of

housing. The goals and policies of the City's *General Plan 2025* are designed to encourage smart growth (higher density, transit-oriented residential and mixed-use development). The following highlights several goals and policies from *General Plan 2025* aimed at facilitating the production of housing.

Goal 2: Encourage housing development that helps to reduce the increase in traffic congestion.

> **Policy 2.1. Develop flexible policies and regulations that facilitate new housing development.** Action 2.1.1. Permit multifamily housing in all commercial districts (except the Shadelands Business Park and Auto Sales and Service) through a conditional use permit, subject to project density and development regulations to protect existing urban form.

Goal 3: Encourage housing and commercial mixed-use development in selected locations that enhances pedestrian access and reduces traffic.

> **Policy 3.1. Create opportunities for mixed-use.**

The Land Use Element of the General Plan sets forth the City's policies for guiding local development. These policies, and their associated land use designations, establish the amount and distribution of land allocated for different land uses in Walnut Creek. As summarized in Table III-1, the City provides for a wide range of residential development types and densities through its nine residential land use designations.

TABLE III-1
GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS
CITY OF WALNUT CREEK
2025

Residential Land Use Designation		Density Range (dwelling units/acre)
SFVL	Single-Family Very Low	0.1 to 1
SFL	Single-Family Low	1.1 to 3
SFM	Single-Family Medium	3.1 to 6
SFH	Single-Family High	6.1 to 9
MFL	Multi-family Low	6.1 to 14
MFM	Multi-family Medium	14.1 to 22
MFMH	Multi-family Medium High	22.1 to 30
MFVH	Multi-family Very High	30.1 to 50
MFSH	Multi-family Special High	50.1 to 100

Source: Walnut Creek General Plan 2025.

In addition to its residential land use designations, Walnut Creek's General Plan also establishes the following three mixed-use designations:

Mixed Use–Residential Emphasis (MU-R), FAR 1.5 to 2.5. Intended to encourage a combination of ground floor retail with office and/or residential uses above the ground floor. However, residential must be the primary use, with commercial uses allowed only to a maximum FAR of 0.3.

Mixed Use–Commercial Emphasis (MU-C), FAR 1.0 to 2.0. Intended to encourage a combination of commercial and residential uses. Commercial (office or retail) must be the primary use, but will be allowed only to a maximum FAR of 0.85. This type of development and density is encouraged around the west Mt. Diablo Boulevard corridor, and in the Newell Avenue/South California Boulevard area.

Mixed Use – Golden Triangle (MU-GT), FAR 1.5 to 2.5. Intended to encourage a combination of ground-floor retail, high-intensity office, and/or high-density residential development near the Walnut Creek BART station. The appropriate density for new residential projects will be determined with the approval of a Planned Development Permit. The FAR associated with this district is applied to commercial (office or retail) development only.

Residential Development Standards

The City regulates the type, location, density, and scale of development through the General Plan and the Zoning Ordinance. Provisions in the General Plan specify floor area ratios (FARs) and height limits for the City's Core Area. Provisions in the Zoning Ordinance specify minimum lot areas, setbacks, coverage, FAR, height limits, and parking (see Tables III-2, III-3, and III-4). Walnut Creek's regulations are comparable to those of similar cities. In addition to the base zoning districts described in the following tables, applicants can request rezoning to a customized Planned Development (P-D) District that allows deviation from the normal regulations where a development project is consistent with the General Plan and meets other community objectives.

TABLE III-2
SINGLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS
CITY OF WALNUT CREEK
2013

Standard	SFH-PD1	R-8	R-8.5	R-10	R-12	R-15	R-20	R-40
Minimum Lot Area (sq.ft.)	4,840	8,000	8,500	10,000	12,000	15,000	20,000	40,000
Minimum Front Setback	18-20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	30 ft.
Minimum Side Setback	0 ft.	5 ft., aggregate 15 ft.	5 ft., aggregate 15 ft.	5 ft., aggregate 15 ft.	10 ft.	10 ft., aggregate 25 ft.	15 ft.	15 ft.
Minimum Corner Side Setback	15 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	15 ft.	30 ft.
Minimum Rear Setback	10-15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	20 ft.	20 ft.
Maximum Height	25 feet, 2 stories	25 feet, 2 stories	25 feet, 2 stories	25 feet, 2 stories	25 feet, 2 stories	25 feet, 2 stories	25 feet, 2 stories	25 feet, 2 stories
Maximum Density (units/acre)	6 to 9 du/net acre	5.4	5.1	4.4	3.6	2.9	2.2	1.1
Maximum Lot Coverage	35-50%	40%	40%	35%	30%	25%	25%	n/a
Required Off-Street Parking	2 covered spaces per unit + 1 space (uncovered) for second unit							

Source: City of Walnut Creek Municipal Code 2013.

Second Family Units

Second family units are allowed on parcels with an existing single family dwelling in all single family and duplex zones, contingent upon adequate water supplies, and a determination that the number of second family units in a Census Tract does not exceed 5 percent of the number of single family homes. Neither of these contingencies has ever precluded approval of a Second Family Unit. Homeowners have found the connection fees for water and sewer to be significant constraints when they consider adding a second family unit. However, sewer and water connection fees are charged by special districts and the City does not have control over these fees.

Second family units must comply with all the standards of the zoning district, including all yard (setback), building height, and lot coverage standards. Second family units are limited to a maximum floor area of 700 square feet and a maximum of one bedroom. No more than one second family unit is allowed on any one parcel of land.

Mobile Home/Manufactured Homes

Pursuant to State law, the City continues to allow mobile home and manufactured homes to be constructed in all single family residential zoning districts. Currently no mobile home park is located within Walnut Creek.

Residential Care Facilities and Housing for Persons with Disabilities

The Lanterman Developmental Disabilities Services Act (Sections 5115 and 5116 of the California Welfare and Institutions Code) declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. A State-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes than would apply to other single family homes. The City of Walnut Creek does not set a maximum concentration or spacing requirements for residential care facilities. In addition, Walnut Creek does not set site plan requirements that might constrain housing for persons with disabilities, because the Building Department reviews all plans to ensure ADA and accessibility requirements are met. The City has also included a program to ensure a clear policy exists to accommodate persons with disability who may request accommodations.

In compliance with State law, a residential care home with a capacity of no more than six persons, which provides 24-hour non-medical care to persons in need of personal services, supervision, or assistance is permitted by-right in all residential districts in Walnut Creek, and many are located throughout the city. Larger residential care facilities are permitted in the Duplex Residential district if the facilities serve disabled persons as defined by the State's Fair Housing Act. Larger residential care facilities are also conditionally permitted in the City's multiple family residential zones and High Density Planned Development District.

The City has a large inventory of residential facilities for persons with disabilities. Walnut Creek's community care facilities have 623 beds, its independent and supportive care facilities have 281 beds, and other residential facilities have 373 beds. In sum, Walnut Creek has 1,277 beds in its inventory of residential facilities for persons with disabilities. The City's zoning regulations comply with State laws governing the provision of residential facilities for persons with disabilities.

Multi-family Housing

The purpose of the City's multi-family residential zones is to promote and encourage multi-family developments at densities that are consistent with the General Plan land use designation and surrounding development. The intent is to provide for higher density classifications in and around the Core Area and adjacent to major transit centers, and lower

density multi-family development in transition areas between single-family development and commercial areas or higher density residential areas. The development regulations for properties within the City's duplex and multi-family zones are summarized in Table III-3.

TABLE III-3
DUPLEX AND MULTI-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS
CITY OF WALNUT CREEK
2013

Standard	D-3 Duplex	M-1 Multi-family	M-1.5 Multi-family	M-2 Multi-family	M-2.5 Multi-family	M-3 Multi-family	M-H-D High Density
Minimum Lot Area (sq.ft.)	6,000	5,000	9,000	8,000	10,000	15,000	15,000
Minimum Front Setback	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	20 ft.	n/a
Minimum Side Setback	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	10 ft.	n/a
Minimum Corner Side Setback	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	20 ft.	n/a
Minimum Rear Setback	10 ft.	5 ft.	5 ft.	10 ft.	10 ft.	10-20 ft.	n/a
Maximum Height	25 ft., 2 stories	30-50 ft. as specified in the Zoning Map					70 ft.
Maximum Density (units/acre)	14.5	43.6	29.0	21.8	17.4	14.5	Max. FAR: 1.5
Maximum Lot Coverage	50%	70%	70%	60%	50%	50%	n/a
Required Off-Street Parking	2 covered spaces per unit	1.25 spaces per studio, 1.5 spaces per one-bedroom unit, 2.25 spaces per 2+ bedroom unit. Each multi-family unit is required to have one covered space. Parking for senior housing is determined on a case-by-case basis by the City's Transportation Administrator.					1 space/ bedroom, min. 1.25 spaces/ unit

Source: City of Walnut Creek Municipal Code 2013.

Multi-family residential development is also allowed in most of the City's commercial zoning districts. The development regulations for multi-family residences in commercial zones are summarized in Table III-4. Certain properties currently located within the City's commercial zoning districts are designated by the General Plan as MU-C, Mixed Use – Commercial Emphasis, and MU-R, Mixed Use – Residential Emphasis. Multi-family or mixed-use development is permitted or conditionally permitted in each of the underlying commercial zoning districts pursuant to the setback, FAR, and height regulations contained within the General Plan, and the parking requirements contained within the Zoning Ordinance. In Appendix A – Opportunity Site Details, all development regulations, as well as a narrative analysis of their impact, are included for each parcel.

TABLE III-4 MULTI-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS IN COMMERCIAL ZONES CITY OF WALNUT CREEK 2013				
Standard	**C-C Community Commercial**	**C-R Central Retail**	**O-C Office Commercial**	**P-R Pedestrian Retail**
Minimum Lot Area (sq.ft.)	n/a	10,000	10,000	n/a
Minimum Front Setback	10 ft.	n/a	15 ft. average	n/a
Minimum Side Setback	10 ft.	n/a	10 ft. average	n/a
Minimum Corner Side Setback	10 ft.	n/a	10 ft. average	n/a
Minimum Rear Setback	20 ft.	n/a	Same as abutting property	n/a
Maximum Height	20 ft. or map	Refer to Zoning Map[1]	Refer to Zoning Map[1]	Refer to Zoning Map[1]
Maximum Density (units/acre)	Determined by CUP	Determined by CUP	Determined by CUP	Determined by CUP
Maximum Lot Coverage	n/a	n/a	n/a	n/a
Required Off-Street Parking	Determined by CUP	Determined by CUP	Determined by CUP	Determined by CUP

[1] *The City of Walnut Creek regulates height limits through the Overlay Zoning, Building Height, Parking Reduction, and Future Street Line Map. Height limits do not correspond directly to zones.*
Source: City of Walnut Creek Municipal Code 2013.

Emergency Shelters, Transitional Housing, and Supportive Housing

A transitional housing facility is temporary housing (from six months to two years) for a homeless individual or family transitioning into permanent housing. Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives.

Under the Municipal Code, "family" is defined as:

> *"one person living alone, or two or more persons living together as a single housekeeping unit in a dwelling unit. A housekeeping unit shall be a group which bears the generic*

character of a family unit as a relatively permanent household, regardless of biological relationship, and which is characterized by the following: a) Shared use of a single common kitchen; b) Shared household expenses; c) Use by all persons of a shared common entry to the dwelling unit; d) Shared use of all or virtually all areas of the dwelling unit at all times; e) Shared responsibility for household work; f) Shared food; g) Sharing of some or all meals; h) Occupation of the unit under a single lease if the unit is not occupied in part by the owner; i) Shared social, economic and psychological commitments. Family also does not include a group occupying a boarding house, dormitory, fraternity or sorority house, convent, rectory or private residential club."

In transitional housing or supportive housing, residents are provided with one-on-one case management, education and training, employment assistance, mental and physical services, and support groups. The City is currently in the process of amending the Zoning Ordinance to ensure that transitional and supportive housing are permitted uses in all residential districts, subject only to those restrictions that apply to other residential uses of the same type in the same zone. In compliance with SB2, Walnut Creek has reviewed its zoning regulations and has identified areas where shelters are permitted by-right. The City of Walnut Creek's Zoning Ordinance allows emergency shelters for homeless persons to be established without the need for a Conditional Use Permit or other land use permit in three commercial districts:

- In the Central Retail (C-R) District, emergency shelters are permitted by-right when located more than 500 feet from a residential zone. There are more than 40 properties totaling over 23 acres that meet this criterion. Emergency shelters require a Conditional Use Permit in this zone if located within 500 feet of a residential zone.

- In the Community Commercial (C-C) District, emergency shelters are permitted by-right when located more than 600 feet from a residential zone. However, there are only portions of two properties that meet this criterion. Emergency shelters require a Conditional Use Permit in this zone if located within 600 feet of a residential zone.

- In the Automobile Sales and Service (A-S) District, emergency shelters are permitted by-right when located on the second or higher floor of a building. There are 53 properties totaling over 23 acres in this zone.

Emergency shelters are also allowed in several other zones throughout the City, upon issuance of a Conditional Use Permit. As shown above, there are considerable opportunities to establish emergency shelters.

Single Room Occupancy

Single Room Occupancy units are classified under "Group Residential" (also known as a rooming house) which refers to shared living quarters without separate bathrooms and with

no services provided. These are permitted by-right in all multi-family residential zones. They are also allowed upon issuance of a Conditional Use Permit in other areas.

Farm Employee Housing

The Census identifies less than 1 percent of Walnut Creek residents employed in farming, fishing, and forestry occupations. No parcels in the City remain in agricultural use. Therefore, given the extremely limited presence of farm workers in the community, the City has not identified a need for specialized farm worker housing.

Accessibility Accommodations

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

The City has conducted a review of zoning and building code requirements, and has not identified any barriers to the provision of accessible housing. The City accommodates most accessibility modifications through issuance of a simple remodel permit. Handicapped ramps or guardrails are permitted to intrude into the standard setbacks required under zoning to allow first floor access for physically disabled residents. The Building Department has adopted the 2010 California Building Code and enforces the disabled access regulations delineated in chapters 11A (Housing Accessibility) and 11B (Accessibility to Public Buildings, Public Accommodations, Commercial Buildings, and Publicly Funded Housing). New apartment buildings with three or more units are subject to requirements for unit "adaptability" on ground floor units, and accessibility to common use areas. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails.

The City is currently in the process of developing and adopting a Reasonable Accommodation Ordinance to allow special procedures for reasonable accommodation requests with respect to zoning, permit processing, and building policies and procedures. Procedures will specify who may request an accommodation, responsibility and time-frame for decision making, and scope of modifications.

Parking Regulations

The City's parking requirements vary by housing type and parking needs. The City calculates the parking requirements by unit type and on a per-bedroom basis for multi-family units. The City permits carports in lieu of garages for all housing units, which can

reduce development costs. Under the City's Density Bonus Ordinance, projects that provide affordable or senior housing may request a reduction in parking requirements. Additionally, parking requirements are reduced for BART-proximate and affordable housing developments.

Off-street parking spaces are required in accordance with the Parking Regulations outlined in Table III-5. Parking requirements for senior housing projects, which often need less parking, may be determined by the City's Transportation Administrator; the City has established a reduced parking ratio of 0.25 spaces per unit for congregate care facilities. Although the City's parking requirements are not excessive, parking requirements for residential uses can add significantly to project cost and can make housing financially much less feasible than office or retail development in the Core Area because of very high land prices and the cost of building structured or underground parking. The City's in-lieu fee for parking spaces in the Pedestrian Retail zoning district in its downtown is currently estimated at approximately $32,000 per space (adjusted annually for inflation), which reflects the actual cost to construct a structured parking stall, not including land costs. Table III-5 below lists the parking requirements for all residential classifications.

TABLE III-5
STANDARD PARKING REQUIREMENTS
CITY OF WALNUT CREEK
2013

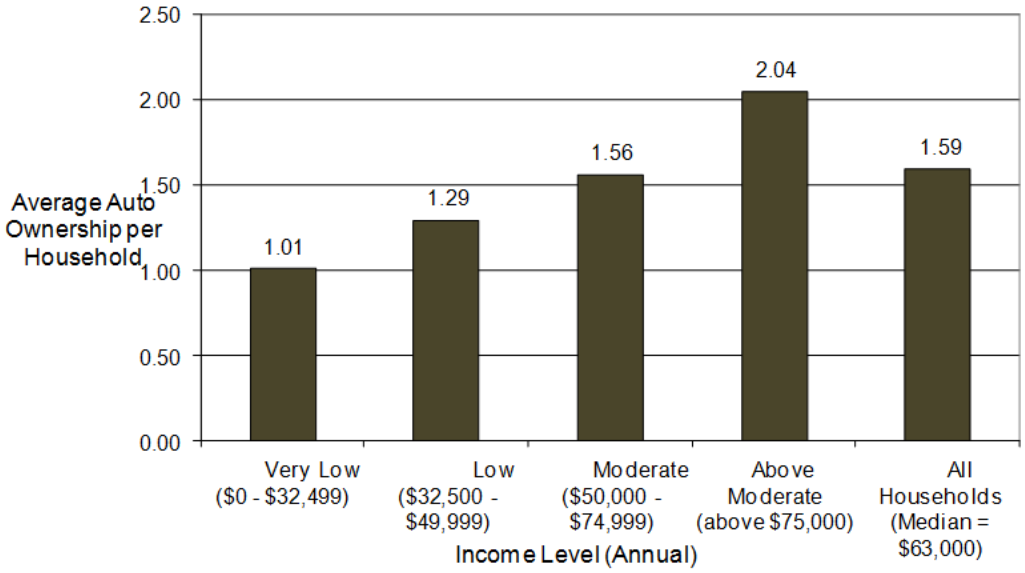
LAND USE	OFF STREET PARKING REQUIREMENTS
Single Family Residential	2 covered spaces per dwelling unit
Second Family Unit	1 space (may be a tandem space)
Duplex Residential	1 covered space for 1 bedroom units. 2 spaces for 1+ bedroom units (1 must be covered)
Multi-family Residential	1.25 spaces per studio unit (1 must be covered) 1.5 spaces per 1 bedroom unit (1 must be covered) 2 spaces per 2 bedroom unit (1 must be covered) 2.25 spaces per 2+ bedroom units (1 must be covered)
Group Residential	1 space per bedroom
Congregate Living Facility	0.25 spaces per dwelling unit or per bedroom (whichever is greater)
Senior Housing	Parking to be determined on a case-by-case basis by the City's Transportation Administrator.
Residential Care Home	Same as single family residential
Adult Day Care Home	Same as single family residential
Small Family Day Care Home	Same as single-family residential
Large Family Day Care Home	1 space per employee plus 1 space per 12 children

Source: City of Walnut Creek Municipal Code.

In 2005 field observations of over 35 multi-family developments in seven distinct neighborhoods in the Walnut Creek vicinity were conducted either by staff or by consultants undertaking work for developers. This data provided peak parking demand data and served as a good comparison to Census data. Low-income units were included in three developments and none of these showed parking rates greater than 1.29 per occupied unit. Field observations were undertaken late at night (between 11:00 PM and 3:00 AM) to ensure peak parking demand was captured. Parking demand, which includes resident and visitor, varied from a low of 0.92 spaces per unit to a high of 1.51 spaces per unit at all of the multifamily developments. Since greater household income generally is tied with greater auto ownership, it was clear that the parking demand at these developments would be lower if they were solely or primarily lower-income.

The 2000 U.S. Census is the most recent Census data available on vehicle ownership by income. Figure III-1 below, presents income and vehicle ownership data based on the 2000 Census, and indicates that as income decreases, auto ownership also decreases. On average, the typical household in Walnut Creek in 2000 owned 1.59 vehicles with a median income of $63,000 per year. However, Figure III-1 shows that low-income households owned only 1.29 vehicles and very-low-income households only 1.01 vehicles, on average. This pattern holds true throughout the city, in every census tract.

Figure III-1 - Auto Ownership by Income Level (Year 2000, Census Data, Walnut Creek Only)



As mentioned, field observations of over 35 multifamily developments in seven distinct neighborhoods in the Walnut Creek vicinity were conducted. Parking demand, which includes resident and visitor, varied from a low of 0.92 spaces per unit to a high of 1.51

spaces per unit – regardless of proximity to BART. This demonstrates the complex character of the factors that determine parking demand and vehicle ownership. The one development with the highest parking demand of 1.51 is well-removed from BART. However, even this total parking demand rate (for residents and visitors) is less than the average citywide auto ownership rate of 1.59 vehicles per unit.

Staff analyzed the impacts of parking on development and recommended reducing parking requirements for BART-proximate and low-income housing units, primarily due to the additional cost of providing parking and the limited land availability in the city. The City Council approved special off-street parking reductions for low-income or BART-proximate units in Walnut Creek, as indicated in Table III-6 below. BART-proximate projects are those that are located within one-half mile walking distance from a BART station. This distance was chosen because it is a typical 10 minute walk and is recognized by transit planners as being an acceptable distance to expect riders to walk, rather than drive, to a BART station or major transit center.

TABLE III-6
BART-PROXIMATE AND LOW-INCOME PARKING REQUIREMENTS
CITY OF WALNUT CREEK
2013

	Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
Low Income	1.1 spaces per unit	1.35 spaces per unit	1.8 spaces per unit	2 spaces per unit
Very Low Income	1 space per unit	1.15 spaces per unit	1.5 spaces per unit	1.75 spaces per unit
BART Proximate	1 space per unit	1.25 spaces per unit	1.5 spaces per unit	2 spaces per unit

Source: City of Walnut Creek Municipal Code 2013.

Residential Processing Procedures

Review of development proposals and building construction is necessary in order to ensure that health and safety standards are met and that community character and quality of life are maintained. Development review is a standard component of the housing development process in California cities. Development costs increase if development review takes a long time or if uncertainty creates greater risk. Risk is also increased with the number of discretionary permits required for housing projects, or if a developer is uncertain about the type of development desired by the city or community.

The State Permit Streamlining Act identifies timeframes for review of development applications and in most cases, applications must be processed within one year. The Act also contains provisions that require cities to identify information needed for a complete application, and to provide follow-up information requests within certain timeframes. The City of Walnut Creek complies with the Permit Streamlining Act. Most residential development applications are processed within three to six months of submittal; although

more significant subdivisions and projects may take up to a year or more, particularly if an Environmental Impact Report (EIR) is required.

The City's Zoning Ordinance requires Design Review, but not Conditional Use Permits, for most residential development in residential zones. In this way, developers are ensured that a residential use will be acceptable and the focus of review is on the quality of the design. The City has also adopted a number of Specific Plans for various areas of the city in order to provide clear land use direction to property owners, developers, and the community, and to streamline environmental review.

The Design Review Commission (DRC) reviews the site, building, and landscaping plans for all new commercial and multi-family residential buildings and single-family dwellings in new subdivisions. The Design Review Commission considers the following in its review:

- Consistency with the General Plan;
- General site, architectural, and landscape considerations; and
- Compliance with Public Safety and Preservation of Trees on Private Property.

Design Review applications are generally processed on a first-come, first-served basis. Timing for Design Review projects varies considerably, depending on the location and complexity of the projects. Staff estimates that a large-scale (60-unit) housing project with an affordable housing component would take three to six months to complete the entire development review process, including Design Review. The Design Review Commission may review a project an average of two times; however, the input from the Commission has been beneficial in terms of creating high quality residential and commercial projects, particularly in downtown Walnut Creek. Developers are also provided with Design Review Guidelines (see Appendix C) to assist them in the application process. Smaller projects, such as individual single family homes, may be reviewed at staff level instead. No residential projects have been denied based upon design review comments, and therefore, design review has not impacted the certainty of development in Walnut Creek.

As part of the Design Review process, multi-family residential and commercial projects in the City's Core Area are required to provide a public art component or pay an in-lieu fee. Developers may either pay an in-lieu fee or provide public art (reviewed by the Design Review Commission and Arts Commission) as part of their project.

Walnut Creek also offers a preliminary review process for development projects, free of charge. The Preliminary Review Team (PRT) consists of representatives from relevant City departments (e.g., Community Development, Public Services) who review development proposals and make recommendations to the applicant regarding the design of their project, in order to streamline the formal development review process. Most applicants are encouraged to have their projects reviewed by the PRT and the process is generally well received by developers.

Timing of Development Review Process

The typical review process for a multi-family development application in Walnut Creek can be described as follows. As a means of saving time and costs, applicants are encouraged to request a free review by the Preliminary Review Team (PRT) prior to completion of project design. These projects are reviewed by the PRT as described above. The purpose of this review is to inform the applicant of relevant code requirements, explore possible modifications to the project, and to identify any technical studies that may be necessary for the environmental review process. The review is conducted with the Preliminary Review Team providing the applicant with early input from all relevant City departments. The PRT review process includes distribution of the project to members of the PRT.

Upon submittal of the formal development application, City staff conducts a review to check for completeness of the submittal, and within 30 days, informs the applicant in writing of any missing information. Corrections and/or additions are made to the project application and supporting documents and resubmitted to staff. In the initial 30-day review process the project is distributed to all relevant City departments and interested outside agencies.

Upon completion of project review by the case planner, a staff report is prepared summarizing the scope of the project and compliance with code requirements. A Conditional Use Permit is required for multi-family development if the project is in a commercial or other non-residential zoning. It is only prohibited in Community Facility, Open Space, Automobile Sales and Service, or Business Park zoning districts. All new multi-family developments and single-family residential subdivisions require review by the Design Review Commission; smaller projects are reviewed at staff level. Projects that also require a Conditional Use Permit must also be approved by the Planning Commission. After an application is deemed complete it takes one to two months to be heard by the Design Review or Planning Commissions.

In Walnut Creek, the average processing time to obtain all of the necessary permits to construct a new single-family residence on an existing lot range between one and three months, depending on the types of permits required. The City of Walnut Creek places a strong emphasis on customer service and satisfaction and the City's development review processes are designed for expedited processing of all planning and building permits.

The duration of project review for higher density projects depends upon application completeness, the response time from applicants to address issues, and the levels of approvals needed. Higher density residential projects going through design review in the past five years have taken from 6 months for a 48-unit project, to 9 months for a 125-unit project, to 18 months for an 87-unit condominium project.

Site Improvements, Fees, and Exactions

The cost of producing a housing unit not only includes land, construction, and design costs, but also infrastructure connections, site improvements, and payment of fees to ensure adequate public facilities and services. In 2005, an analysis of Walnut Creek's impact fees was performed as part of a background report for the City's commercial linkage fee ordinance. The analysis indicated that Walnut Creek's fees were about $8 to $11 per square foot for residential, and about $7 per square foot for office, and $3.50 per square foot for retail. These were substantially lower (at least 35 percent to 50 percent lower) than comparable cities of Concord, Pleasanton, Livermore, and Sunnyvale.

Site improvements include water, sewer, circulation (e.g., street, sidewalks), and other infrastructure needed to serve new development. Developers are required to construct internal subdivision streets, sidewalks, curbs, and gutters. Developers are also required to either construct or pay fees toward construction of needed off-site improvements, such as extension of sewer, water and storm drainage systems, and circulation improvements and traffic signals. Given that almost all of the remaining development potential within the city is on infill sites, most infrastructure improvements are already in place.

The City, in 1974, adopted an Open Space Protection Initiative (Ordinance Number 1791) that provides for open space requirements for hillside development. Given the limited potential for residential development on hillsides in the city and the significant costs involved in hillside development, affordable housing development on hillsides is unlikely. Therefore, this ordinance will not constrain the development of affordable housing in the city.

Payment of development impact fees/exactions is required in order to fund needed school, park, and service connections. Planning application fees and building permit fees are charged to cover the cost of development review and building inspections.

For the City of Walnut Creek, processing of development applications and appeals is charged on an hourly rate for required staff time. A deposit is required for all applications and accounts are charged at a billable rate that may be adjusted periodically. As of 2013, the billable rate is $180 per hour. Table III-7 summarizes the planning and development fees collected by the City planning staff. Sewer and water service, as well as fire and emergency medical service, are not provided by the City, but rather by special districts. Connection or impact fees are estimated below but are subject to the special district regulations. School impact fees are collected by the City at time of building permit issuance, but are passed on to the specific school district that adopted the fee.

TABLE III-7 DEVELOPMENT FEE SCHEDULE CITY OF WALNUT CREEK 2013		
Application Type		
	Deposit	**Rate**
Building Permit Fees		
Building permit fees are based on the valuation of the project. Plumbing, electrical, and mechanical building permit fees are based on the building permit amount.		
Environmental Review		
Environmental Assessment	$1,200	$180/hr
Probable Negative Declaration	$1,200	$180/hr
Environmental Impact Report	$2,000	$180/hr
Design Review		
New Homes- Staff Design Review	$1,200	$180/hr
New Homes- Commission Design Review	$2,000	$180/hr
New Buildings/Projects	$5,000	$180/hr
Zoning Requests/Amendments		
All zones	$4,000	$180/hr
General Plan Amendment	$4,000	$180/hr
Subdivisions		
Tentative Map (4 parcels or less)	$4,000	$180/hr
Tentative Map (5 or more parcels)	$10,000	$180/hr
Use Permit	$1,200	$180/hr
Variance	$1,200	$180/hr
Pre-Applications	$2,000	$180/hr
Project Review Team (PRT)		
Single-family 1st Visit Single Family 2nd Visit Multi-family and commercial 1st visit		No charge Flat fee 90.00 Flat fee 180.00
Multi-family and commercial pre-application fee- Commission review, no action		$180/hr
Building Permit Planning Division Review		With work order or 15% of the Building Division's total Permit Fees for each development permit.

Source: City of Walnut Creek

TABLE III-8 SAMPLE DEVELOPMENT FEES FOR REPRESENTATIVE PROJECTS CITY OF WALNUT CREEK 2013		
Fee Description	**Single Family Development (7-Unit Detached +1 Second Unit)**	**Multifamily Development (300 Units)**
Entitlement Process Fees	$43,602	$153,020
Building Permit	$24,368	$74,262
Plumbing Permit	$4,386	$13,367
Electrical Permit	$4,874	$14,852
Mechanical Permit	$4,242	$12,625
Strong Motion Instrumentation Fee	$4,966	$6,050
Building Technology	$3,510	$15,163
Building Plan Review	$15,436	$74,262
Electrical Plan Review	$5,982	$28,777
Plumbing Plan Review	$5,981	$28,777
Mechanical Plan Review	$5,979	$28,777
Cal Green	$147	$960
Traffic Mitigation	$19,565	$88,740
Waste Management	$364	$50
City Green Permit	$3,778	$11,511
Building P	$878	$3,791
City Green	$3,338	$16,059
Application	$1,543	n/a
Count	$7,084	n/a
Base Map	$350	n/a
Parkland	$84,000	$800,000
General Plan	$2,736	$24,000
Record Imaging	$1,072	$1,754
Total City Fees	**$248,180**	**$1,396,797**
Total City Fees–Per Unit	**$31,022.46**	**$4,655.99**
Other Agency Fees[1]		
School Impact Fee (by school district)	$67,434	$65,944
Water District (separate from City)	$181,704	$600,000
Sewer Impact Fee	$56,000	$2,100,000
Subtotal: Other Agency Fees	*$305,138*	*$2,765,944*
Subtotal: Other Agency Fees–Per Unit	$38,142.25	$9,219.81
		Totals
Total Fees	**$553,318**	**$4,162,741**
Total Fees–Per Unit	**$69,164.71**	**$13,875.80**

Source: City of Walnut Creek

[1] *This is not a complete list of fees.*

Assuming a land cost of approximately $1,000,000 per acre, and hard construction costs of about $114 per square foot for a new 2,000 square foot single-family home on a quarter-acre lot, total costs would be approximately $547,000 per unit. Development fees, including other agency fees, are about 13 percent of the total development costs. This is not a substantial portion of the cost of development and would not deter developers. Within the city of Walnut Creek, the high price of land remains the major development expense.

Assuming a land cost of about $150,000 per unit for a multifamily project, and hard construction costs of about $135 per square foot for a new 800 square foot unit in a multifamily development, total costs would be an estimated $272,000 per unit. Development fees, including outside agency fees, would amount to about five percent of the total development costs. Again, as is the case with single-family development, the fees are not significant enough to deter development; instead, land costs are the limiting factor.

Article 34

Article 34 of the State Constitution requires that a local government obtain voter approval before developing, constructing, or acquiring a rental housing project restricted to low-income households. Article 34 requirements can be a constraint to the development of affordable housing as local jurisdictions and developers are often reluctant to undertake the delay, uncertainty, and potential additional expense of a local election.

In 1978, the City held an Article 34 election and the residents voted to approve the development, construction, and/or acquisition in the City of assisted housing for the elderly and handicapped, not to exceed 200 dwelling units. This allocation has now been met with the recent construction of Casa Montego and Villa Vasconcellos. Since the City's election covered only elderly and handicapped housing, Article 34 requirements still affect the City's ability to provide housing for families and other identified needs groups. Since 2004, the City has only restricted the affordability of a percentage of units within a given development, not the entire project's affordability. Developments also have affordability requirements based upon Federal and State funding requirements specific to each development.

Measure A, Building Height Freeze Initiative

On March 12, 1985 the voters of the city of Walnut Creek approved the Building Height Freeze Initiative as follows:

> (a) The building height limitation in the Zoning Ordinance shall not be raised without the approval of the electorate.
>
> (b) No use permits to exceed the basic building height limitations of a land use district shall be granted.

> (c) No permit shall be issued to construct a building over six stories in height without the approval of the electorate.

The Initiative freezes the maximum building height that was permitted on each parcel at the time of the election. Single-family housing may be constructed up to 25 feet (29 feet for some roof designs). The height limit in the Multi-family Residential District is 30 feet or as specified on the Building Height Zone map which allows some Core Area sites a 50-foot height limit. All of the realistic capacity assumptions in the opportunity sites inventory in Chapter 4: Housing Resources use the appropriate building height limit when making capacity calculations. These height limits do not pose a constraint to meeting Walnut Creek's RHNA.

Growth Limitation Plan

On July 27, 1993 the City Council adopted a Growth Limitation Sub-element of the General Plan. The Program limited new commercial growth to 75,000 square feet per year for 10 years. In 2006, the City Council extended the program through the adoption of the 2025 General Plan. The General Plan continues the growth management program for commercial development through 2015, which will allow 750,000 square feet of commercial space over a 10-year period. The growth management program allows unallocated square footage to be carried over from year to year. Policy 9.3 in General Plan Chapter 4: Built Environment, establishes a housing cap consistent with the Regional Housing Needs Assessment (RHNA) allocation assigned to the City of Walnut Creek, and exempts affordable units and density bonus units from the cap. The cap is to be reviewed every 5 years for its adequacy in meeting the City's regional housing needs allocation. As the housing cap is consistent with the RHNA, the growth limitation plan is not a constraint to meeting the RHNA.

Inclusionary Zoning

The City of Walnut Creek adopted an Inclusionary Housing Ordinance in 2004 to expand the supply of affordable housing in conjunction with market rate housing development. In 2009 and 2010 the City adopted revisions to the Inclusionary Housing Ordinance that addressed issues raised through two State court cases. The current ordinance requires all rental development projects to pay a housing impact fee, and all ownership projects of two or more units to either pay a housing impact fee or provide affordable units onsite. The unit requirement for ownership varies depending on the depth of affordability. Developers may provide 10 percent affordable to moderate-income housholds, 7 percent affordable to low-income households, or 6 percent affordable to very low-income households. Ownership projects of less than 10 units can meet the requirement by providing a second family unit. Developers may opt to pay an in-lieu fee for projects of two to nine units, or for fractional remainders. The ownership and rental impact fees are shown in Figure III-9.

TABLE III-9 INCLUSIONARY FEES CITY OF WALNUT CREEK 2010		
Unit Count	**Rental Impact Fee/ Square Foot**	**Ownership Impact Fee/ Square Foot**
2	$1.60	$2.00
3	$2.40	$3.00
4	$3.20	$4.00
5	$4.00	$5.00
6	$4.80	$6.00
7	$5.60	$7.00
8	$6.40	$8.00
9	$7.20	$9.00
10 and up	$15.00	$15.00

Source: City of Walnut Creek Resolution No. 10-59.

Since the adoption of the ordinance, over 30 residential developments have been approved and/or constructed, ultimately resulting in 50 new affordable ownership units, 17 affordable rental units, 40 units under agreement, and over $3.6 million in fees were collected (through December, 2013). The inclusionary requirement has facilitated new affordable ownership opportunities which otherwise would never have been possible and has done so without dampening residential development in Walnut Creek. Inclusionary rental units are income-restricted for 55 years and ownership units are income-restricted for 45 years, consistent with redevelopment statutes. Due to the 2010 ordinance revision, no new inclusionary rental units will be constructed.

As a means of providing flexibility with the inclusionary requirements, the City allows the following alternatives to the provision of on-site affordable units:

- Off-site construction of affordable units when on-site units are not feasible.
- Dedication of land sufficient to accommodate the required units when the value of the land is equal to or greater than the value of the units.
- Payment of an in-lieu fee for projects with fewer than 10 units.

Additional flexibility is also allowed through the following:

- The size of the affordable units may be smaller than the market rate units.
- A development of single family homes may meet the inclusionary requirement by providing second family units.

- The affordable units may have different interior finishes and features than the market rate units.

Projects that provide affordable units in addition to those required by the Inclusionary Housing Ordinance, up to or beyond Density Bonus Ordinance required percentages will qualify for Density Bonus Incentives. For example, a project with 11 percent affordability will qualify for incentives pursuant to the City's Density Bonus Ordinance.

Walnut Creek's Inclusionary Housing Ordinance provides for a reduction or waiver of the requirement if an applicant can show that the inclusionary requirements represent a taking.

Building Codes and Enforcement

Building codes and their enforcement influence the style, quality, size, and costs of residential development. Such codes can increase the cost of housing and impact the feasibility of rehabilitating older properties that must be upgraded to current code standards. In this manner, building codes and their enforcement can act as a constraint on the supply of housing and its affordability.

In July 2010, the California Building Standards Commission (CBSC) adopted the 2010 California Green Building Standards Code, otherwise known as "CALGreen", which became effective January 1, 2011. CALGreen is California's first green building code and a first-in-the-nation state-mandated green building code. It is formally known as the California Green Building Standards Code, Title 24, Part 11, of the California Code of Regulations. CALGreen establishes mandatory minimum green building standards and includes more stringent optional provisions known as Tier 1 and Tier 2. Cities and counties, at their discretion, may adopt Tier 1 or Tier 2 as mandatory or adopt and enforce other standards that are more stringent than the CALGreen Code. As of February 2014, the City has not adopted any of the tiers or more stringent standards.

In addition to CALGreen, the City of Walnut Creek has adopted the Uniform Building Code and the Uniform Housing Code, the purpose of which is to protect health and safety, and development must comply with these codes. The Code Enforcement Section handles enforcement of the Walnut Creek Zoning Ordinance and of the nuisance provisions of the Municipal Code (including noise, garbage, abandoned vehicles, tall weeds, property maintenance, etc). The Building Division typically handles enforcement of the Building and Housing Codes. Most code enforcement in the city is in response to reports or complaints by citizens; however, the City will initiate enforcement proceedings if a staff member witnesses something, depending on the nature and severity of the violation as well as the availability of staff time. City staff also works in cooperation with the Contra Costa County Fire Protection District in the case of fire hazards, the Contra Costa Mosquito & Vector Control District in the case of vermin or insect infestations, and the Central Contra Costa Sanitary District in the case of clean water violations. There is a very low level of incidences of substandard structures in the city.

In the case of code enforcement actions regarding residential buildings, code enforcement staff works in cooperation with property owners, with a vast majority of cases being resolved through voluntary compliance. Additionally, in cases that involve at-risk individuals, code enforcement staff works closely with the City's Housing Program staff and in some cases, the County's Health Services Department, to provide access to services to the greatest extent possible when the situation warrants.

When cases involve severely substandard apartment complexes, the City's code enforcement staff initiate an inter-jurisdictional enforcement program whereby a comprehensive property inspection is performed by the various agencies. A compliance plan is created that establishes a timetable for the property owners to bring the apartments into compliance. At the same time, code enforcement staff provides information to tenants regarding their legal rights and the tenants were given access to bilingual tenant advocates for assistance. In one case, a non-profit housing developer created a development proposal to acquire one of these code enforcement sites, a deteriorated complex on Third Avenue in northwestern Walnut Creek, after the Housing Program Manager was alerted to the site by the Code Enforcement Supervisor.

In another case, a Code Enforcement officer noticed a house in which the resident had accumulated so much material that the unit's plumbing could not be used and was a fire and health hazard. The Housing Program Manager was able to coordinate with service providers who assisted the homeowner in disposing much of the material, thereby making the unit habitable.

The City continues to monitor the condition of its housing stock, particularly the older apartment complexes.

C. Environmental and Service Capacity Constraints

Environmental constraints that exist in Walnut Creek include but are not limited to earthquake fault zones, areas subject to liquefaction and landslides, and 100-year flood zones. These types of environmentally constrained lands exist in nearly every California community. These constraints are typically addressed and managed through careful site planning and sound engineering in the design of improvements. At times, these measures do increase the cost of producing housing, such as when seismic strengthening to meet seismic design criteria results in higher-cost materials and construction techniques. These measures can also result in fewer units developed on a site, such as when floodplain setback requirements decrease the developable area of a site.

In Walnut Creek, the California Department of Water Resources Best Available Map (BAM) shows a small 100-year flood zone in the area of Civic Park downtown, but none of the housing opportunity sites listed in Chapter IV: Housing Resources are within this area.

Opportunity sites C-3 and C-4, however, do intersect with another small 100-year flood zone. Las Trampas Creek cuts through both opportunity sites and the BAM shows the creek can cause some minor local flooding along its banks. The current site is developed, though the creek is preserved and the flood zone consists almost entirely of a small riparian buffer. The Las Trampas Creek and buffer have been taken into account when determining the realistic housing capacity for these opportunity sites. No units will be placed within the flood zones. Similarly, earthquake fault hazards are limitted to existing low density areas where infill development potential is very limited.

In summary, while Walnut Creek is subject to the environmental constraints described above, no known environmental conditions will impact development on the sites identified in the Housing Element during the planning period (refer to Appendix A).The City incorporates its knowledge of safety hazards into its land use planning and development review processes. Furthermore, the Environmental Impact Report prepared for the City's *General Plan 2025* is based on the concept of "tiering," which means that as project proposals are made on specific sites, the need for additional environmental analysis will be determined based on existing knowledge and analysis will focus on project specific issues. If a proposed project has the potential for impacts which exceed those discussed in the Program EIR, additional environmental analysis is required under State law.

Infrastructure and Public Service Capacities

Water, sewer, and storm drainage capacity will not act as a constraint to development within the city limits within the 2015-2023 timeline of this Housing Element. Traffic congestion may act as a constraint, but will be determined on a case-by-case basis.

Water Supply

Water is supplied to Walnut Creek through two separate water districts. The East Bay Municipal Utilities District (EBMUD) serves about two-thirds of the city, including the western, central, and southern portions. EBMUD published their Water Supply Management Program 2040 in 2012. The plan meets the need for water in the district through 2040.

The Contra Costa Water District serves the eastern portion of Walnut Creek. The District has capacity to serve development through build-out of the City's General Plan. Consistent with State law, affordable housing projects will be given priority for water services.

Water Treatment

The Central Contra Costa Sanitary District (CCCSD) provides water treatment service for the entire city, as well as much of the surrounding region. Wastewater treatment is provided by one central plant located near the intersection of Interstate 680 and Highway 4 in Martinez. Currently the District is permitted to discharge 53.8 million gallons a day (mgd).

This limit was increased in April 2012 and will remain the limit until March 2017. At that time, CCCSD may apply for a new permit with an increased discharge limit.

Storm Drainage

The City's storm drainage system consists of underground pipes and open ditches that empty into local flood control channels. System-wide, storm drainage capacity will not impose a constraint on development, although on a case-by-case basis certain projects may need to fund local storm drainage improvements.

Roadway Capacity

Roadway capacity is limited, and concerns about unacceptable levels of traffic congestion will likely have an effect on the amount of new development within the city. Many of the roadways within the city see significant levels of traffic congestion at peak hours, resulting in the need for new development to incorporate traffic mitigation measures or impact fees that will offset their impacts. Under the City's Growth Limitation Plan, a traffic study is required for new developments that generate more than 100 peak hour trips per day, and the project is referred to TRANSPAC (Transportation Partnership and Cooperation – a coordinating committee consisting of representatives from the Cities of Clayton, Concord, Martinez, Pleasant Hill, and Walnut Creek, and Contra Costa County) for review and consideration of regional traffic impacts. In addition to metering growth through the City's Growth Limitation Plan, *General Plan 2025* focuses most new development to the City's Core Area, where walking and public transit (i.e., BART, buses, and free shuttles) provide alternatives to driving.

IV. Housing Resources

The previous chapter evaluates the potential constraints confronting the City in the development, improvement, and maintenance of housing, particularly affordable housing. This chapter provides an account of the various land, financial, and administrative resources available to the City for meeting its housing challenges. The progress toward meeting the City's share of regional housing needs for the 2014-2022 period is also discussed.

A. Availability of Sites for Housing

The Regional Housing Needs Assessment (RHNA) allocation represents the minimum number of housing units each community is required to plan for by providing "adequate sites" through the general plan and zoning ordinance. An important component of the Housing Element is the identification of adequate sites for future housing development and evaluation of the adequacy of these sites in fulfilling the City's share of the RHNA allocation. Walnut Creek has a RHNA allocation of 2,235 units distributed among the following income groups: 302 extrmely low-income, 302 very low-income; 355 low-income; 381 moderate-income; and 895 above moderate-income units.

The City plans to fulfill its share of the RHNA allocation through approved residential development proposals, developments currently under construction, and focused development of key opportunity sites.

Units Under Construction or Approved

Since the RHNA planning period starts on January 1, 2014, jurisdictions may count toward the RHNA any new units approved or under construction as of January 1, 2014.

The following projects, shown in Table IV-1, contain units affordable to very low-, low-, and/or moderate-income households:

- **Pleasant Creek Homes** is a project by Habitat for Humanity that consists of 10 deed-restricted lower income attached ownerhsip units on a 0.65-acre site at the terminus of Barkley Avenue. The units are located on a small lot formerly owned by Caltrans, which was acquired and assembled by the City. The City awarded the project a $550,000 BEGIN grant as well as CDBG funds that were used to partially fund the public improvements needed to support housing on the site.

- **Third Avenue Apartments** is an affordable, supportive housing project by Satelitte Housing providing 48 deed-restricted affordable units (5 low and 43 very low) on a 0.84-acre site on Baldwin Lane. The project will include a subgrade parking area, on-site management, and resident support facilities for people with developmental disabilities. The City used CDBG and RDA funds to assist in the acquisition of land for the Third Avenue Apartments.

- **Cambridge Place Subdivision** is an above moderate income 7-unit subdivision that includes one second unit. The second unit is inventoried as moderate-income.

TABLE IV-1
KEY RESIDENTIAL DEVELOPMENT SITES WITH UNITS APPROVED OR UNDER CONSTRUCTION
CITY OF WALNUT CREEK
2013

Site #	Location/ Project Name	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Capacity Requested	Existing Units	Net New Above Moderate	Net New Moderate	Net New Low	Net New Very Low
Under Construction												
A-1	Overlook Homes 2245 Overlook Drive APN: 174-110-003	M3	Multi-family Low (MFL)	6.1-14.0 du/ac	1.09	7-15 units	9 units	1 unit	8 units			
A-2	The Paragon Apartments (Now "BRIO") 141 North Civic Drive APN: 173-150-028	OC	Office (OF)	n/a	5.07	n/a	300 units	None	300 units			
A-3	Camelot Apartments 2330 Westcliffe Lane APN: 173-090-053	M2	Multi-family Medium (MFM)	14.1-22.0 du/ac	1.44	20-32 units	8 units	1 single family	7 units			
A-4	Overlook Homes 2275 Overlook Drive APN: 174-110-002	M3	Multi-family Low (MFL)	6.1-14.0 du/ac	0.60	4-8 units	7 units	1 unit	6 units			
A-5	Pleasant Creek Homes	M3	Multi-family Low (MFL)	6.1-14.0 du/ac	0.61	4-8 units	10 units	None			10 units	

TABLE IV-1
KEY RESIDENTIAL DEVELOPMENT SITES WITH UNITS APPROVED OR UNDER CONSTRUCTION
CITY OF WALNUT CREEK
2013

Site #	Location/ Project Name	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Capacity Requested	Existing Units	Net New Above Moderate	Net New Moderate	Net New Low	Net New Very Low
	1935 Barkley Avenue APN: 174-120-025 174-200-007											
A-6	The Village 1500 Newell Avenue APN: 184-070-001 184-070-002 184-070-003 184-070-004	CR	Mixed Use – Commercial Emphasis	n/a	1.89	n/a	49 units	None	49 units			
A-7	North Main Apartments (Mill Creek) 1960 North Main Street APN: 178-411-019	OC	Mixed Use – Residential Emphasis	n/a	1.20	n/a	126 units	None	126 units			
A-8	Villagewalk II Condos 1725-1727 Lacassie Avenue APN: 178-080-017 178-080-018	M1	Multi-family Very High (MFVH)	30.1-50.0 du/ac	0.30	9-15 units	12 units	2 units	10 units			
A-9	Cambridge Place Subdivision	R10	Single-Family	3.1-6.0 du/ac	4.0	12-24 units	8 units	None	7 units	1 unit		

TABLE IV-1
KEY RESIDENTIAL DEVELOPMENT SITES WITH UNITS APPROVED OR UNDER CONSTRUCTION
CITY OF WALNUT CREEK
2013

Site #	Location/ Project Name	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Capacity Requested	Existing Units	Net New Above Moderate	Net New Moderate	Net New Low	Net New Very Low
	500 Minert Road APN: 145-030-021		Medium (SFM)									
A-10	Eckley Lane Residence 23 Eckley Lane APN: 179-091-010	R15	Single-Family Medium (SFM)	3.1-6.0 du/ac	0.63	2-4 units	1 unit	None	1 unit			
A-11	Third Avenue Apartments 1534-1544 Third Avenue 2618 Baldwin Lane APN: 171-191-029 171-191-030 171-191-031 171-191-032	M-2	Multi-family Medium	14.1-22.0 du/ac	A--0.83	11-18 units (More allowed w/ density bonus)	48 units (58 du/ac)	13 units	-13 units		5 units	43 units
Subtotal									*501 units*	*1 unit*	*15 units*	*43 units*
Approved (Not Yet Built)												
B-1	BART Transit Village 200-220 Ygnacio Valley Road APN: 174-180-001 174-190-037	C-F	Mixed Use – Residential Emphasis	n/a	10.57	n/a	596 units (57 du/ac)	None	596 units			
B-2	Cobble Lane	M-3	Multi-family	6.1-14.0	0.41	2-5 units	4 units	1 unit	3 units			

TABLE IV-1
KEY RESIDENTIAL DEVELOPMENT SITES WITH UNITS APPROVED OR UNDER CONSTRUCTION
CITY OF WALNUT CREEK
2013

Site #	Location/ Project Name	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Capacity Requested	Existing Units	Net New Above Moderate	Net New Moderate	Net New Low	Net New Very Low
	2155 Overlook Drive APN: 174-110-011		Low	du/ac			(10 du/ac)					
B-3	Shadelands[5]	BP-100	Business Park	n/a	3.8 acres	n/a	200 units (53 du/ac)	None	200 units			
B-4	Springbrook Lofts Condominiums 1250 Springbrook Road APN: 177-210-012	OC	Office (OF)	n/a	0.48	n/a	9 units	None	9 units			
B-5	Trailside Glen Subdivision 2637 Larkey Lane APN: 171-150-001	R10?	Single Family Medium (SFM)	3.1-6.0 du/ac	3.77	11-22 units	7 units	2 units	5 units			
B-6	Kingsbury Terrace 1601 Third Avenue APN: 171-220-019	M2	Multi-family Medium (MFM)	14.1 -22 du/ac	1.35	19-29 units	18 units	1 unit	17 units			
B-7	Bonanza Heritage Condominiums 1874 and 1882 Bonanza Street, 1826 Sharp Avenue APN: 178-040-014 178-040-015 178-040-016	OC	Office (OF)	n/a	0.40	n/a	15 units	2 units	13 units			

TABLE IV-1
KEY RESIDENTIAL DEVELOPMENT SITES WITH UNITS APPROVED OR UNDER CONSTRUCTION
CITY OF WALNUT CREEK
2013

Site #	Location/ Project Name	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Capacity Requested	Existing Units	Net New Above Moderate	Net New Moderate	Net New Low	Net New Very Low
B-8	1500 N. California Blvd. APN: 178-180-020 178-180-023 178-020-041	PR	Pedestrian Retail (PR)	n/a	1.23	n/a	140 units	None	140 units			
B-9	Parkview Condos 1665 Carmel Drive APN: 178-290-008	M1	Multi-family Very High (MFVH)	30.1-50.0 du/ac	0.27	8-13 units	8 units	1 unit	7 units			
B-10	Geary/Hall Residential Development 1579 Geary Road APN: 171-061-001 171-061-002	M3	Multi-family Low (MFL)	6.1-14.0 du/ac	0.97	5-13 units	13 units	2 units	11 units			
B-11	Homestead Terrace Homes 1279 Homestead Avenue APN: 179-260-003 172-260-004	M15	Multi-family Medium High (MFMH)	22.1-30.0 du/ac	0.73	16-21 units	12 units	4 units	8 units			
B-12	Cole Terrace Subdivision/Condominiums 1756 Cole Avenue APN: 178-080-012	M1	Multi-family Very High (MFVH)	30.1-50.0 du/ac	0.35	10-17 du/ac	12 units	1 unit	11 units			
Subtotal									*1,020 units*	*0 units*	*0 units*	*0 units*

TABLE IV-1
KEY RESIDENTIAL DEVELOPMENT SITES WITH UNITS APPROVED OR UNDER CONSTRUCTION
CITY OF WALNUT CREEK
2013

Site #	Location/ Project Name	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Capacity Requested	Existing Units	Net New Above Moderate	Net New Moderate	Net New Low	Net New Very Low
TOTAL									**1,521 units**	**1 unit**	**15 units**	**43 units**

[1] *Approval is expected in mid-2014.*

As of April 2014, there are 11 residential projects under construction and 12 residential projects that have received planning approval but have not yet begun construction totaling 1,580 units. Of those units, 59 are affordable to lower- and moderate-income households, while the remainder is expected to be affordable to above moderate-income households.

The remaining RHNA allocation is 1,281 units of housing affordable to lower- and moderate-income households, and a surplus of units for above moderate-income households, for a total remaining RHNA allocation of 1281 units. The surplus of units for above moderate-income households are not counted toward the RHNA. It should be noted that while the developments that are approved and under construction are primarily above moderate-income developments, the City's requirements for above moderate-income developments to pay an Affordable Housing Impact Fee (for rental projects) and the optional Inclusionary Housing In-Lieu Fee (for owernship projects) has resulted in a signficant amount of funding available for lower-income developments during this Housing Element planning period.

The availability of land able to accommodate multi-family, mixed use, and higher density residential projects within downtown and transit-oriented areas will be key to meeting the RHNA for lower-income housing.

TABLE IV-2
SUMMARY OF PROGRESS TOWARD RHNA
CITY OF WALNUT CREEK
2013

Income	RNHA	Units Approved and Under Construction	Remaining RHNA
Extremely Low[1]	302	0	302
Very Low	302	43	259
Low	355	15	340
Moderate	381	1	380
Above Moderate	895	1,521	N/A
Total	**2,235**	**1,580**	**1,281**

Source: City of Walnut Creek, April 2014.
[1]Note: Extremely low income RHNA is calculated as 50 percent of the very low income RHNA of 604 units.

Residential and Mixed Use Sites Inventory

The city of Walnut Creek is relatively built out, with a limited amount of vacant residential land available for new development. However, some underutilized residential and commercial lands provide opportunity for additional housing through infill redevelopment.

Underutilized parcels are lots that are zoned for a higher residential density than the development that currently exists on the site. For example, some areas in the city are zoned for higher density multi-family housing uses but are developed with single-family

dwellings. If these lots were redeveloped at higher densities, more units could be developed on the site. Also, some areas are currently developed with non-residential uses, but the zoning allows for mixed-use or multi-family residential developments. In addition to areas that are zoned for higher density residential uses than currently exist on the site, the City's General Plan designates several areas for higher-intensity mixed-use development. Included in these areas are properties that are currently zoned primarily for commercial uses, but which the General Plan designation calls for mixed-use development where either: a) residential use is to be the primary use, or b) commercial use is to be the primary use, but additional floor area is allowed for developments that include residential uses.

Rather than preparing a theoretical/statistical inventory of vacant or underutilized parcels based on Assessor's records, the City has instead prepared a focused inventory that identifies specific properties that are most appropriate for residential or mixed-use development under the City's General Plan and Zoning Ordinance and that are also most likely to be developed within the 2014-2022 planning period given their size, location, level of existing development, and environmental constraints.

The goals and policies of the 2025 General Plan guide most new residential development within the city to within the Core Area, generally defined as the portion of the city close to downtown and the Walnut Creek BART station. Furthermore, most of this new residential development is expected to consist of multi-story, multi-family residential apartments, condominiums, and mixed-use projects. With few exceptions, the General Plan does not envision much new residential development outside of the Core Area or in the form of single-family dwellings.

Key Residential Opportunity Sites

Table IV-3 summarizes the inventory of residential "opportunity sites" identified as being most suitable for development during the planning period; a more detailed discussion of these sites is included in Appendix A. A total of 13 key development opportunity sites have been identified, providing capacity for 1,606 net new multi-family and mixed-use residential units. This Housing Element Update contains several of the opportunity sites included in the 2009 Housing Element. The 2009 Housing Element included 10 opportunity sites. Two of those sites were removed from the list, one because a residential project was built, and one because a 178-unit project was proposed. Five new opportunity sites were added to this Housing Element.

The City has identified 13 key underdeveloped sites that have realistic opportunities for significant amounts of new residential or mixed-use development. Under conservative estimates, these 13 opportunity sites have the potential for providing nearly 1,700 additional dwelling units. Additionally, 12 sites can accommodate residential development at 30 dwelling units per acre or more, thereby providing development opportunities for housing that is affordable to low- and very low-income households. These sites are summarized in

Table IV-4, and in greater detail in Appendix A. Their locations are shown on Figures IV-1 and IV-2.

Seven of the 13 sites are in areas where the General Plan land use designation was changed to one of two mixed use designations when *General Plan 2025* was adopted in April of 2006: Mixed Use – Commercial Emphasis (MU-C) and Mixed Use – Residential Emphasis (MU-R). Residential uses are optional under the MU-C designation, however they are mandatory and must be the primary use under the MU-R designation. Residential density is not regulated under either of these designations per se; rather the overall intensity of development is regulated through floor area ratios (FAR). Under the MU-C designation, additional floor area is allowed for developments that include a residential component. Under the MU-R designation, the maximum FAR allowed for the commercial component of a mixed-use development is a small percentage of that allowed for the primary residential component. Furthermore, purely residential developments are allowed under the MU-R designation without an attendant loss of permitted floor area.

There is not a specific Zoning District for the MU-C and MU-R General Plan land use designations. However, in each case the current underlying zoning (P-R, Pedestrian Retail; C-R, Central Retail; and O-C, Office Commercial) allows multi-family residential uses upon the issuance of a Conditional Use Permit, and the City has a long history of issuing Conditional Use Permits for such residential uses in these areas. Furthermore, pursuant to Section 65103 of the California Government Code (and as affirmed by the California Supreme Court in *Lesher Communications, Inc. v. City of Walnut Creek*, 52 Cal. 3d 531, 540 (1990)), the General Plan always takes precedence over the Zoning Ordinance when there is an inconsistency between the two. Additionally, the General Plan, rather than the Zoning Ordinance, regulates height, FAR, and in some cases setbacks for each of these opportunity sites, and there are no specific limits on residential density contained in either the General Plan or the Zoning Ordinance. The City anticipates updating the zoning ordinance in 2015.

For each of the seven sites that are located within zones and General Plan land use designations where residential density is not regulated, the capacities for residential development were calculated using an assumed density that was based on several factors, including maximum height and FAR limits, minimum parking requirements, the history of recent nearby development, and market assumptions related to construction types (such as podium development as opposed to townhomes). In the case of mixed use areas where residential uses are optional, factors such as the likelihood that not all of the sites will be developed with a residential component were also taken into account. Unit size (floor area) also plays a significant role in the calculation of assumed density due to the fact that residential developments with larger unit sizes are generally built at lower residential densities because a smaller number of dwelling units can be constructed under the maximum FAR limits specified by the General Plan and Zoning Ordinance. It has been the City's experience that multi-family residential developments that primarily contain above moderate-income ("market rate") dwelling units have larger overall unit sizes (sometimes as large as 2,500 to 3,500 square feet) than do residential developments that primarily

contain moderate-, low-, or very low-income units. When calculating the realistic net new capacity of each opportunity site, the assumed density was conservatively estimated based on densities expected for above moderate-income units; consequently, it is anticipated that projects with a significant number of moderate-, low-, and very low-income units would be built at higher densities. While some of the opportunity sites have an assumed density as low as 18 dwelling units per acre, each site is reasonably and realistically capable of accommodating residential densities in excess of 30 dwelling units per acre (the "default density" for low- and very low-income units), particularly for developments that contain a significant number of below market rate units, as is described in detail for each site in Table IV-3 and in Appendix A.

The City has a history of supporting and approving high density residential projects in commercial and mixed-use zones where residential density is not regulated. A total of 1,071 units ranging in density from 26 to 105 dwelling units per acre, and located within zones where density is not regulated and are currently under construction or are approved but have not yet started construction. By not regulating maximum densities in commercial and mixed use zones, developers of affordable housing projects are given a greater amount of freedom to build at economically feasible densities, rather than being limited by an arbitrary cap on density.

In addition to the summary provided in Table IV-3 a more detailed discussion of each of the 13 opportunity sites can be found in Appendix A, including a description of the parcels, the applicable zoning and General Plan regulations, and the opportunities and constraints for residential development.

TABLE IV-3
KEY RESIDENTIAL DEVELOPMENT SITES WITH OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT
CITY OF WALNUT CREEK
2013

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity
C-1	**Mt. Diablo Boulevard, north side properties**							
	North side of Mt. Diablo Blvd. between Bonanza St. and Oakland Blvd.	C-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	7.23 acres	n/a	1 unit	129 units (18 du/ac)
	The Mt. Diablo Boulevard north side properties are eight properties consisting of a total of 11 adjacent parcels (several parcels have been aggregated under common ownership), and all are located within an area where the General Plan land use designation was changed to Mixed Use – Commercial Emphasis (MU-C) when the City's General Plan 2025 was adopted in April 2006. Based on the 50-foot height limit and 1.30 FAR limit, as well as the recent history of nearby development, all but one of the properties are large enough to accommodate new development at densities significantly higher than what is existing, without the need for further consolidation of parcels. There is no maximum density limit for these properties. Existing development on these properties consists almost entirely of low- to medium-quality one-story buildings with large surface parking lots. A majority of the buildings were built in the 1950s and 1960s (the newest building is 21 years old; the median year built is 1955). These properties are strategically located along an arterial road within the City's Core Area, between the traditional downtown and the 680/24 freeway interchange, and approximately three-quarters of a mile walking distance from the Walnut Creek BART station. This site is counted in the inventory as feasible for lower-income housing.							

TABLE IV-3
KEY RESIDENTIAL DEVELOPMENT SITES WITH OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT
CITY OF WALNUT CREEK
2013

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity
C-2	**CVS/former Marie Callendar site**							
	West side of California Blvd. between Mt. Diablo Blvd. and Olympic Blvd.	C-R and O-C	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	5.04 acres	n/a	None	91 units (18 du/ac)
	The CVS/former Marie Callendar site consists of three adjacent parcels where the General Plan land use designation was changed to Mixed Use – Commercial Emphasis (MU-C) when the City's General Plan 2025 was adopted in April 2006. Of the three parcels, two contain one-story retail buildings, one contains a two-story office building, all are approximately 40 years old, and there is a very large shared surface parking lot. The maximum height limit ranges between 35 and 50 feet. The site is considerably underdeveloped when compared to similar nearby properties that are also located within the City's Core Area and adjacent to the traditional downtown. There is no maximum residential density or residential FAR limits for these properties. The Walnut Creek BART station is located less than three-quarters of a mile away walking distance. This site is counted in the inventory as feasible for lower-income housing.							

TABLE IV-3
KEY RESIDENTIAL DEVELOPMENT SITES WITH OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT
CITY OF WALNUT CREEK
2013

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity
C-3	**South California Boulevard, west side properties**							
	West side of California Blvd. between Botelho Dr. and Newell Ave.	C-R and P-D	Mixed Use – Com. Emphasis	No max density or FAR	4.60 acres	n/a	None	83 units (18 du/ac)
	The S. California Blvd. west side properties are five properties consisting of a total of 11 adjacent parcels (several parcels have been aggregated under common ownership) all located within an area where the General Plan land use designation was changed to Mixed Use – Commercial Emphasis (MU-C) when the City's General Plan 2025 was adopted in April 2006. Las Trampas Creek passes through the site; however, the creek area has not been included as part of the site's analysis or area calculations. Based on the 35- to 50-foot height limit, as well as the recent history of nearby development, all of the properties are large enough to accommodate new development at densities significantly higher than what exists, without the need for further consolidation of parcels, although the quarter-acre Keshishian property could more easily be redeveloped if consolidated with one or more adjacent parcels. There is no maximum residential density or residential FAR limits for these properties. The Kaiser property is located within a Planned Development (P-D Zone), which requires a rezoning for any change in use (this is common). Existing development on these properties consists almost entirely of low- to medium-quality one-story buildings with large surface parking lots. A majority of the buildings were built in the 1960s (the newest building is 35 years old; the median year built is 1963). These properties are located within the City's downtown and Core Area, one mile walking distance from the Walnut Creek BART station (a free downtown shuttle that serves the BART station with 15-20 minute headways stops two blocks away from these properties). This site is counted in the inventory as feasible for lower-income housing.							

TABLE IV-3
KEY RESIDENTIAL DEVELOPMENT SITES WITH OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT
CITY OF WALNUT CREEK
2013

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity
C-4	**South Main Street, west side properties**							
	West side of S. Main St. between Botelho Dr. and Newell Ave.	P-R and C-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.50	7.62 acres	n/a	None	138 units (18 du/ac)
	The S. Main St. west side properties are six adjacent parcels with five different owners all located within an area where the General Plan land use designation was changed to Mixed Use – Commercial Emphasis (MU-C) when the City's General Plan 2025 was adopted in April 2006. Las Trampas Creek passes through the site; however, the creek area has not been included as part of the site's analysis or area calculations. Based on the 50-foot height limit and 1.50 FAR limit, as well as the recent history of nearby development, all of the properties are large enough to accommodate new development at densities significantly higher than what exists, without the need for further consolidation of parcels. These properties consist almost entirely of low- to medium-quality one-story buildings with large surface parking lots; the one exception being a vacant lot where an eight-story office building was recently demolished due to seismic issues. A majority of the buildings were built in the 1960s (the newest building is 18 years old but is only 5,700 sq. ft. in size; the median year built is 1963). These properties are located within the City's downtown and Core Area, one mile walking distance from the Walnut Creek BART station (a free downtown shuttle that serves the BART station with 15-20 minute headways has multiple stops adjacent to the site). The adjacent Essex Alamo property was included in this opportunity site in the 2009 Housing Element, but has been removed since a new mixed use development containing 49 condominium units has been approved and is now under construction on this site. The project is called The Village @ 1500 Newell Avenue (site A-6 in Table IV-1 above). The residential density for this new development is approximately 26 du/ac. This site is counted in the inventory as feasible for lower-income housing.							

TABLE IV-3
KEY RESIDENTIAL DEVELOPMENT SITES WITH OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT
CITY OF WALNUT CREEK
2013

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity
C-5	**North Main Street / Ygnacio Valley Road properties**							
	East side of N. Main St. between Ygnacio Valley Rd. and Arroyo Way	O-C	Mixed Use – Res. Emphasis	No max density; FAR: 2.60	3.06 acres	n/a	None	221 units (72 du/ac)
	The N. Main St. / Ygnacio Valley Rd. properties are five parcels (one of which consists of 12 commercial condominium units) all located within an area where the General Plan land use designation was changed to Mixed Use – Residential Emphasis (MU-R) when the City's General Plan 2025 was adopted in April 2006. Additionally, the area is located within the boundaries of the North Main Street & Ygnacio Valley Road Specific Plan, which, along with the General Plan, calls for dense transit-oriented development. Based on the 35- to 50-foot height limit and 2.60 FAR limit, as well as the recent history of nearby development, all of the properties are large enough to accommodate new development at densities significantly higher than what exists, without the need for further consolidation of parcels,. A new condominium development built at a density of 86 du/ac was recently completed immediately adjacent to this site. Existing development on these properties consists almost entirely of low- to medium-quality one- and two-story buildings with large surface parking lots. A majority of the buildings were built in the 1960s and 1970s (the newest building is a 35-year-old gas station; the median year built is 1970). The JD Harney Inc property consists only of a parking lot. These properties are located within the City's Core Area, just four blocks north of the traditional downtown, and just two blocks east of the Walnut Creek BART station. The adjacent Green/Green property was included in this opportunity site in the 2009 Housing Element, but has been removed from this opportunity site because a new multi-family development containing 126 apartment units has been approved and is now under construction on this site. The project is called North Main Apartments (Mill Creek) and is listed as A-7 in Table IV-1 above. The residential density for this new development is 105 du/ac. The realistic net new capacity for the Simas property, which is adjacent to the Green/Green property has been reduced to an assumed density of 40 du/ac, as this is a smaller parcel that no longer retains any opportunities to be consolidated into a larger project. Since it can no longer be consolidated, the sites inventory assumes that the capacity for 10 units on this property would be affordable to moderate-income households, whereas the capacity on the other properties on this site would be affordable to lower-income households.							

TABLE IV-3
KEY RESIDENTIAL DEVELOPMENT SITES WITH OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT
CITY OF WALNUT CREEK
2013

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity
C-6	**Kaiser Foundation parking lot**							
	1275 Newell Ave.	M-1.5	Multi-family Medium High	22.1-30.0 du/ac	5.19 acres	115-156 units	None	135 units (26 du/ac)
	The Kaiser Foundation parking lot property consists of a single parcel that contains a remote surface parking lot and some undeveloped hillside. Based on the 50-foot height limit and the allowable residential density, the parking lot portion of the property (approximately 40 percent of the site) can accommodate new residential development at densities approaching 50 du/ac, while lower density development is possible on the more gently sloped portions of the undeveloped hillside (approximately 30 percent of the site). The property is located within the City's Core Area and adjacent to the downtown, slightly less than one and a quarter miles walking distance from the Walnut Creek BART station (a free downtown shuttle that serves the BART station with 15-20 minute headways stops two-and-a-half blocks away from the site). This site is counted in the inventory as feasible for lower-income housing.							

TABLE IV-3
KEY RESIDENTIAL DEVELOPMENT SITES WITH OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT
CITY OF WALNUT CREEK
2013

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity
C-7	**Walnut Creek Presbyterian Church parking lot**							
	1801-1857 Lacassie Ave.	M-1	Multi-family Very High	30.1-50.0 du/ac	1.75 acres	53-88 units	None	70 units (40 du/ac)
	The Walnut Creek Presbyterian Church parking lot site consists of a portion of two adjacent parcels under common ownership and is located one block from the Walnut Creek BART station, within the City's Core Area and two blocks from the traditional downtown. The church has expressed an interest in redeveloping the large parking lot portions of their property into affordable multi-family housing, with structured parking for the church. Based on the 50-foot height limit and the allowable residential density, and the nature of recent nearby development, this property can reasonably accommodate densities over 40 du/ac. This site is counted in the inventory as feasible for lower-income housing.							

TABLE IV-3
KEY RESIDENTIAL DEVELOPMENT SITES WITH OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT
CITY OF WALNUT CREEK
2013

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity
C-8	**Sharp Avenue properties**							
	1805-1928 Sharp Ave.	M-1	Multi-family Very High	30.1-50.0 du/ac	2.50 acres	75-125 units	15 units	85 units (40 du/ac)
	The Sharp Avenue properties consist of two groups of eight contiguous parcels each, all under common ownership, located on either side of the end of a dead-end street. The site is located three-quarters of a mile walking distance from the Walnut Creek BART station, within the City's Core Area, and one block from the traditional downtown. Based on the 30-foot height limit and the allowable residential density, and the nature of recent nearby development, this property is expected to be redeveloped at densities in excess of 40 du/ac. The site currently contains one duplex and 13 single-family dwellings (built between the 1870s and 1959 – most date from the 1930's to the 1950s) all of which are in general need of maintenance and repair. At least two of the dwellings may possess historical significance that warrants preservation; however, the City may also entertain the option of vacating the dead-end right-of-way that splits the site, which would provide over one-third of an acre of additional developable land. This site is counted in the inventory as feasible for lower-income housing.							

TABLE IV-3
KEY RESIDENTIAL DEVELOPMENT SITES WITH OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT
CITY OF WALNUT CREEK
2013

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity
C-9	**Walden Road properties**							
	1374-1424 Walden Rd., 51-81 Shady Ln., 2524-2534 Jones Rd.	M-2.5	Multi-family Medium	14.1-22.0 du/ac	4.82 acres	74-99 units	14 units	64 units (16 du/ac)
	The "Walden Road properties" opportunity site consists of 14 parcels under individual ownership. The current multi-family zoning allows residential densities up to 17.4 du/ac, but the General Plan allows up to 22.0 du/ac with a rezoning. The site is subject to a 30-foot height limit and a maximum FAR of 0.35 to 0.50, depending on the size of the parcel (this is meant to incentivize the aggregation of smaller lots). It is assumed that these properties would redevelop at the maximum permissible density under the current zoning, however it is also likely that developers would seek a rezoning up to the maximum density permitted by the General Plan. Additional density can also be accommodated by-right for projects that provide apartments or condominiums that are affordable to below moderate-income households. The existing single-family dwellings range in age from 20 to approximately 100 years (most date from the late 1940s to the early 1950s), and generally appear to be in good repair. These dwellings would need to be demolished and/or relocated in order for the site to accommodate new residential development, something which recently happened on land immediately adjacent to this opportunity site, where a developer purchased 10 single family dwellings from their respective owners, combined the lots, and constructed 65 townhomes. This site is counted in the inventory as feasible for moderate-income housing.							

TABLE IV-3
KEY RESIDENTIAL DEVELOPMENT SITES WITH OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT
CITY OF WALNUT CREEK
2013

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity
C-10	**North Main Street/Parkside Drive properties**							
	1511 Riviera Ave, 2211-2329 N. Main St.	M-U	Mixed Use Golden Triangle	No max density or residential FAR	2.74 acres	n/a	None	207 units (75 du/ac)
	The "North Main Street / Parkside Drive properties" opportunity site consists of 11 parcels, five of which are under common ownership. The properties range in size from a third of an acre to three-quarters of an acre – large enough to accommodate higher density development, but some aggregation of parcels may be necessary to achieve the highest densities on the smaller properties. The opportunity site is located one block from the Walnut Creek BART station, and the mixed-use zoning for this area encourages high density transit-oriented development and the aggregation of smaller parcels. There is no maximum residential density or residential FAR, all of the properties are subject to a 50-foot height limit, and the zoning requires a residential component for all new developments. Consequently, these properties can accommodate residential and mixed-use projects with residential densities ranging from 50 to 100 dwelling units per acre, depending on the size of the units. With density incentives, such as reduced parking requirements or increased height limits, additional density can be accommodated by-right for projects that provide apartments or condominiums that are affordable to below moderate-income households. An average density of 75 dwelling units per acre has been used in calculating the realistic capacity of these properties based on an assumption of larger unit sizes for above-moderate income dwelling units, and the possibility of a range in project sizes. All of these properties are underdeveloped; existing uses are generally limited to older commercial buildings with large amounts of surface parking and low FARs. New development is expected to be urban in nature, including multi-story buildings and structured parking as is found with recent nearby development on similarly sized parcels. For example, a mixed use development containing 115 apartments over ground floor office (with a residential density of 83 du/ac) is located immediately to the rear of this opportunity site, under the same zoning and General Plan land use designation. This site is counted in the inventory as feasible for lower-income housing.							

TABLE IV-3
KEY RESIDENTIAL DEVELOPMENT SITES WITH OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT
CITY OF WALNUT CREEK
2013

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity
C-11	**Riviera Avenue properties**							
	1620-1738 Riviera Ave.	M-U	Mixed Use Golden Triangle	No max density or residential FAR	1.10 acres	n/a	18 units	65 units (75 du/ac)
	The "Riviera Avenue properties" opportunity site consists of six parcels, two of which are under common ownership. The properties are relatively small, ranging in size from a sixth of an acre to a quarter of an acre – large enough to accommodate higher density development, but aggregation of parcels will be necessary to achieve the highest densities. The opportunity site is located less than half a block from the Walnut Creek BART station, and the mixed-use zoning for this area encourages high density transit-oriented development and the aggregation of smaller parcels. There is no maximum residential density or residential FAR, all of the properties are subject to a 50-foot height limit, and the zoning requires a residential component for all new developments. Consequently, these properties can accommodate residential and mixed-use projects with residential densities ranging from 50 to 100 dwelling units per acre, depending on the size of the units. With density incentives such as reduced parking requirements or increased height limits, additional density can be accommodated by-right for projects that provide apartments or condominiums that are affordable to below moderate-income households. An average density of 75 dwelling units per acre has been used in calculating the realistic capacity of these properties based on an assumption of larger unit sizes for above-moderate income dwelling units, and the possibility of a range in project sizes. All of these properties are underdeveloped, and contain single family dwellings and small apartment buildings that generally appear to be in poor to moderate condition. New development is expected to be urban in nature, including multi-story buildings and structured parking as is found with recent nearby development. The 115-unit mixed use development referenced in the discussion of the "North Main Street /Parkside Drive properties" opportunity site is located across the street from this opportunity site, and under the same zoning and General Plan land use designation. This site is counted in the inventory as feasible for lower-income housing.							

TABLE IV-3
KEY RESIDENTIAL DEVELOPMENT SITES WITH OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT
CITY OF WALNUT CREEK
2013

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity
C-12	**Mt. Diablo Boulevard/Olympic Boulevard/Alpine Road/Bont Lane properties**							
	1900-1910 Olympic, 1111-1243 Alpine, 1125-1145 Bont, 1813-2099 Mt. Diablo	C-R, O-C	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	13.75 acres	n/a	3 units	250 units (18 du/ac)
	This opportunity site consists of 40 adjacent parcels, many under common ownership. With the exception of a relatively small number of parcels that are approximately one-fifth to one-tenth of an acre in size, each of the remaining parcels (or groups of parcels under the same ownership) range in size from over a third of an acre to over one and a half acres – large enough to accommodate moderate to higher density development. All but one parcel (designated for multi-family residential uses) are part of a larger area that was changed to the Mixed Use – Commercial Emphasis (MU-C) land use designation in 2006 with the adoption of General Plan 2025. The MU-C designation requires that the primary use be commercial (generally retail, restaurants, and offices – at a minimum occupying the ground floor), with additional floor area allowed for residential uses. The maximum FAR allowed for commercial uses is 0.85, while the maximum total FAR is 1.30 (parking garages and shared common areas such as hallways and lobbies are not included in the FAR for a project). Mixed Use development is allowed more than one and a half times the amount of floor area as is commercial development that does not include a residential component. With a 50-foot height limit (except for the multi-family parcel which has a 30-foot height limit), these properties can accommodate mixed-use with residential densities approaching 30 units per acre, depending on the size of the units, and additional density can be accommodated by-right for projects that provide apartments or condominiums affordable to below moderate-income households through the density incentives. An average density of 18 units per acre has been used in calculating the realistic capacity of these properties based on an assumption of larger unit sizes for above-moderate income dwelling units, and the possibility that some of the properties may be redeveloped without a residential component. Most of these properties are either underdeveloped or contain buildings that appear to be nearing the end of their functional life; existing uses are generally limited to older one-story commercial buildings with large amounts of surface parking and low FARs, with some older two- and three-story office buildings located along Olympic Boulevard and the southern half of Alpine Avenue. New development is expected to be more urban in nature, including multi-story buildings and structured parking as is found in recent nearby development on similarly sized parcels. This site is counted in the inventory as feasible for moderate-income housing.							

TABLE IV-3
KEY RESIDENTIAL DEVELOPMENT SITES WITH OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT
CITY OF WALNUT CREEK
2013

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity
C-13	**Quail Court**							
	31-45 Quail Ct.	P-D	Mixed Use – Commercial Emphasis	No max density; FAR: 1.50	3.75 acres	n/a	None	68 units (18 du/ac)
	The "Quail Court" opportunity site consists of a single large parcel currently developed as an office park. The General Plan land use designation was changed to Mixed Use – Commercial Emphasis (MU-C) in 2006 with the adoption of the 2025 General Plan. The MU-C designation requires that the primary use be commercial (generally retail stores, restaurants, and offices, with additional floor area allowed for residential uses. The maximum floor area ratio (FAR) allowed for commercial uses is 0.85, while the maximum mixed use FAR is 1.50. Mixed-use development is allowed almost twice the amount of floor area as is commercial development that does not include a residential component. With a 50-foot height limit, this property can accommodate mixed-use projects with residential densities exceeding 30 dwelling units per acre, depending on the size of the units (both horizontal and vertical mixed-use projects appear viable for this site). With density incentives such as reduced parking requirements for projects that provide apartments or condominiums that are affordable to below moderate-income households, additional density can be accommodated by-right. An average density of 18 dwelling units per acre has been used in calculating the realistic capacity of these properties based on an assumption of larger unit sizes for above-moderate income dwelling units, and the possibility that some of the properties may be redeveloped without a residential component. The office park may have reached the end of its functional life, and the owners have submitted multiple preliminary proposals over the past few years that would include a significant amount of new residential development.							
								TOTAL 1,606 units

Comparison of Sites Inventory with RHNA

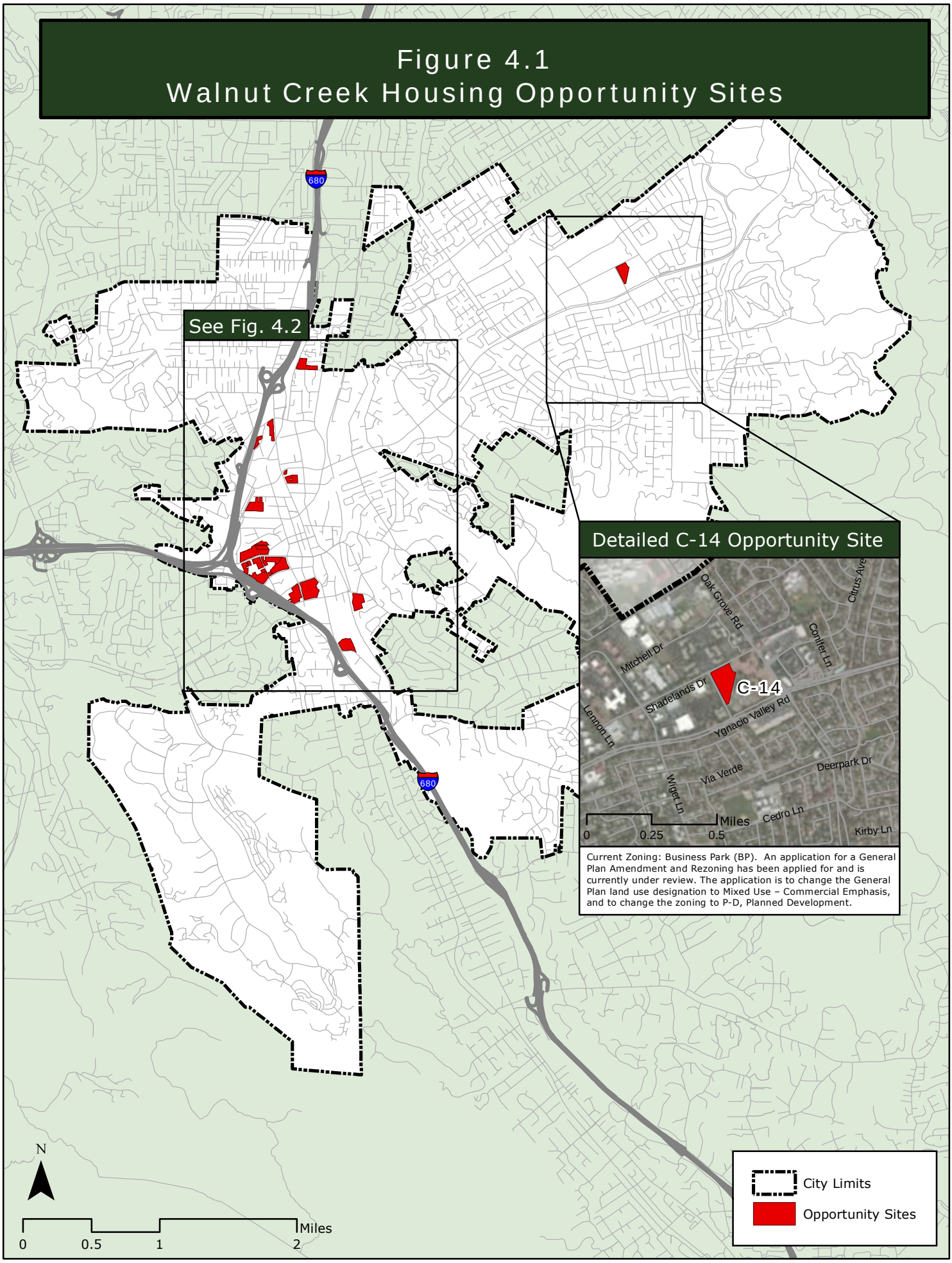
As presented in the sections above and summarized in the table below, Walnut Creek's new construction need (RHNA) for the 2014-2022 period is 2,235 new units. There are 1,580 units approved or under construction, and the City has identified sites that can accommodate an additional 1,606 net new units, thereby exceeding the City's RHNA requirements.

TABLE IV-4
COMPARISON OF SITES INVENTORY WITH 2014-2022 RHNA
CITY OF WALNUT CREEK
2013

	TOTAL	Above Moderate	Moderate	Low	Very Low	Extremely Low
2014-2022 RHNA	2,235	895	381	355	302	302
Units Approved and Under Construction	1,580	1,521	1	15	43	0
Remaining RHNA*	1,281	-626	380	340	259	302
Opportunity Sites	1,606	-	392	1,214		
Capacity Surplus (+)/Deficit (-)	+325	+626	+12	+313		

Note: *The total remaining RHNA is a sum of the remaining RHNA for moderate-, low-, and very low-income units. The City has already exceeded its RHNA for above moderate-income units through units that are approved or under construction.

Figure 4.1
Walnut Creek Housing Opportunity Sites



Source: City of Walnut Creek (2013)
Map Date: 11/25/2013

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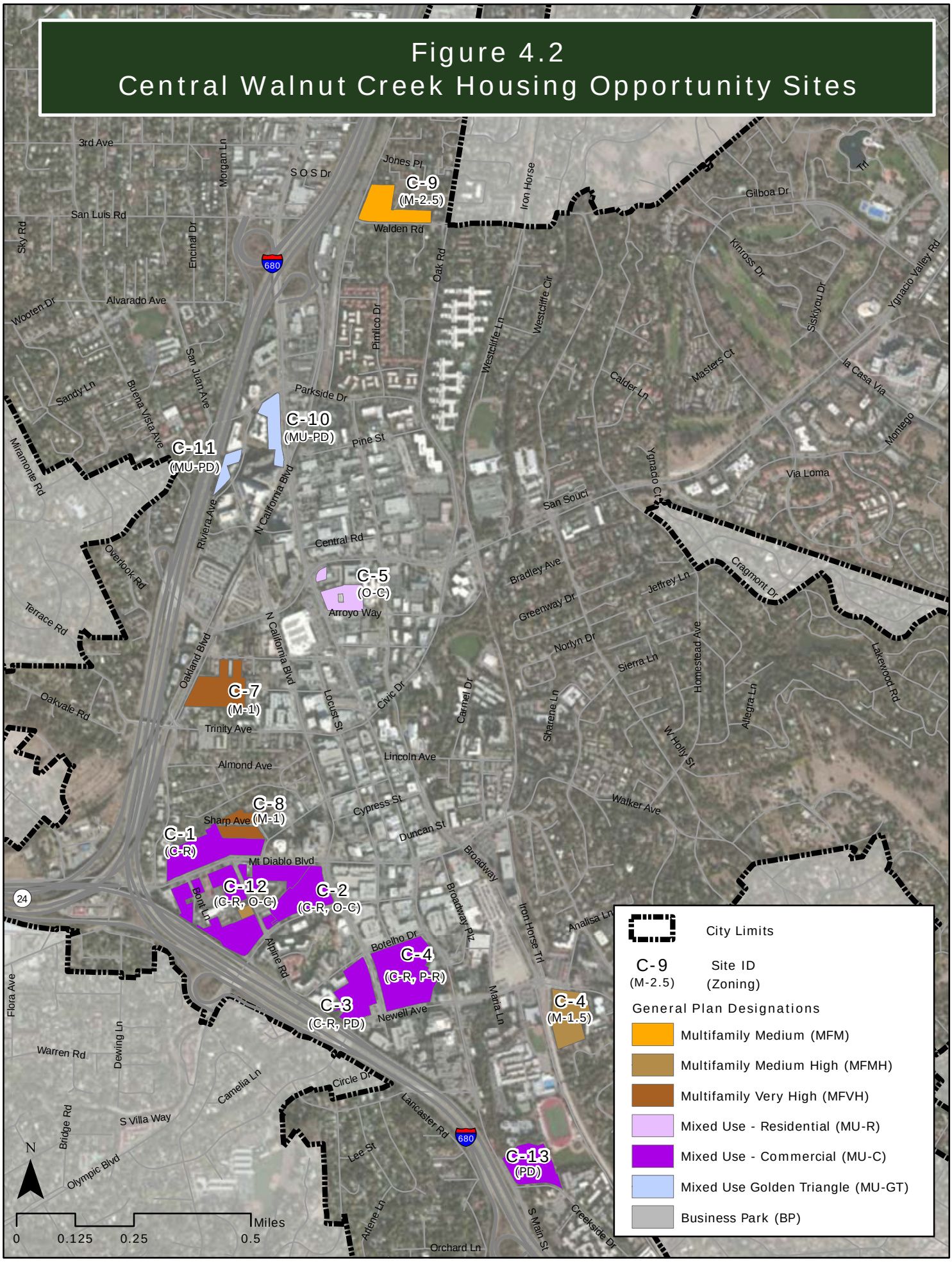
Figure 4.2
Central Walnut Creek Housing Opportunity Sites



Source: Esri, City of Walnut Creek (2013)
Map Date: 11/25/2013

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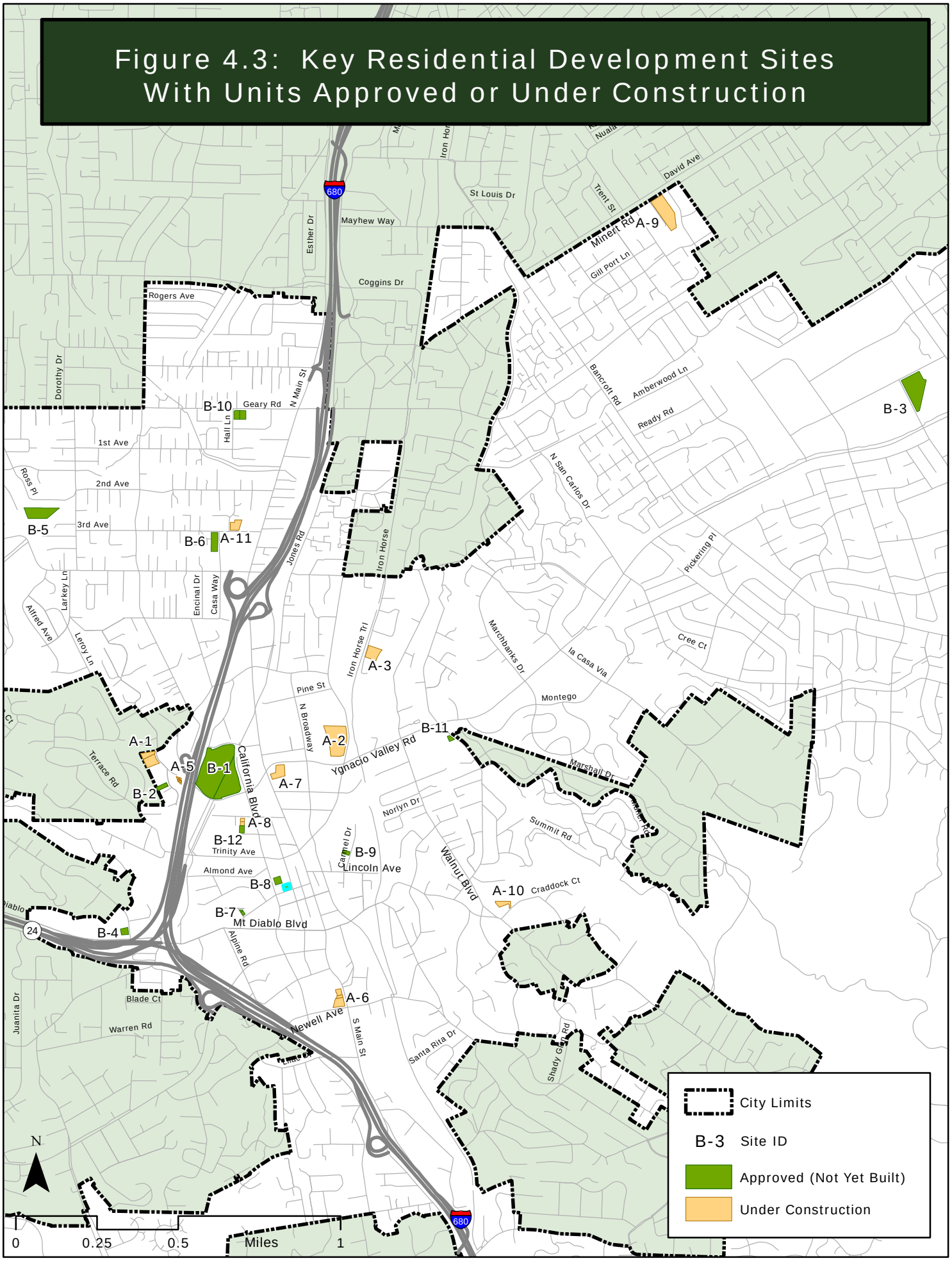
Figure 4.3: Key Residential Development Sites With Units Approved or Under Construction



Source: City of Walnut Creek (2013)
Map Date: 11/25/2013

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B. Resources for Housing Production

The production of affordable housing, both ownership and rental, requires the use of many resources. A single affordable housing development typically requires many layers of housing financing, each with its own funding requirements. This section describes a variety of the resources provided through Federal, State, local, and private sources to support the development of affordable housing and related programs and services.

City-Administered Resources

The City has five primary sources of funds for implementing its affordable housing programs: Federal Community Development Block Grant (CDBG) funds, City Revolving Bond funds, Inclusionary Housing Impact Fees, Inclusionary Housing In-Lieu Fees, and Commercial Linkage Fees. In 2010, the City Council adopted the Contra Costa Consortium's Consolidated Plan, a 5-year Affordable Housing Implementation Plan (AHIP) covering 2010 to 2015, to appropriate the use of these funds to various programs and activities.

Community Development Block Grant (CDBG) Program Funds

Through the CDBG program, the Federal Department of Housing and Urban Development (HUD) provides funds to local governments to carry out a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services. Cities with populations over 50,000, including the City of Walnut Creek, are entitled to receive CDBG funds directly from HUD. The City is allocated approximately $245,000 in CDBG funds each year.

The program and service priorities for use of CDBG funds are established and implemented through the Contra Costa Consortium Consolidated Plan Five-Year Strategy. The current Strategy has identified eight high priority housing needs, including the following:

- Expand housing opportunities for extremely low-income, very low-income, low-income, and moderate-income households through an increase in the supply of decent, safe, and affordable rental housing;
- Maintain and preserve the affordable housing stock;
- Assist the homeless and those at risk of becoming homeless by providing emergency and transitional housing, permanent affordable housing, and appropriate supportive services; and
- Increase the supply of appropriate and supportive housing for special needs populations.

The City Council has adopted a policy of allocating a minimum of 50 percent of each annual CDBG allocation for affordable housing programs. The City has used CDBG funds for acquisition of real property, preservation of affordable rental units at risk of converting to market rate, rental and owner-occupied rehabilitation, relocation costs, predevelopment costs, first-time homebuyer assistance, foreclosure prevention and counseling, and fair housing counseling and activities.

Redevelopment Agency Housing Set-Aside (RDA) Funds

As a part of California's 2011 Budget Act, the Legislature approved the dissolution of all of the State's Redevelopment Agencies (RDAs). This eliminated a large, flexible funding stream for affordable housing. For the fiscal year 2011-2012, the City's housing budget included $1.5 million in redevelopment funds from the RDA, including money from Housing Set Aside Fund. This funding source is no longer available. The City elected to become the Successor Housing Agency and retained $8 million in housing assets. The City receives loan repayments of approximately $200 per year to use towards housing affordable to low-income (80% AMI or less).

City Revolving Bond Funds

In 1984, the Concord-Walnut Creek Home Finance Authority issued Home Mortgage Revenue Bonds. Over time, many of the outstanding mortgages have been refinanced, resulting in an accumulation of revenues. In 1992, the City Council authorized the proceeds from these early-retired single-family mortgage revenue bonds to be deposited into an Affordable Housing Fund for use on affordable housing projects and activities. The City has used these City Revolving Bond Funds for first-time homebuyer assistance, new construction of affordable rental units, preservation of affordable rental units at risk of converting to market rate, and homeowner rehabilitation grants. Currently there is annual revenue of $5,400 which is used to fund affordable housing programs and projects.

Inclusionary In-Lieu Fees and Housing Impact Fees

In 2004, the City adopted an Inclusionary Housing Ordinance, which requires all residential developments to either provide affordable units or pay an affordable housing impact fee. In 2009, the inclusionary housing ordinance was revised to allow ownership projects of up to 26 units to pay in-lieu fees. In 2010, in response to the Palmer court case and the Costa Hawkins Act, the City revised its ordinance to require housing impact fees for all rental projects based upon a nexus study for new development, to allow payment of housing impact fees for ownership projects. Currently, ownership projects of any size can opt for providing inclusionary units on-site, or payment of the affordable housing impact fee. To date, the Inclusionary Housing Ordinance has generated over $3.6 million of affordable housing in-lieu fees. Funds have been used primarily for the development of new 100 percent affordable housing projects for low- and very-low income residents. Funds may also be used for the First Time Homebuyer Assistance Program, the Home Rehabilitation Loan Program, program administration, and land acquisition for affordable housing projects.

Commercial Linkage Fees

In 2005, the City adopted a Commercial Linkage Fee ordinance, which requires all commercial development projects to pay a housing linkage fee based on the number of square feet of net new commercial development. Since Walnut Creek is a jobs-rich city with a jobs-to-employed residents ratio of 1.27 there is a strong nexus for imposing a housing linkage fee for commercial developments that are creating new jobs within the city. Commercial Linkage Fees are used exclusively to fund the City's Acquisition/New Construction Program. By leveraging commercial linkage fees to create new affordable units, the City moves closer toward having a balanced jobs/housing ratio, thereby reducing traffic congestion, improving regional air quality conditions, and enhancing the community economic base.

General Fund

The City commits general funds each year to the Affordable Housing Program. General funds are used to fund community service grants. The community grant program is intended to supplement the public services portion of the CDBG program and provides small grants to non-profit and community organizations that provide critical services to the city's lowest income populations.

Projection of City Funds

Table IV-5 shows the projected funding for the major affordable housing programs undertaken by the City of Walnut Creek. Most of the local resources for housing will be invested in the construction or acquisition of new affordable housing. Home Rehabilitation and the First Time Homebuyer programs are projected to receive $3.6 million in resources over the next eight years. The resources to fund the programs in Table IV-5 come from several sources, including approximately $18 million from Housing Impact Fees, over $3 million from Commercial Linkage Fees, nearly $2 million from CDBG funds, and nearly $3 million from other local and state sources (all totals are from revenue projections for the next eight years).

TABLE IV-5
8-YEAR PROJECTION OF LOCAL RESOURCES
CITY OF WALNUT CREEK
2015-2023

Projected 8-year Allocation	Funds
Home Rehabilitation	$1,200,000
First Time Homebuyer Program	$2,400,000
Public Services	$560,000
Other Programs	$200,000
New Construction/Acquisition	$18,055,956

Source: City of Walnut Creek 2013.

County-Administered Resources

Contra Costa County is responsible for administering several Federally-funded programs that address housing and community development needs. In general, the programs are available countywide, including the City of Walnut Creek.

HOME Investment Partnerships Act (HOME)

The purpose of the Federal HOME Program is to improve and expand the supply of affordable housing opportunities for low-income households. Contra Costa as the Urban County and the cities of Antioch, Concord, Pittsburg, and Walnut Creek formed the Contra Costa Consortium for purposes of participating in the HOME Program. The County administers the program on behalf of the Consortium. Approximately $3 million in HOME funds are allocated to the Consortium on an annual basis through HUD. Consortium HOME Program priorities include: 1) acquisition, rehabilitation, and new construction of affordable multi-family rental housing; 2) owner-occupied housing rehabilitation programs for low-income households; and 3) first-time homebuyer's assistance for low-income households.

Housing Opportunities for Persons with AIDS Program (HOPWA)

The Housing Opportunities for Persons with AIDS (HOPWA) Program, a Federal program managed by HUD, provides funding for housing development and related support services

for low-income persons with HIV/AIDS and their families. HOPWA funds may be used for a wide range of housing, social services, program planning, and development costs including the acquisition, rehabilitation, or new construction of housing units, costs for facility operations, project or tenant-based rental assistance, and short-term payments to prevent homelessness. Locally, the HOPWA Program is administered by Contra Costa County and typically receives an annual allocation of approximately $500,000.

Mortgage Credit Certificates

As an alternative to issuing single-family mortgage revenue bonds (discussed later in this chapter), state and local agencies may elect to exchange its bond allocation for authority to issue mortgage credit certificates (MCCs) to individual homebuyers. Eligible homebuyers use the MCCs to reduce their Federal tax liability by applying the credit to the net tax due. The tax credit creates an effective reduction in monthly housing costs, and therefore increases the ability of a household to afford a mortgage payment. The Contra Costa County Community Development Department administers the MCC Program for all of Contra Costa County, including the City of Walnut Creek.

Section 8 Assistance

The Section 8 program is a Federal program that provides rental assistance to very-low income households. The Section 8 program provides a voucher that pays for the difference between current Fair Market Rent and what a tenant can afford to pay, which is defined as 30 percent of the household income. The Contra Costa County Housing Authority administers Section 8 assistance in Walnut Creek. Approximately 340 families living in Walnut Creek were receiving Section 8 assistance.

State-Administered Resources

The State of California recognizes that the availability of housing is of vital statewide importance and has established the early attainment of decent housing and a suitable living environment for every Californian as a priority of the highest order. State agencies play an important role in affordable housing development both by providing leadership and policies to preserve and expand safe and affordable housing opportunities, through allocating Federal housing funds, and making state funds available.

Tax-Exempt Bond Financing

The California Debt Limit Allocation Committee (CDLAC), an agency within the State Treasurer's Office, administers the tax-exempt private activity bond program available annually for California. Agencies and organizations authorized to issue tax-exempt private activity bonds, such as cities and redevelopment agencies, must receive an allocation from CDLAC. Currently, there are six programs for the issuance of tax-exempt private activity bonds, including the following:

- **Multi-family Rental Housing:** State and local agencies can issue tax-exempt housing revenue bonds to assist developers of multi-family rental housing units acquire land and construct new projects or purchase and rehabilitate existing units. The tax-exempt bonds lower the interest rate paid by developers, which enhances the financial feasibility of a project. In exchange, a specified number of units are required to remain affordable to eligible, lower-income households for a specified number of years after the initial financing is provided.

- **Single-Family Housing:** State and local agencies can issue tax-exempt mortgage revenue bonds (MRBs) to fund mortgages for homebuyers. Homebuyers may purchase single-family homes, either free-standing detached homes or condominiums/townhouses. The tax-exempt source of funds reduces the interest rate paid by purchasers by approximately 1 percent or more depending upon current market conditions.

In addition to private activity bonds, where the project is owned by a partnership or other profit motivated sponsor, there are 501(c)(3) bonds, which may be available if the project is owned solely by a non-profit corporation. Essential function bonds may be used when a public body, such as a housing authority or redevelopment agency, owns the project. CDLAC is also responsible for allocating 501(c)(3) and essential function bond authority.

Low-Income Housing Tax Credits (LIHTC)

The Low-Income Housing Tax Credit (LIHTC) was created by Congress in 1986 and made permanent in 1993. The California Tax Credit Allocation Committee (TCAC), an agency within the State Treasurer's Office, administers both the state and Federal low-income housing tax credit programs. Both programs were authorized to encourage private investment in rental housing for low- and lower-income families and individuals. The LIHTC Program allows owners of qualified low-income rental housing developments to receive a tax credit against their Federal income tax liability for a period of ten years. Most developers of a tax credit-eligible project sell or "syndicate" the credits to an investor who has income tax liability. The proceeds of the sale of the tax credits become a cash equity contribution to help finance the low-income housing project.

California Housing Finance Agency (CalHFA)

The California Housing Finance Agency (CalHFA), a state agency, provides below-market rate loans to create safe, decent, and affordable rental housing and to assist first-time homebuyers in achieving homeownership. CalHFA offers a variety of programs to accomplish this goal, including Rental Development Finance Programs to provide permanent financing for the acquisition, rehabilitation, and preservation or new construction of affordable rental housing; Single Family Programs offering below-market interest rate mortgage loans to very low- to moderate-income first-time homebuyers; and

Down Payment Assistance Programs to assist the first-time homebuyer with down payment and/or closing costs.

Department of Housing and Community Development (HCD)

The State Department of Housing and Community Development (HCD) is California's principal housing agency, with a mission to provide leadership, policies and programs to expand and preserve safe and affordable housing opportunities and to promote strong communities for all Californians. HCD administers more than twenty programs that award loans and grants to hundreds of local public agencies, private non-profit and for-profit housing developers, and service providers every year, including programs that support the construction, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, homeless shelters, and transitional housing.

Federal Resources

Many of the programs described above involve Federal subsidies or regulations but are administered by another government agency, such as CDBG funds administered by the City of Walnut Creek and HOME funds administered by Contra Costa County. In addition to these aforementioned programs, many other Federal funding programs are available for affordable housing including:

- The Section 202 program provides grants to non-profit developers of multi-family rental housing for the elderly.
- The Section 811 program provides grants to non-profit developers of supportive rental housing for persons with physical disabilities, traumatic brain injury, and other disabilities. Eligible housing options include group homes, independent living facilities, and intermediate care facilities.
- The Section 203(k) program is a single-family home mortgage program allowing acquisition and rehabilitation loans to be combined into a single mortgage.

Federal programs can vary with different legislative priorities and economic circumstances. Information about other Federal funding sources and programs can be obtained from HUD.

Private Resources

Private resources also play a key role in the production, improvement, preservation, financing, and management of affordable housing. Key players include affordable housing developers (both non-profit and for-profit), lenders and intermediaries, non-profit service organizations, and community and business foundations.

Affordable Housing Developers

The City actively seeks to partner with developers, both non-profit and for-profit, to construct or substantially rehabilitate affordable housing units in Walnut Creek. Affordable housing projects can include multi-family developments, single-family developments, rental or ownership housing, sweat-equity developments, mixed-income projects, mixed-use projects, and special needs housing. The City often provides direct financial assistance to the project, which the developers can use to leverage other funding sources. In partnering with the development community through the use of public grant and loan funding sources, the City can ensure that housing units remain affordable for the longest feasible time and can establish property maintenance and management standards.

The City has partnered with several affordable housing developers to construct, preserve, and improve housing in Walnut Creek, including Mid-Peninsula Housing Coalition (MPHC), Satellite Housing, Inc., Resources for Community Development, East Bay Habitat for Humanity, Satellite Affordable Housing Associates (SAHA) – a merger of Affordable Housing Associates and Satellite Housing-, Ecumenical Association for Housing, and Walnut Creek Housing Partners. There are also a large number of other successful non-profit housing developers that are active in the Bay Area, including Eden Housing, BRIDGE Housing Corporation, Mercy Housing, and Shelter, Inc. Information on additional affordable housing developers can be obtained from the Non-profit Housing Association of Northern California (NPH).

Lending Community

A key component of affordable housing development is access to reasonably-priced and flexibly underwritten capital. There are several organizations involved in providing financing for affordable housing development, including non-profit lenders, government agencies, and conventional, for-profit lenders. Some of the organizations involved include Abosolute Mortgage Banking, Banc Home Loans, Citibank, Civic Center Home Loans, Envoy Mortgage, First California Mortgage Company, Land Home Financial, Landmark Mortgage, Platinum Mortgage, Platinum Mortgage, PNC Mortgage, Prospect Mortgage, Summit Funding, Inc, Wall Financial, and Wells Fargo Home Mortgage.

Conventional lenders, such as banks and savings and loan associations, also play a role by making construction and/or permanent loans to developers of affordable housing. These lenders may receive credit for making such loans under the Community Reinvestment Act (CRA), a Federal law intended to encourage regulated financial institutions to help meet the credit needs of entire communities, including low- and moderate-income neighborhoods. The City works with representatives from Bank of America, Wells Fargo Home Mortgage, JP Morgan Chase, Residential Pacific Mortgage, and Bay to Bay funding to implement the City's First Time Homebuyer Assistance Program.

C. Sustainability and Energy Conservation

Residential development impacts the environment in a number of ways. Building construction and demolition in the U.S. accounts for:

- 65 percent of electricity consumption
- 30 percent of greenhouse gas emissions
- 30 percent of raw materials use
- 30 percent of landfill waste
- 12 percent of potable water consumption

Interest in addressing these impacts at all levels of government has been growing. In 2004, the State of California adopted legislation requiring LEED (Leadership in Energy and Environmental Design) certification for new and renovated public buildings. Some local jurisdictions have not only adopted similar standards for their public buildings, but have also required LEED certification for larger commercial and residential developments. In July 2010, the California Building Standards Commission (CBSC) adopted the 2010 California Green Building Standards Code, otherwise known as"CALGreen", which became effective January 1, 2011. CalGreen includes optional "tiers" with higher standards for green building. As of February 2014, the City has not adopted any of the tiers or more stringent standards.

LEED certification building standards are one piece of a coordinated green building program. One of the primary goals behind establishing a green building program is to create a holistic, integrated design approach to green building. The purpose for this is because while most local building standards already consider energy and stormwater issues, and many jurisdictions have programs related to energy, recycling, water conservation, stormwater management, land use, and public health, these programs are often overlapping and uncoordinated.

A green building program considers a broad range of issues including community and site design, energy efficiency, water conservation, resource-efficient material selection, indoor environmental quality, construction management, and building maintenance. The end result will be buildings that minimize the use of resources, are healthier for people, and reduce harm to the environment. Both the public and private sectors currently offer grants, refunds, and other funding for green building. In addition, developments built to green standards assist both the owners and tenants with energy and maintenance costs over time.

The following presents a variety of ways in which Walnut Creek can promote energy conservation and green building:

- Develop green (energy-efficient and environmentally-sensitive) building standards for public buildings.
- Provide incentives, such as expedited plan check, for private developments that are building green.
- Encourage higher densities and mixed use development within walking distance of commercial development, thereby reducing vehicular trips and reducing greenhouse gas emissions.
- Promote financial resources available through the California Energy Commission for use of solar panels.
- Provide resource materials and training opportunities regarding green building and energy conservation.

Apply green building criteria to rehabilitation of single- and multi-family buildings.The Walnut Creek City Council adopted a Climate Action Plan (CAP) in 2012. The primary goal of the plan is to reduce Walnut Creek's greenhouse gas (GHG) emissions to 15 percent below 2005 levels by the year 2020. The plan outlines measures to reduce municipal GHG emissions, as well as measures the community can take to reduce their emissions. Community measures include a Residential Energy Conservation Program and a renewable energy strategy that makes it easier for residential developers to get permits for solar panels. The program partners the City with business and real estate stakeholders and leverages financial incentives, local partnerships, and education for voluntary home energy efficiency improvements, with a target of achieving an average 20 percent in energy savings for 6 percent of the existing housing stock by 2015, 13 percent of the existing housing stock by 2020, and 27 percent by 2030.

As an organization, Walnut Creek has initiated many emissions reduction measures to varying extents. Actions include conversion of traffic signals to light emitting diodes (LED); energy-efficient lighting retrofits; green building certification of City buildings; heating, cooling, and ventilation system retrofits; replacement of incandescent lighting with compact fluorescent lighting; installation of computer power management software; implementation of paperless records management system; encouraging use of electronic documents and online business transactions; etc.

Goals set out in Walnut Creek's *General Plan 2025*, adopted in 2006, expressly address sustainability and conservation in development. Chapter 4, the Built Environment, has the following relevant goals.

> ***Goal 2: Encourage housing development that helps reduce the increase in traffic congestion.***

Goal 3: Encourage housing and commercial mixed-use development in selected locations that enhances pedestrian access and reduces traffic.

Goal 10: Coordinate the location, intensity, and mix of land uses with transportation resources.

Goal 12: Make more efficient use of the regional and subregional transportation system, including: Policy 12.1. Promote the use of park-and-ride lots to maximize use, and Policy 12.2. Support infill and redevelopment in existing urban areas.

Other related goals include:

Goal 27: Promote "green" development and redevelopment.

Goal 28: Promote Energy Conservation.

Policies under these goals include:

Policy 27.1. Encourage resource-efficient building techniques, materials and technologies in new construction and renovation.

Policy 28.1. Implement energy conversation measures in City facilities and operations.

Policy 28.2. Promote energy conservation throughout the city.

Other goals and policies that embody the tenets of sustainability and conservation are integrated throughout the General Plan, as the following illustrate:

Goal 2: Encourage housing development that helps to reduce the increase in traffic congestion.

Goal 3: Encourage housing and commercial mixed-use development in selected locations that enhances pedestrian access and reduces traffic.

Goal 29: Promote water conservation.

Goal 30: Meet or exceed State goals for source reduction and waste diversion.

Energy Conservation Programs Offered through Local Utilities

In addition to green building, Walnut Creek promotes energy conservation by advertising utility rebate programs and energy audits available through Pacific Gas and Electric, particularly connected to housing rehabilitation programs. Lower-income households are also eligible for State-sponsored energy and weatherization programs.

Pacific Gas & Electric

Pacific Gas & Electric provides both natural gas and electricity to residential consumers in Contra Costa County, including Walnut Creek. The company provides a variety of energy conservation services for residents and also participates in several other energy assistance programs for lower-income households, which help qualified homeowners and renters conserve energy and control electricity costs. These include the following:

- **The California Alternate Rates for Energy (CARE) Program -** Provides a monthly discount on gas and electric rates to income qualified households, certain non-profits, facilities housing agricultural employees, homeless shelters, hospices and other qualified non-profit group living facilities.

- **The Relief for Energy Assistance through Community Help (REACH) Program -** Provides one-time emergency energy assistance to low income customers who have no other way to pay their energy bill. REACH aims to assist those who are in jeopardy of losing their electricity services, particularly the elderly, disabled, sick, working poor, and the unemployed, and those who experience severe hardships and are unable to pay for their necessary energy needs. Customers who have experienced an uncontrollable or unforeseen hardship may receive an energy credit up to $200.

- **The Balanced Payment Plan (BPP) -** Designed to eliminate big swings in a customer's monthly payments by averaging energy costs over the year. On enrollment, PG&E averages the amount of energy used by the household in the past year to derive the monthly BPP amount. PG&E checks the household's account every four months to make sure that its estimated average is on target. If the household's energy use has increased or decreased dramatically, PG&E will change the amount of monthly payment so that the household does not overpay or underpay too much over the course of a year.

- **The Low-Income Home Energy Assistance Program (LIHEAP) Block Grant** Funded by the Federal Department of Health and Human Services, it provides two basic types of services. Eligible low-income persons, via local governmental and nonprofit organizations, can receive financial assistance to offset the costs of heating and/or cooling dwellings and/or to have their dwellings weatherized to make them more energy efficient. This is accomplished through these three program components:

    - The Weatherization Program provides free weatherization services to improve the energy efficiency of homes, including attic insulation, weather-stripping, minor home repairs, and related energy conservation measures.

- The Home Energy Assistance Program (HEAP) provides financial assistance to eligible households to offset the costs of heating and/or cooling dwellings.
- The Energy Crisis Intervention Program (ECIP) provides payments for weather-related or energy-related emergencies.

- **The Family Electric Rate Assistance (FERA) Program** - PG&E's rate reduction program for large households of three or more people with low- to middle-income. It enables low income large households to receive a Tier 3 (131 percent to 200 percent of baseline) electric rate reduction on their PG&E bill every month.
- **Medical Baseline Allowance Program -** PG&E offers additional quantities of energy at the lowest (baseline) price for residential customers that have special medical or heating/cooling needs because of certain medical conditions.
- **Energy Works Program/Energy Partners Program** - The Energy Works Program provides qualified low-income tenants free weatherization measures and energy-efficient appliances to reduce gas and electricity usage. In order to qualify for the program, a household's total annual gross income cannot exceed the income as set in the income guidelines (*http://www.hacsc.org/energy_works_ program.htm*); households must receive gas and/or electricity from PG&E; and the residence cannot have participated in the Energy Partners Program in the past 10 years.
- **PG&E's SmartAC™ program** - This program offers a simple and convenient way to help prevent power interruptions. When customers sign up, PG&E installs a free SmartAC device that slightly reduces the energy the air conditioner uses automatically in case of a state or local energy supply emergency. PG&E customers receive $50 for signing up for the SmartAC™ program.

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V. Housing Accomplishments

Government Code Section 65588 requires that the Housing Element evaluate:

- The appropriateness of the previous (2009) Housing Element housing goals, objectives and policies in contributing to the statewide housing goal.
- The effectiveness of the previous Housing Element in attaining Walnut Creek's housing goals and objectives.
- The progress of the City in implementation of the 2009 Housing Element.

A. Comparison of 2007-2014 RHNA with Units Built

The Regional Housing Needs Assessment (RHNA), by income category, that was established for Walnut Creek by ABAG in 2008 is shown in Table V-1 and compared with actual construction. Between 2007 and 2012, 959 units were constructed, or 49 percent of the City's RHNA allocation, with an unequal distribution among affordability categories. When the allocation was published, the housing market was going through a boom period, but the

subsequent downturn made the allocation difficult to achieve. Access to credit, investors, and qualified homebuyers declined sharply, and the market is only now starting to recover.

TABLE V-1
COMPARISON OF 2007-2014 RHNA WITH UNITS BUILT, AS OF DECEMBER 2012
CITY OF WALNUT CREEK
2012

	Totals by Numbers of Units	Very Low (<=50% AMI)	Low-income (51-80% AMI)	Moderate (81-120% AMI)	Above Moderate (>120% AMI)
2007-2014 RHNA	1,958	456	302	374	826
Actual Construction[1]	959	103 (23% of allocation)	25 (8% of allocation)	13 (3% of allocation)	858 (104% of allocation)
Difference (RHNA – Actual)	999	353	277	361	-32

[1] *Source: 2012 Annual Housing Element Progress Report, Housing Element Implementation to Date*
Note: AMI = Area Median Income

B. Review of 2009-2014 Housing Element Policies and Programs

Table V-2 on the following pages provides an assessment of progress with implementation and effectiveness of the policies and programs contained in the 2009 Housing Element. It is evident that the City of Walnut Creek has been successful in implementing the policies and programs of the 2009 Housing Element, even throughout the recession and with the dissolution of the Redevelopment Agency. Available affordable housing funding has been used effectively to assist with new construction of affordable housing, to assist first-time homebuyers, to rehabilitate affordable housing, and to provide a variety of housing and services to special needs populations.

However, the review of past accomplishments reveals that additional measures are warranted, in that regional fair share housing goals for production of affordable housing were not achieved. The next section of this Housing Element, Section VI, contains the City's new policies and programs for the 2015-2023 planning period.

Note: Streamlined Update is not available for table below.

TABLE V-2 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM CITY OF WALNUT CREEK 2009-2014			
Previous Housing Element Programs	**Status**	**Achievement**	**Recommendation**
GOAL 1: To promote the availability of housing types for all economic segments of the community consistent with the infrastructure and service capacities of the City.			
New Housing Development			
Policy 1: Encourage a mix of land uses and residential densities in the downtown Core Area to increase the supply of housing.			
Program 1.1: Maintain General Plan designations for high-density residential housing and Mixed Use Residential and Mixed Use Commercial districts in the Core Area. Responsibility: City Council Time Frame: Ongoing Funding: None required	Ongoing	The City maintains General Plan designations for high-density residential and mixed use development and approved several such projects during the previous Housing Element cycle, including a recently constructed 300-unit project on N. Civic Drive in the Core Area that paid $3.5 million in housing impact fees to be used toward affordable housing.	Retain as a policy.
Policy 2: Encourage housing in the Golden Triangle, specifically in the area bounded by Highway 680, Parkside Drive, Main Street, California Boulevard, and Riviera Avenue.			
Program 2.1: Continue to require office buildings constructed in the Golden Triangle to provide a housing component, either on- or off- site, consistent with the Mixed Use Planned Development District. Responsibility: Community Development Department Time Frame: Ongoing Funding: None required	Ongoing	No office buildings were constructed in the Golden Triangle during the previous Housing Element cycle.	Retain as a policy.
Policy 3: Encourage housing and commercial mixed-use development in selected locations that enhances pedestrian access and reduces traffic, particularly in the Core Area, and near public transit.			

TABLE V-2
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM
CITY OF WALNUT CREEK
2009-2014

Previous Housing Element Programs	Status	Achievement	Recommendation
Program 3.1: Develop new zoning designations that are consistent with the newly established Mixed Use Land Use Categories and require that new development includes a residential component in the Mixed Use/Residential Emphasis land use categories. Identify key properties, such as the BART Transit Village, for mixed use development. Responsibility: Community Development Department Time Frame: 2010 Funding: None required	Incomplete	While the City has not yet completed all of the rezoning to implement the land use designations established by the General Plan, several high density residential development proposals have also been approved for key sites designated for mixed use, including 125 units at Main Street, 120 at Arroyo, 300 units at N. Civic, and 600 units at the BART station. Approximately 1,500 new rental units have been entitled or now are in the entitlement process in the city.	Retain. The City anticipates completing the rezoning during the 2015-2023 Housing Element planning period.
Policy 4: Continue to allow the designation of the residential land use category, Single Family High, 6 to 9 dwelling units per acre, in certain areas to increase the supply of housing, consistent with the character and integrity of existing neighborhoods.			
Program 4.1: In the Preliminary Review Team process, encourage developers to utilize the planned development process to develop residential projects on smaller lots. Responsibility: City Council and Community Develop-ment Department Time Frame: Ongoing Funding: None required	Ongoing	The City Council has approved numerous projects through the planned development process, however, the downturn in the housing market in 2008 stalled construction. Many have not started construction, but with the increase in demand for rental housing, the city saw several projects restart. The 555 YVR project (87 units) was a PD rezoning project that has been constructed.	Retain.
Policy 5: Preserve and protect the natural topography by limiting residential development on hillsides with average slopes of 15 percent or greater.			

TABLE V-2 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM CITY OF WALNUT CREEK 2009-2014			
Previous Housing Element Programs	**Status**	**Achievement**	**Recommendation**
Program 5.1: Continue to enforce Ord. No. 1776, Hillside Performance Standards, and Ord. No. 1791, the Walnut Creek Hillside/Open Space Protection Initiative. Responsibility: Community Development Department Time Frame: Ongoing Funding: None required	Ongoing	The City continues to enforce this ordinance. Casa Montego was subject to Hillside Performance Standards.	Retain as a policy.
Policy 6: Allow mobile homes and factory built housing on appropriately located sites.			
Program 6.1: Continue to implement City-adopted regulations that allow mobile home and manufactured housing in single-family districts. Responsibility: Community Development Department Time Frame: Ongoing Funding: None required	Ongoing	No mobile home or manufactured home was constructed during the last housing element cycle; however, the City continues to implement adopted regulations.	Retain as a policy.
Policy 7: Allow second family units in appropriate locations.			

TABLE V-2 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM CITY OF WALNUT CREEK 2009-2014			
Previous Housing Element Programs	**Status**	**Achievement**	**Recommendation**
Program 7.1: Continue to implement the City's Second Family Unit Ordinance. Review these regulations to address concentration issues which would provide more flexibility aimed at increasing the supply of second family units. Responsibility: Community Development Department Time Frame: Develop materials by 2010 Funding: None required Quantified Objectives: Promote Second Family Unit Ordinance via City website and brochures to achieve 25 second units over five years. Promote second family units as a way for single-family residential projects to meet the inclusionary requirement	Ongoing	The City approved 22 second family units since 2009.	Retain as a policy.
Policy 8: Encourage innovative housing approaches in the design and ownership of units to increase the availability of affordable housing.			

TABLE V-2 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM CITY OF WALNUT CREEK 2009-2014			
Previous Housing Element Programs	**Status**	**Achievement**	**Recommendation**
Program 8.1: Encourage the use of the planned development process to allow innovative approaches aimed at increasing affordable housing. During the Preliminary Review Team process, facilitate maximum allowable density and good design by explaining benefits of the Density Bonus ordinance, by offering reduced parking requirements for low-income housing, and allowing flexibility of development and parking standards within Planned Development re-zoning. Responsibility: Community Development Department Time Frame: Ongoing Funding: None required	Ongoing	This program resulted in significant numbers of affordable units through innovative approaches and good design. For example, Villa Vasconcellos, a 70-unit affordable senior apartment complex, completed in early 2008, used green building materials and technology, such as carpeting made of recycled materials, energy efficient lighting and appliance, and passive heating and cooling techniques. Casa Montego, a 33-unit senior affordable development, was designed on a hillside next to existing affordable housing, which allowed a connection to shared amenities. Pleasant Creek Homes are 10 attached ownership units on a small lot.	Retain.
Policy 9: Consider the reuse of institutional sites, such as schools, hospitals, and post offices, for residential purposes consistent with other community needs.			

TABLE V-2 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM CITY OF WALNUT CREEK 2009-2014			
Previous Housing Element Programs	**Status**	**Achievement**	**Recommendation**
Program 9.1: Identify appropriate secondary uses for all institutional sites in the city, as they become available. Responsibility: Community Development Department Time Frame: Ongoing Funding: None required	Ongoing	The City notified developers of an opportunity for housing development on a surplus Caltrans property on Barkley Avenue. The City also identified an RDA-owned site near the Pleasant Hill BART station and St. Paul's Episcopal Church is interested in developing supportive housing for formerly homeless on their property. Pleasant Creek homes are 10 attached ownership units on former Caltrans property which was acquired and assembled by the City.	Retain.
Availability of Land			
Policy 10: Provide an adequate supply of residentially zoned land at sufficient densities to accommodate existing and future housing needs.			
Program 10.1: Identify Community Development Block Grant (CDBG), RDA Housing Fund, City revolving bond funds, and other sources of funding to assist with the purchase of land for affordable housing. Responsibility: Community Development Department Time Frame: At least once a year, evaluate the feasibility of pursuing additional funding from other sources, such as HCD and HUD Funding: None required	Ongoing	The City used CDBG and RDA funds to assist in the acquisition of land on Third Avenue and Barkley for affordable housing development. A total of approximately $4.6 million was used for land acquisition and predevelopment.	Modify. The reference to the RDA Housing Fund will need to be removed, as the RDA has been dissolved.

TABLE V-2 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM CITY OF WALNUT CREEK 2009-2014			
Previous Housing Element Programs	**Status**	**Achievement**	**Recommendation**
Program 10.2: Make available to developers a list of sites potentially suitable for affordable housing by posting the list on the City's website and providing copies of the sites and Housing Element to developers in one-on-one meetings. Responsibility: Community Development Department Time Frame: Update sites inventory at least once year Funding: None required	Ongoing	The Housing Element, which includes a list of key opportunity sites in the city, is available on the City's website. In 2010, Staff met with several nonprofit housing developers, including BRIDGE Housing, Amcal Housing from southern California, Eden Housing, and EAH regarding potential sites for new construction or rehabilitation of affordable housing.	Retain.
Program 10.3: Keep and maintain a list of housing proponents and provide information regarding affordable housing projects and potential housing opportunities to these organizations and individuals on an as-needed basis. Responsibility: Community Development Department Time Frame: Update list of housing proponents at least once year Funding: None required	Ongoing	The City notified a developer of four potential sites and negotiations began with the owners of sites on Third Avenue in 2008. Funding was approved for site acquisition in 2009. The City also notified developers of opportunity sites for housing development, including the Co-Op site on N. Main Street and a surplus Caltrans property on Barkley Avenue. In 2010-2011, the City worked with a nonprofit on retaining site control for two parcels in the downtown.	Retain.
Policy 11: Give priority to residential land uses over other land uses if development potential is constrained by inadequate sewer and water facilities.			

TABLE V-2
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM
CITY OF WALNUT CREEK
2009-2014

Previous Housing Element Programs	Status	Achievement	Recommendation
Program 11.1: Monitor the capacity of sewer and water systems. Should a constraint develop, give priority to residential land uses over non-residential land uses, regardless of the demand generated by these uses. Specifically, consistent with State law, provide priority status for water and sewer services for residential projects serving lower income households. Responsibility: Community Development Department Time Frame: Ongoing monitoring of sewer and water capacities Funding: None required	Ongoing	The Central Contra Costa Sanitary District increased their wastewater discharge limit in April 2012, and the East Bay Municipal Utilities District developed a plan in 2012 to meet the water needs of the region through 2040. These utilities provided enough capacity to allow development into the foreseeable future.	Retain. Although capacity exists into the foreseeable future, the City will continue to monitor sewer and water capacity.
Affordability and Financial Resources			
Policy 12: Give high priority to housing that is affordable to Walnut Creek workers, first-time buyers and renters of all income levels.			
Program 12.1: Have the Redevelopment Agency supports Very Low and Extremely Low income rental development through the additional allocation of Redevelopment funds beyond the 20 percent Set-Aside required by the State. Responsibility: Redevelopment Agency and Community Development Department Time Frame: 2010-2012 budget process Funding: RDA funds	Discontinued	In 2009, Council approved $1.166 million in RDA funds toward a 48-unit very low- and extremely low-income rental housing development. Total funds allocated were $3,593,500. In 2010, the Agency allocated an additional $122,000 for housing personnel and $150,000 for new affordable construction. In 2012, all California Redevelopment Agencies were eliminated.	Change to Housing Successor Agency, which still holds $8 million in housing assets and brings in an average o $200,000 per year through loan repayments. The Redevelopment Agency no longer exists.

TABLE V-2 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM CITY OF WALNUT CREEK 2009-2014			
Previous Housing Element Programs	**Status**	**Achievement**	**Recommendation**
Program 12.2: Support the development of Extremely Low Income rental housing by seeking additional funding sources from State and Federal resources, such as participating in applying for development funding from the new National Housing Trust Fund when that program is rolled out in 2009/2010. Responsibility: Community Development Department Time Frame: Apply as funding becomes available in 2010 Funding: State and Federal funds	Ongoing	In 2012, the City applied for $550,000 in BEGIN funds from the State and received these for the 10-unit Pleasant Creek Homes project by Habitat for Humanity.	Retain, but modify reference to National Housing Trust Fund.
Program 12.3: Continue to set aside a portion of the City's Community Development Block Grant (CDBG) annual allocation for housing programs, consistent with the Contra Costa Consortium Consolidated Plan and the City's Annual Action Plan requirements. Responsibility: City Council and Community Development Department Time Frame: Set aside funding annually Funding: CDBG funds	Ongoing	The City continues to allocate CDBG funding consistent with the Contra Costa Consortium Consolidated Plan and the City's Annual Action Plan. In 2010 and 2011, the City Council allocated 50 percent of CDBG funds for 2010-11 for affordable ownership public infrastructure, which was used for a Habitat for Humanity 10-unit ownership development. In 2013-2014, the City committed $275,000 for land acquisition on Riviera Avenue for a new affordable housing project.	Retain.

TABLE V-2
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM
CITY OF WALNUT CREEK
2009-2014

Previous Housing Element Programs	Status	Achievement	Recommendation
Program 12.4: Continue to allocate the 20 percent collected tax-increment redevelopment funds for use for low- and moderate-income housing for the City's approved housing programs, which may include new construction, acquisition, and rehabilitation of affordable housing, as well as other housing programs such as first-time homebuyer assistance and affordability covenants. Responsibility: Redevelopment Agency and Community Development Department Time Frame: Set aside funding annually. Funding: Allocate approximately $930,000 each year of the Housing Element Cycle in RDA funds	Discontinued	In 2010-2011, $1,066,000 was allocated for affordable housing programs from 20 percent set-aside funds. In 2012, all California Redevelopment Agencies were eliminated.	change to housing successor agency The Redevelopment Agency no longer exists.
Program 12.5: Continue to collect and to allocate revenues generated from the early redemption of Mortgage Revenue Bonds 1984 Issue for affordable housing programs. Responsibility: City Council and Community Develop-ment Department Time Frame: Allocate funding annually Funding: Approximately $10,000 annually from City Revolving Bond funds	Ongoing	The City continues to collect and allocate revenues generated from the Mortgage Revenue Bonds.	Retain.

TABLE V-2 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM CITY OF WALNUT CREEK 2009-2014			
Previous Housing Element Programs	**Status**	**Achievement**	**Recommendation**
Program 12.6: Continue to allocate commercial linkage and inclusionary housing impact fees for very low-, low-, and moderate-income housing for the City's approved housing programs, which may include new construction, acquisition, and rehabilitation of affordable housing, as well as other housing programs such as first-time homebuyer assistance and affordability covenants. Responsibility: Community Development Department Time Frame: Allocate Commercial linkage fees and inclusionary housing in-lieu fees, to leverage additional resources to create 170 affordable units in the 8-year Housing Element cycle Funding: Approximately $2.6 million in commercial linkage fees and inclusionary fees over the cycle	Ongoing	The City continues to allocate commercial linkage, inclusionary housing and housing impact fees to the construction, acquisition, and rehabilitation of affordable housing.	Modify. Add housing impact fees.

TABLE V-2
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM
CITY OF WALNUT CREEK
2009-2014

Previous Housing Element Programs	Status	Achievement	Recommendation
Program 12.7: Continue to implement the Inclusionary Housing Ordinance that requires all new residential development to provide 10 percent Moderate for Ownership, or 10 percent Low for Rental housing, and 15 percent to Low on Condominium Conversions, with priority given to Walnut Creek residents or workers, and consider increasing the inclusionary requirement. Responsibility: Community Development Department/ City Council Time Frame: Revised in 2010 Funding: None required	Ongoing	The City revised the inclusionary ordinance in October 2010 to allow all ownership projects to provide 10 percent of the dwelling units as moderate-income ownership units, or seven percent of the dwelling units as low-income ownership units, or six percent of the dwelling units as very low-income ownership units or pay an in-lieu fee. The ordinance also requires rental projects to pay an impact fee of $15/sf and gives ownership projects the option to also pay a housing impact fee.	Modify. Reflect the 2010 revision to the Inclusionary Housing Ordinance.
Program 12.8: Compare the efficacy of collection of in-lieu fees with the requirement for inclusionary affordable housing on the goals of affordable housing. Responsibility: Community Development Department/ City Council Time Frame: Fiscal Year 2009-2010 Funding: None required	Completed	In October 2010, the City Council voted to allow developers to make payments of inclusionary housing impact fees for ownership projects and rental projects spread out over time. The decision was in part due to court cases and in part as a recessionary relief measure.	Delete. The City Council took action on this program in 2010.

TABLE V-2 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM CITY OF WALNUT CREEK 2009-2014			
Previous Housing Element Programs	**Status**	**Achievement**	**Recommendation**
Program 12.9: Encourage sweat equity programs (allowing buyers to contribute labor hours to lower housing costs) for the construction of homes for first-time homebuyers through the acquisition of a site for development by Habitat for Humanity. Responsibility: Community Development Department/ City Council Time Frame: Site Acquisition in 2009 and development by 2011. Funding: $250,000 for site acquisition from CDBG, RDA, and City Revolving Loan funds, among others	Ongoing	In July 2010, Council approved a Disposition and Development Agreement with Habitat for Humanity for development of 10 affordable ownership units on Barkley Avenue. Entitlements were approved in 2011 and construction began in 2012. As of January 2014, the units are currently still under construction.	Retain as a policy. Encourage sweat equity.
Program 12.10: Continue to participate in the Mortgage Credit Certificate Program, or other similar programs. Responsibility: Community Development Department Time Frame: Ongoing promotion of the MCC program via City website and brochure Funding: MCC allocation	Ongoing	The City continues to participate in the Mortgage Credit Certificate (MCC) Program and added a link to the City website to the MCC program.	Retain as a policy.
Program 12.11: Continue to explore opportunities for additional local, state, or federal resources to fund City Housing programs. Responsibility: Community Development Department Time Frame: 2010-2011 Funding: None required	Ongoing	The City applies for funding opportunities as they become available. For example, the City applied for and received $500,000 in BEGIN program funds from HCD for the Habitat Pleasant Creek project.	Retain as a policy.

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REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM
CITY OF WALNUT CREEK
2009-2014

Previous Housing Element Programs	Status	Achievement	Recommendation
Program 12.12: As part of the 5-year Redevelopment Implementation Plan 2009-2014, consider continuing to allocate Redevelopment funds to City Housing programs. Responsibility: Community Development Department Time Frame: June 2009 Funding: Redevelopment Agency	Discontinued	The 2009-2014 RDA Plan allocated 20 percent set aside, plus an additional $270,000 from 80 percent RDA annually toward program administration and new construction. In 2012, all California Redevelopment Agencies were eliminated.	Delete. The City completed this program, but RDAs were eliminated by the State.
Program 12.13: Continue to coordinate with the Contra Costa County Housing Authority to ensure full use of the Section 8 Rental Assistance Payments Program in Walnut Creek. Responsibility: Community Development Department Time Frame: Ongoing promotion of the Section 8 program via City website and brochure Funding: HUD Section 8 allocation Quantified Objectives: Continue to assist approximately 300 very low- income households with Section 8 rental assistance	Ongoing	The City continues to participate in the Section 8 Rental Assistance Program (Housing Choice Voucher Program) through the Contra Costa County Housing Authority. Approximately 340 Walnut Creek residents receive rental assistance through this program.	Retain as a policy.

TABLE V-2 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM CITY OF WALNUT CREEK 2009-2014			
Previous Housing Element Programs	**Status**	**Achievement**	**Recommendation**
Program 12.14: Inform developers about and allow density bonuses consistent with State law and the City's Density Bonus Ordinance adopted in 2009. Responsibility: Community Development Department Time Frame: Ongoing promotion of the density bonus program to developers with materials on website and in discussion with developers at preliminary application review meetings Funding: None required	Ongoing	The City continues to make information available on the Density Bonus Ordinance and implements the Density Bonus consistent with State law. The Third Avenue Apartments and Barkley Avenue project both used the City's Density Bonus Ordinance to maximize affordable units in these projects.	Retain as a policy.
Program 12.15: Continue to actively advocate for additional financial resources for affordable housing as legislation that supports affordable housing advances through the State or Federal legislature. Responsibility: City Council Time Frame: Ongoing Funding: None required	Ongoing	In 2009, the City participated with three other cities and the Shelter Inc. nonprofit in applying for and receiving $1.5 million in State Homeless Prevention and Rapid Re-housing funds.	Retain as a policy.
Program 12.16: Encourage the development of a Shared Housing Program that would match property owners with vacant rooms with persons who are looking for shared housing opportunities. Responsibility: Community Development Department Time Frame: Evaluate potential program and possible funding sources in 2009-2010 Funding: CDBG, Affordable Housing funds	Incomplete	The Shared Housing Program has not been completed due to constrained resources and staff time.	Delete

TABLE V-2 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM CITY OF WALNUT CREEK 2009-2014			
Previous Housing Element Programs	**Status**	**Achievement**	**Recommendation**
Program 12.17: To the extent financially feasible, assist in the development of very low-, low- and moderate-income housing units. Responsibility: Community Development Department Time Frame: Ongoing Funding: CDBG, RDA and Affordable Housing Funds Quantified Objective: very low-, low- and moderate-income units	Ongoing	The City committed CDBG, RDA, and In-Lieu Fees to Satellite Housing for the acquisition and redevelopment of four properties located on the corner of Third Avenue and Baldwin Lane. In 2011, Satellite received planning approvals for 48 units of very-low income multi-family apartments. The City also purchased a Caltrans site near the Walnut Creek BART station for the development of 10 affordable homeownership units (Pleasant Creek Homes) by Habitat for Humanity East Bay. The City committed CDBG funds to partially fund the public utility improvements needed to support housing on the site.	Modify. The reference to the RDA funds should be changed to housing successor
Policy 13: Require that relocation assistance be provided to low- and moderate-income households when private redevelopment of land occurs.			
Program 13.1: Continue to implement Ord. No. 1747 (Chapter 15 of the Municipal Code) which requires developers to provide relocation assistance to any person or family living on the project site whose income does not exceed 80 percent of the area median income. Responsibility: Community Development Department Time Frame: Ongoing Funding: None required	Ongoing	The City continues to implement Ordinance 1747. In 2010, the Third Avenue Apartments project required the relocation of one household.	Retain as a policy.
Special Housing Needs			

TABLE V-2 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM CITY OF WALNUT CREEK 2009-2014			
Previous Housing Element Programs	**Status**	**Achievement**	**Recommendation**
Policy 14: Support efforts to provide temporary and permanent shelter and transitional housing for homeless persons.			
Program 14.1: Using CDBG funds, continue to provide funding, when appropriate, to organizations that provide transitional housing and assist the homeless. Responsibility: Community Development Department and City Council Time Frame: Allocate funding annually Funding: CDBG funds	Ongoing	The City continues to provide CDBG and CSG funds to homeless service providers. For example, in 2012 the City provided $17,000 in CDBG and housing funds to Trinity Center, a nonprofit homeless service center operated by St. Paul's Episcopal Church, to help the nonprofit establish itself after the ending of the FreshStart Program at that site.	Retain.
Program 14.2: Consider funding for operation of the permanent homeless shelter in Central Contra Costa County, using CDBG or Affordable Housing funds. Responsibility: Community Development Department and City Council Time Frame: Consider funding annually Funding: CDBG and/or Affordable Housing funds	Ongoing	The City commits CDBG and CSG funds annually to homeless prevention and service programs.	Retain.
Program 14.3: Consider establishing a policy to waive city fees for developers that are providing transitional housing or emergency housing to assist the homeless. Responsibility: Community Development Department and City Council Time Frame: 2010 Funding: CDBG and Affordable Housing funds	Ongoing	The City has not yet established a policy to waive fees for developers providing transitional or emergency housing; however, there were no proposals for transitional or emergency housing during the planning period.	Retain.

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REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM
CITY OF WALNUT CREEK
2009-2014

Previous Housing Element Programs	Status	Achievement	Recommendation
Program 14.4: Continue to allow placement of emergency shelter facilities and transitional housing by right in certain zoning districts, consistent with the zoning regulations in Central Retail at 500 feet from residential, in Auto Sales and Service on upper floors, and in Community Commercial at 500 feet or more from residential. Responsibility: Community Development Department Time Frame: Ongoing Funding: None required	Ongoing	The City continues to allow the placement of emergency shelter facilities in those zoning districts, but none were built in the past housing element cycle.	Continue as a policy.
Program 14.5: Continue to participate in Contra Costa Consortium to apply for HOME and HOPWA funds for homeless, transitional, and other special needs housing, such as through the joint application for Federal Neighborhood Stabilization Program, funds and Homeless Prevention and Rapid Re-Housing Program funds. Responsibility: Community Development Department Time Frame: 2009-2014 Funding: HOME and HOPWA funds	Ongoing	The City continues to participate in the Contra Costa Consortium as it applies for HOME and HOPWA funds as those funds become available. The City worked with Shelter, Inc., a member of CCICH, to submit a joint proposal on behalf of Walnut Creek and three other jurisdictions to the State for $1.5 million in Federal Homeless Prevention and Rapid Re-housing Program funds. Funds were awarded in late 2009 and the program was initiated in early 2010.	Retain.

TABLE V-2 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM CITY OF WALNUT CREEK 2009-2014			
Previous Housing Element Programs	**Status**	**Achievement**	**Recommendation**
Program 14.6: Continue to work with the Fresh Start program and other nonprofit agencies to assist the Walnut Creek homeless population, including exploring a winter nights shelter. Responsibility: Community Development Department and Arts, Recreation and Community Services Department Time Frame: 2009-2010 Funding: Affordable Housing funds; CDBG; CSG	Ongoing	The City provided $17,000 in CDBG and housing funds to Trinity Center, a nonprofit homeless service center operated by St. Paul's Episcopal Church in December 2012. These funds were used to help the nonprofit establish itself after the ending of the FreshStart Program at that site.	Modify. The FreshStart program ended, so the language of this program should change to refer to all nonprofit agencies generally.
Program 14.7: Coordinate with the county and other entitlement cities to develop the 5-Year Consolidated Plan for 2010-2015 to address the housing and social service needs of the homeless in Contra Costa County. Responsibility: Community Development Department Time Frame: Complete Funding: CDBG, RDA, and Affordable Housing funds, among others	Completed	In 2009, the City Council approved participation in a County Consortium to develop a join Consolidated Plan. In May 2010, the City approved the joint consortium's 5-year Consolidated Plan and Analysis of Impediments to Fair Housing.	Modify. Reflect the next Consolidate Plan cycles.

TABLE V-2 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM CITY OF WALNUT CREEK 2009-2014			
Previous Housing Element Programs	**Status**	**Achievement**	**Recommendation**
Program 14.8: Review and amend as appropriate zoning regulations to permit transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone. Responsibility: Community Development Department and City Council Time Frame: 2010-2011 Funding: None required	Ongoing	Currently transitional housing requires a use permit in single-family residential districts. The City is in the process of updating the Zoning Code to comply with State law which will likely be adopted in Spring 2014.	Retain.
Policy 15: Encourage the development of housing accessible to people with disabilities.			
Program 15.1: If financially feasible, provide funding to agencies that provide services and permanent affordable housing for people with disabilities. Responsibility: Community Development Department and City Council Time Frame: 2009-2010, provide funds for new Third Avenue development which includes 17 units for the developmentally disabled Funding: CDBG, CSG, Affordable Housing funds	Ongoing	The City committed CDBG, RDA, and In-Lieu Fees to Satellite Housing for the acquisition and redevelopment of 4 properties located on the corner of Third Avenue and Baldwin Lane for the construction of 48 units of very low-income apartments for persons with disabilities.	Modify. This will be replaced with a program to support applications for HUD Section 811 funding.
Program 15.2: Continue to enforce the State Handicapped Accessibility and Adaptability Standards. Responsibility: Community Development Department, Building Division Time Frame: Ongoing Funding: None required	Ongoing	City staff has enforced the State Handicapped Accessibility and Adaptability Standards.	Retain as a policy.

TABLE V-2 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM CITY OF WALNUT CREEK 2009-2014			
Previous Housing Element Programs	**Status**	**Achievement**	**Recommendation**
Program 15.3: As a means of providing accessible housing to persons with disabilities, develop a policy and written procedures for reasonable accommodation requests with respect to zoning, permit processing, and building laws. Procedures will specify who may request an accommodation, time-frame for decision making, and modification provisions. Responsibility: Community Development Department Time Frame: 2010 Funding: None required	Ongoing	The City is in the process of preparing and adopting a Reasonable Accommodation Ordinance which is likely to be adopted in Spring 2014.	Retain.
Policy 16: Continue to provide information to senior citizens regarding available senior housing programs and opportunities.			
Program 16.1: Continue to work with nonprofit organizations that provide counseling and housing services to senior citizens and low- income families throughout the city. Responsibility: Community Development Department Time Frame: Allocate funding annually Funding: CDBG and CSG funds	Ongoing	Every year, the City provided $70,000 in General Funds as well as 15 percent of CDBG grant money to fund social services in the city. In 2012 and 2013 the City committed additional funds to support Trinity Center (formerly FreshStart homeless services provider).	Retain.
Policy 17: Promote fair housing opportunities for all people.			

TABLE V-2 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM CITY OF WALNUT CREEK 2009-2014			
Previous Housing Element Programs	**Status**	**Achievement**	**Recommendation**
Program 17.1: Continue to allocate funds to support local non-profit organizations for fair housing counseling and education and outreach efforts. Responsibility: Community Development Department and City Council Time Frame: Allocate funding annually and provide information on fair housing services at City Hall, library, City website, and other community facilities Funding: CDBG or Affordable Housing funds	Ongoing	The City contracted with Housing Rights, Inc. and HEPA organization to provide housing counseling services and outreach in FY 2010-2011. In 2012 when Housing Rights closed its operations, the City funded ECHO Housing to provide Housing Counseling services and Fair Housing services. The City provided information on fair housing services on the City website. Information was provided by City Hall staff through referrals.	Retain.
Program 17.2: Take necessary actions to address impediments to fair housing choice identified in the Contra Costa Consortium's Analysis of Impediments to Fair Housing Choice. Responsibility: Community Development Department Time Frame: Adhere to time frame established in the Analysis of Impediments to Fair Housing Choice Funding: CDBG, RDA, Affordable Housing funds, among others	Ongoing	The City continues to take necessary actions to remove impediments to fair housing consistent with the Analysis of Impediments to Fair Housing Choice. In 2010, the City worked with Housing Rights to perform fair housing audits on certain multifamily complexes in Walnut Creek.	Retain as a policy.
GOAL 2: To encourage energy conservation and green building policies and practices in residential development.			
Energy Conservation			
Policy 18: Encourage the incorporation of energy conservation design features in existing and future residential development.			

TABLE V-2 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM CITY OF WALNUT CREEK 2009-2014			
Previous Housing Element Programs	**Status**	**Achievement**	**Recommendation**
Program 18.1: Continue to enforce the State Energy Conservation Standards for new residential construction and additions to existing structures. Responsibility: Community Development Department, Building Division Time Frame: Ongoing Funding: None required	Ongoing	The Building Department is enforcing State standards for new construction.	Delete. This is weak program language and will be replaced with updated policy language.
Program 18.2: Require solar heating and cooling opportunities consistent with the Subdivision Map Act. Responsibility: Community Development Department Time Frame: Ongoing Funding: None required	Ongoing	Staff requires solar heating and cooling opportunities consistent with the Subdivision Map Act.	Retain as a policy.
Policy 19: Encourage the use of sustainable and green building design in new and existing housing in compliance with the legislation in AB32 and SB375.			

TABLE V-2 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM CITY OF WALNUT CREEK 2009-2014			
Previous Housing Element Programs	**Status**	**Achievement**	**Recommendation**
Program 19.1: Develop policies consistent with AB32 and SB375 to reduce greenhouse gas emissions and work with other agencies in the region to establish common thresholds for Green Building. Incorporate incentives for green building to reduce the costs of compliance, such as reduced building fees and rebates. To address energy conservation in existing buildings, promote Pacific Gas and Electric utility assistance programs on the City's website and through handouts. Responsibility: Community Development Department Time Frame: Adopt policies by 2011 Funding: CDD Departmental funds	Ongoing	The City adopted a Climate Action Plan in April 2012 to reduce greenhouse gas emissions as required by AB 32. The City also maintains a webpage entitled "Sustainable Walnut Creek" to provide information on green building, energy conservation, SB 375 implementation, and other sustainability initiatives. The webpage also includes links to PG&E programs. In 2012, the Housing Division recommended using Energy Efficient Block Grant funds from DOE to provide home rehabilitation loans to low and moderate income households for energy efficient home improvements. Loans totaling $115,000 were expended with leveraged County rebate programs as well.	Delete. Outdated program that does not reflect the CAP. Also, this is a two-part program. Replace with separate programs for reducing GHG emissions and advertising PG&E programs.
Program 19.2: Provide information about LEED guidelines and green building checklist on the City's website. Responsibility: Community Development Department Time Frame: 2009 and ongoing Funding: CDD Departmental funds	Ongoing	As described above, the City has a sustainable City webpage with links to LEED guidelines and green building checklists. The data was compiled in 2010.	Retain.
GOAL 3: Strive to meet Walnut Creek's regional housing needs.			
Regional Housing Needs			
Policy 20: Strive to meet Walnut Creek's share of regional housing needs.			

TABLE V-2 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM CITY OF WALNUT CREEK 2009-2014			
Previous Housing Element Programs	**Status**	**Achievement**	**Recommendation**
Program 20.1: Work to attempt to produce 1,958 dwelling units between January 1, 2007 and June 30, 2014, the city's share of the region's housing needs as estimated by ABAG. Responsibility: Community Development Department Time Frame: Facilitate production by June 30, 2014 Funding: CDBG, RDA, and Affordable Housing funds, among others	Completed	With building permits that will be pulled for affordable housing in 2013, the city is at 35 percent for very low income, 10 percent for low income, 3.5 percent for moderate income, and over 100 percent for above moderate income goals.	Delete. The City is already committing to this by adopting the Housing Element, which includes several programs to facilitate development.
Program 20.2: Work with ABAG and other agencies to create realistic Regional Housing goals. Responsibility: Community Development Department Time Frame: By June 30, 2014 Funding: None required	Completed	On July 18, 2013, the ABAG Executive Board approved Plan Bay Area, the document that includes the allocation of housing units throughout the region. The City participated in the development of the Plan.	Delete. This program is out of date now that Plan Bay Area has been adopted.
Policy 21: Assure that the goals, implementation measures and specific housing programs in this document are pursued within the established time frame to the extent possible and continue to be compatible with other elements of the General Plan.			
Program 21.1: Report to the Planning Commission and City Council annually on the Housing Element programs and the City's progress toward meeting its affordable housing goals. Responsibility: Community Development Department Time Frame: Report on progress annually Funding: None required	Ongoing	City staff prepares annual reports on Housing Element programs as required by State law.	Retain.
Policy 22: Support a regional approach to solving the housing problems that cannot be solved by individual jurisdictions.			

TABLE V-2 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM CITY OF WALNUT CREEK 2009-2014			
Previous Housing Element Programs	**Status**	**Achievement**	**Recommendation**
Program 22.1: Support the efforts of the Contra Costa County Housing Authority and the Contra Costa County Consortium to increase the supply of affordable housing in Contra Costa County by jointly applying for federal grants, such as Neighborhood Stabilization Program grant funds, and Homeless Prevention and Rapid Rehousing funds. Responsibility: City Council Time Frame: Application in 2009 Funding: None required	Ongoing	The City continues to participate in the Contra Costa Consortium and Contra Costa County Housing Authority as they apply for HOME, HOPWA, and other funds as they become available.	Retain.
GOAL 4: Minimize the impact of potential governmental constraints on the maintenance, improvement, and development of housing.			
Removal of Government Constraints			
Policy 23: Provide regulatory and/or financial incentives where appropriate to offset or reduce the costs of affordable housing development, including density bonuses and flexibility in site development standards.			
Program 23.1: Implement the City's Density Bonus Ordinance adopted in February, 2009 and the Inclusionary Housing Ordinance, which offer density bonuses and regulatory incentives/concessions to developers of affordable and/or senior housing. Responsibility: Community Development Department Time Frame: Develop information and materials about the Density Bonus Ordinance and post them on the website by the end of 2009 Funding: None required	Ongoing	Both the Third Avenue Apartments and Pleasant Creek by Habitat used the City's Density Bonus Ordinance to create new affordable housing. In 2010, the City Council adopted modifications to the Inclusionary Housing Ordinance.	Delete. This program is a near duplicate of Program 12.14.
Policy 24: Increase flexibility to developers in the inclusionary zoning ordinance.			

TABLE V-2 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM CITY OF WALNUT CREEK 2009-2014			
Previous Housing Element Programs	**Status**	**Achievement**	**Recommendation**
Program 24.1: Revise the City's Inclusionary Ordinance to allow projects of up to 19 units to pay an in-lieu fee. Responsibility: Community Development Department Time Frame: December 2009 Funding: None required	Completed	In 2009, the City revised the Inclusionary Housing Ordinance to allow projects of up to 26 units to pay in-lieu fees. In 2010, in response to the Palmer court case and the Costa Hawkins Act, the City revised the ordinance to require housing impact fees based upon a nexus study for new rental development. The City also allowed the payment of fees on ownership projects of all sizes, with half to be paid at Building Permit and half at Certificate of Occupancy.	Delete. This program has been addressed.
Policy 25: Create new zoning designations for Mixed Use Commercial and Mixed Use Residential Districts pursuant to the General Plan which encourage and facilitate the development of housing for lower-income households.			
Program 25.1: Include measures in the new Mixed Use Residential and Mixed Use Commercial zoning districts, consistent with the General Plan adopted in 2006, that encourage and facilitate the development of new housing for lower-income families by: • revising Design Review standards and processes • revising permitting process procedures • providing incentives and flexibility in development standards Responsibility: Community Development Department Time Frame: 2010. Funding: None required	Ongoing	Staff began the work program for the MUC, MUR rezoning in 2012. Several of these change areas are located in the West Downtown Specific Plan area, which is in the community input phase for development now. Staff also recommended interim design guidelines consistent with the N. Main Street Specific Plan.	Retain.
Policy 26: Facilitate lot consolidation to encourage the development of housing for lower-income households.			

TABLE V-2 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM CITY OF WALNUT CREEK 2009-2014			
Previous Housing Element Programs	**Status**	**Achievement**	**Recommendation**
Program 26.1: Facilitate lot consolidation where possible, particularly as it relates to parcels listed in Appendix A of the sites inventory. For example, the City will work with non-profit developers and owners of small sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households. The lot consolidation procedure will also be posted on the City website and discussed with developers during the preliminary review team process. Lot consolidation requests in the same zoning district will be processed ministerially. Incentives offered for lot consolidation could include allowing higher FAR ratios in MU-R and MU-C zones for larger parcels once consolidated, and flexibility in development standards. Responsibility: Community Development Department Time Frame: Ongoing Funding: None required	Ongoing	In 2009, the City subsidized the purchase by Satellite Housing of four lots on Third Avenue to consolidate for a new 48-unit family rental development.	Retain.
GOAL 5: To protect and conserve the existing housing stock where possible and appropriate.			
Housing Preservation			
Policy 27: Conserve the city's existing housing stock including existing rental housing that is affordable to low- and moderate- income households.			

TABLE V-2 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM CITY OF WALNUT CREEK 2009-2014			
Previous Housing Element Programs	**Status**	**Achievement**	**Recommendation**
Program 27.1: Continue to enforce the oversize home regulations in the City's zoning ordinance. Responsibility: Community Development Department Time Frame: 2012 Funding: None required	Ongoing	City staff continues to enforce oversize home regulations.	Retain as a policy.
Program 27.2: Prohibit the conversion of affordable housing units to market rate rents as a condition of approval on projects that receive density bonuses. This could be accomplished through regulatory agreements and/or recordation of deed restrictions, which ensure affordability for the longest feasible time, but in no case less than the designated period required by State law and/or any financing sources. Responsibility: Community Development Department Time Frame: Ongoing Funding: None required	Ongoing	City staff continues to prohibit the conversion of affordable housing units to market rate rents through the use of deed restrictions and regulatory agreements.	Retain as a policy.

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2009-2014

Previous Housing Element Programs	Status	Achievement	Recommendation
Program 27.3: Develop a program to ensure long-term preservation of Section 8 contract housing units, such as Casa Montego and Tice Oaks. Work with the owners of housing projects that are at risk of converting to market rate rents within 10 years and with nonprofit organizations to preserve affordable housing. Responsibility: Community Development Department Time Frame: Ongoing monitoring of at-risk housing status; ensure that the property owner notify tenants of potential risk at least one year prior to conversion eligible date pursuant to State and federal requirements; work with nonprofit organizations to pursue preservation of at-risk units as affordable housing Funding: CDBG, RDA, and Affordable Housing funds, HCD and HUD At Risk Housing Preservation funds, among others Quantified Objectives: Work to preserve the 200 units at risk due to expiration of Section 8 contract in Casa Montego and Tice Oaks	Ongoing	The City has had a successful record of preserving at-risk units, including Casa Montego and Tice Oaks. Casa Montego's expiration of affordability is now 2030, and Tice Oaks' expiration of affordability is now 2031.	Delete. These units were preserved and no units are at risk of converting during the next 10-year period.

TABLE V-2 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM CITY OF WALNUT CREEK 2009-2014			
Previous Housing Element Programs	**Status**	**Achievement**	**Recommendation**
Program 27.4: Provide assistance to homeowners who may be at risk of foreclosure by continuing to fund nonprofit organizations that provide housing counseling and foreclosure prevention assistance to residents. Responsibility: Community Development Department Time Frame: Plan for funding in the 5-year Consolidated Plan to be developed in 2009-2010 Quantified Objectives: Strive to serve 5 households in Walnut Creek annually	Ongoing	For the past several years, Walnut Creek has funded the Home Equity Preservation Alliance to assist homeowners who are a risk of foreclosure with negotiating new loan terms, preventing fraud, and other issues. The HEPA team offers quarterly workshops for residents throughout Contra Costa County to receive counseling and loan modification assistance.	Retain. .
Program 27.5: Continue the residential rehabilitation loan program to provide loans, using CDBG funds or other sources of funds, to low- and moderate-income households for single-family housing rehabilitation and maintenance. Responsibility: Community Development Department and City Council Time Frame: Ongoing Funding: CDBG or other housing funds Quantified Objectives: Provide rehabilitation assistance to low- and moderate-income households annually for a goal of 55 households over eight years.	Ongoing	The City provided 25 grants and loans between FY 2008/09 and FY 2011/12 for a total of nearly $900,000.	Retain.

TABLE V-2 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM CITY OF WALNUT CREEK 2009-2014			
Previous Housing Element Programs	**Status**	**Achievement**	**Recommendation**
Program 27.6: Continue to regulate the conversion of condominiums from rental units as required in Article 7 of the Walnut Creek Subdivision Ordinance, which pertains to condominium conversion. Propose clarifying language to correct ambiguous language in the existing ordinance. Responsibility: Community Development Department Time Frame: Ongoing Funding: None required	Ongoing	City staff continues to regulate the conversion of condominiums from rental units. No rental units were converted into condominiums. The ambiguous language in the existing ordinance has not been changed.	Retain.
Program 27.7: Investigate complaints and take action about Building and Housing Code Violations in single- and multi-family rental housing. Responsibility: Community Development Department, Building Division Time Frame: Ongoing Funding: None required	Ongoing	City code enforcement staff continues to investigate complaints and take action on Building and Housing Code Violations.	Retain.
Program 27.8: Consider developing a rental inspection program, researching models such as Contra Costa County's, to inspect a sample of multifamily rental units annually to ensure code compliance. Responsibility: Community Development Department, Building Division Time Frame: By end of 2011 Funding: Affordable Housing or CD Department funds	Incomplete	Due to staff resource limitations, this program was not completed.	Retain.

TABLE V-2 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM CITY OF WALNUT CREEK 2009-2014			
Previous Housing Element Programs	**Status**	**Achievement**	**Recommendation**
Program 27.9: Lobby State legislators to review the State's requirements for qualifying rehabilitated, rent-restricted units for credit toward meeting regional fair share housing requirements. Responsibility: City Manager and City Council Time Frame: Ongoing Funding: None required	Complete	The State modified requirements for qualifying rehabilitate units for credit toward meeting the RHNA.	Delete. Legislation was already adopted.
Program 27.10: Require new multifamily residential projects involving demolition of residential units less than thirty years old and that are affordable to low- and moderate- income households to include an equivalent number of affordable housing units. (Applies to residential units affordable for one year prior to demolition, pursuant to the condominium conversion ordinance). Responsibility: Community Development Department Time Frame: Ongoing Funding: None required Quantified Objective: Replacement of existing affordable units	Ongoing	City staff continues to enforce Municipal Code 10-2.3.904 F "Replacement Units."	Retain as a policy.
Policy 28: Encourage the relocation of structurally sound housing units scheduled for demolition to compatible neighborhoods when appropriate land can be found.			

TABLE V-2 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM CITY OF WALNUT CREEK 2009-2014			
Previous Housing Element Programs	**Status**	**Achievement**	**Recommendation**
Program 28.1: Notify the public prior to the sale of homes acquired for public improvement projects. Responsibility: Community Development Department Time Frame: Ongoing Funding: None required	Ongoing	No homes were acquired for public improvement projects.	Retain as a policy.

VI. Housing Plan

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. In order to make adequate provision for the housing needs of all economic segments of the community, the Housing Element must do all of the following:

- Identify the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals.
- Identify adequate sites which will be made available through appropriate zoning and development standards and with the public services and facilities needed to meet the needs of all income levels. This shall include rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing.
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

- Conserve and improve the condition of the existing affordable housing stock.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

This Section contains the City's Housing Plan for the 2015-2023 Housing Element planning period.

A. Housing Goals and Policies

Walnut Creek already contains a large variety of housing types. Approximately half of the existing housing stock is detached single-family and attached single-family homes, and half is multi-family units, including townhouses, patio homes, and apartments. Housing for specialized groups, such as seniors, people with disabilities, and low- and moderate-income households is also available.

However, the existing housing stock does not satisfy all the residential needs of the community. Providing adequate housing for a variety of income groups is increasingly difficult. In built-out communities such as Walnut Creek, an added difficulty is lack of available land coupled with high land costs. Nevertheless, Walnut Creek has been, and remains, committed to making good-faith efforts toward meeting its regional fair share of affordable housing. The goals and policies in this Housing Element are directed toward the preservation, improvement, and development of housing.

GOAL H-1: NEW HOUSING DEVELOPMENT

GOAL H-1	To provide adequate housing sites and encourage the availability of housing types for all economic segments of the community consistent with the infrastructure and service capacities of the city.

Policies

Policy H-1.1 The City shall provide an adequate supply of residentially zoned land at sufficient densities to accommodate its fair share of the existing and future housing needs. *(Source: 2009 Housing Element, Policy 10, reworded)*

Policy H-1.2 The City shall encourage a mix of land uses and residential densities in the Downtown Core Area to increase the supply of housing. *(Source: 2009 Housing Element, Policy 1)*

Policy H-1.3 The City shall continue to require office buildings constructed in the Golden Triangle, specifically in the area bounded by Highway 680,

Parkside Drive, Main Street, California Boulevard, and Riviera Avenue, to provide a housing component, either on- or off- site, consistent with the Mixed Use Planned Development District. *(Source: 2009 Housing Element, Program 2.1)*

Policy H-1.4 The City shall encourage housing and commercial mixed-use development in selected locations that enhances pedestrian access and reduces traffic, particularly in the Core Area, and near public transit. *(Source: 2009 Housing Element, Policy 3)*

Policy H-1.5 The City shall continue to allow the designation of the residential land use category, Single Family High, 6 to 9 dwelling units per acre, in certain areas to increase the supply of housing, consistent with the character and integrity of existing neighborhoods. *(Source: 2009 Housing Element, Policy 4)*

Policy H-1.6 In the Preliminary Review Team process, the City shall encourage developers to use the planned development process to develop residential projects on smaller lots. *(Source: 2009 Housing Element, Program 4.1)*

Policy H-1.7 The City shall preserve and protect the natural topography by limiting residential development on hillsides with average slopes of 15 percent or greater, consistent with Ordinance No. 1776 (Hillside Performance Standards) and Ordinance No. 1791 (Walnut Creek Hillside/Open Space Protection Initiative). *(Source: 2009 Housing Element, Policy 5 and program 5.1, combined)*

Policy H-1.8 The City shall allow mobile homes and factory built housing in single-family districts consistent with State law. *(Source: 2009 Housing Element, Policy 6, modified to reflect State law)*

Policy H-1.9 The City shall allow second family units in appropriate locations. *(Source: 2009 Housing Element, Policy 7)*

Policy H-1.10 The City shall consider the reuse of institutional sites, such as schools, hospitals, and post offices, for residential purposes consistent with other community needs. *(Source: 2009 Housing Element, Policy 9)*

Policy H-1.11 The City shall give priority to residential land uses over other land uses if development potential is constrained by inadequate sewer and water facilities. *(Source: 2009 Housing Element, Policy 11)*

Policy H-1.12 The City shall seek new sources of financing for necessary infrastructure improvements for new development in the Priority Development Areas (i.e., around BART stations) to facilitate new housing development. *(Source: New Policy added in response to public input)*

GOAL H-2: AFFORDABLE HOUSING

GOAL H-2	To facilitate affordable housing opportunities. *(Source: New Goal)*

Policies

Policy H-2.1 The City shall assist in the development of extremely low-, very low-, low-, and moderate-income housing units to the extent financially feasible. *(Source: 2009 Housing Element, Program 12.17)*

Policy H-2.2 The City shall encourage innovative housing approaches in the design and ownership of units to increase the availability of affordable housing. *(Source: 2009 Housing Element, Policy 8)*

Policy H-2.3 The City shall give high priority to housing that is affordable to Walnut Creek workers, first-time home buyers, and lower-income renters. *(Source: 2009 Housing Element, Policy 12)*

Policy H-2.4 The City shall require that relocation assistance be provided to low-income households when private redevelopment of land occurs, consistent with Ordinance No. 1747. *(Source: 2009 Housing Element, Policy 13 and Program 13.1, combined)*

Policy H-2.5 The City shall encourage sweat equity programs (allowing buyers to contribute labor hours to lower housing costs) for the construction of homes for first-time homebuyers. *(Source: 2009 Housing Element, Program 12.9, revised)*

Policy H-2.6 The City shall strive to educate the community on the myths and realities of affordable and supportive housing to help overcome the stigma and improve community support for meeting the housing needs of all Walnut Creek residents. *(Source: New Policy added in response to public input)*

Policy H-2.7 The City shall explore new and innovative approaches to funding affordable housing at the local level. *(Source: New Policy added in response to public input)*

Policy H-2.8 The City shall facilitate partnerships between non-profit and for-profit housing developers to meet inclusionary housing requirements and encourage affordable housing production. *(Source: New Policy added in response to public input)*

Policy H-2.9 The City shall support a regional approach to solving the housing problems that cannot be solved by individual jurisdictions. *(Source: 2009 Housing Element, Existing Policy 22)*

Policy H-2.10 The City shall proactively implement the affordable housing strategy and anti-displacement strategy developed as part of the West Downtown Specific Plan to ensure that lower-income residents continue to have opportunities to live in the West Downtown area. *(Source: New Policy)*

GOAL H-3: SPECIAL NEEDS HOUSING

GOAL H-3	To provide a range of housing opportunities for Walnut Creek residents with special needs, including seniors, persons with disabilities, single female-headed households with children, large families, the homeless, and residents with extremely low incomes. *(Source: New Goal)*

Policies

Policy H-3.1 The City shall prioritize the development of housing that meets the needs of special needs groups including seniors, person with disabilities, single female-headed households with children, large families, the homeless, and extremely low-income residents. *(Source: New Policy)*

Policy H-3.2 The City shall encourage the development, rehabilitation, and preservation of senior housing, particularly in areas that are accessible to public transit, commercial services, and health and community facilities. *(Source: New Policy)*

Policy H-3.3 The City shall support efforts to provide emergency shelter, transitional housing, and permanent supportive housing for homeless persons. *(Source: 2009 Housing Element, Policy 14)*

Policy H-3.4 The City shall continue to allow placement of emergency shelter facilities by right in the Central Retail District within 500 feet from a residential zone, in the Community Commercial District within 600 feet from a residential zone, and in the Automobile Sales and Service District on upper floors. *(Source: 2009 Housing Element, Program 14.4)*

Policy H-3.5 The City shall encourage the development of housing accessible to people with disabilities, including developmental disabilities. *(Source: 2009 Housing Element, Policy 15)*

Policy H-3.6 The City shall continue to provide information to senior citizens regarding available senior housing programs and opportunities. *(Source: 2009 Housing Element, Policy 16)*

Policy H-3.7 The City shall continue to enforce the State Handicapped Accessibility and Adaptability Standards. *(Source: 2009 Housing Element, Program 15.2)*

Policy H-3.8 The City shall continue to provide individuals with disabilities reasonable accommodation through flexibility in the application of land use, zoning, or building regulations, when necessary to eliminate barriers to housing opportunities. *(Source: New Policy)*

GOAL H-4: REMOVAL OF GOVERNMENTAL CONSTRAINTS

GOAL H-4	Minimize the impact of potential governmental constraints on the maintenance, improvement, and development of housing.

Policies

Policy H-4.1 The City shall provide regulatory and/or financial incentives where appropriate to offset or reduce the costs of affordable housing development, including density bonuses and flexibility in site development standards. *(Source: 2009 Housing Element, Policy 23)*

Policy H-4.2 The City shall continue to facilitate the review of development applications, encourage pre-application meetings with planning and building staff, and streamline the overall planning application and building process for all residential development. *(Source: New Policy)*

Policy H-4.3 The City shall create new zoning designations for Mixed Use Commercial and Mixed Use Residential Districts in compliance with General Plan 2025 which encourage and facilitate the development of housing for lower-income households. *(Source: 2009 Housing Element, Policy 25)*

Policy H-4.4 The City shall facilitate lot consolidation to encourage the development of housing for lower-income households. *(Source: 2009 Housing Element, Policy 26)*

GOAL H-5: HOUSING PRESERVATION

GOAL H-5	To protect and conserve the existing housing stock where possible and appropriate.

Policies

Policy H-5.1 The City shall strive to conserve the existing housing stock, including existing rental housing that is affordable to lower- and moderate- income households. *(Source: 2009 Housing Element, Policy 27)*

Policy H-5.2 The City shall encourage the relocation of structurally sound housing units scheduled for demolition to compatible neighborhoods when appropriate land can be found. *(Source: 2009 Housing Element, Policy 28)*

Policy H-5.3 The City shall continue to enforce the oversize home regulations in the Zoning Ordinance to maintain the character of established neighborhoods. *(Source: 2009 Housing Element, Program 27.1)*

Policy H-5.4 The City shall continue to regulate the conversion of condominiums from rental units as required in Article 7 of the Walnut Creek Subdivision Ordinance, which pertains to condominium conversion. *(Source: 2009 Housing Element, Program 27.6)*

Policy H-5.5 The City shall require new multifamily residential projects involving demolition of residential units less than 30 years old and that are affordable to lower- and/or moderate- income households to include an equivalent number of affordable housing units. (This policy applies to residential units affordable for one year prior to demolition, pursuant to the inclusionary ordinance.) *(Source: 2009 Housing Element, Program 27.10)*

Policy H-5.6 The City shall notify the public prior to the sale of homes acquired for public improvement projects. *(Source: 2009 Housing Element, Program 28.1)*

GOAL H-6: FAIR HOUSING

GOAL H-6	To ensure equal housing opportunities for all Walnut Creek residents regardless race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, disability, or source of income. *(Source: New Goal)*

Policies

Policy H-6.1 The City shall promote fair housing opportunities for all people regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, disability, or source of income. *(Source: 2009 Housing Element, Policy 17, expanded)*

Policy H-6.2 The City shall assist in the enforcement of fair housing laws by funding organizations that provide fair housing services, including the investigation of fair housing allegations and monitoring the compliance with fair housing laws; and by providing information and referrals to the public. *(Source: New Policy)*

GOAL H-7: ENERGY CONSERVATION AND SUSTAINABLE DEVELOPMENT

GOAL H-7	To encourage energy conservation and green building policies and practices in residential development.

Policies

Policy H-7.1 The City shall encourage the incorporation of energy conservation design features in existing and future residential development. *(Source: 2009 Housing Element, Policy 18)*

Policy H-7.2 The City shall continue to promote sustainable housing practices that incorporate a "whole system" approach to siting, designing and constructing housing that is integrated into the building site, consume less energy, water, and other resources, and are healthier, safer, more comfortable, and durable. *(Source: New Policy)*

Policy H-7.3 The City shall require solar heating and cooling opportunities consistent with the Subdivision Map Act. *(Source: 2009 Housing Element, Program 18.2)*

GOAL H-8: ADMINISTRATION AND IMPLEMENTATION

GOAL H-8	To ensure that Housing Element programs are implemented on a timely basis and progress of each program is monitored and evaluated annually.

Policies

Policy H-8.1 The City shall review and hold a public meeting annually to report on the City's progress to implement the Housing Element. *(Source: New Policy)*

B. Quantified Objectives

One of the requirements of State law (California Government Code Section 65583[b]) is that the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing. The quantified objectives set a target goal for Walnut Creek to achieve based on needs, resources, and constraints. State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be, and are not intended to be, identical to the total housing needs.

The quantified objectives shown in Table VI-1 represent targets. They are estimates based on past experience, anticipated funding levels, and anticipated housing market conditions. The quantified objectives are not designed to be minimum requirements. The quantified objectives are based largely upon implementation programs that have measurable outcomes. However, the Housing Element contains several policies and implementation programs that reduce barriers and create opportunities for affordable housing. These policies and programs are essential to meeting the City's housing needs, but are more qualitative and difficult to quantify.

TABLE VI-1 SUMMARY OF QUANTIFIED OBJECTIVES FOR CITY HOUSING PROGRAMS WALNUT CREEK 2015-2023				
Program Types	**Extremely Low Income**	**Very Low Income**	**Low Income**	**Moderate Income**
New Construction	50	125	125	200
Rehabilitation	-	-	50	15
Preservation (At Risk Housing)*	-	-	-	-
Rental Assistance (Section 8)	-	350	-	-
Homeowner Assistance	-	-	15	40
Total	**50**	**475**	**190**	**255**

*Note: *There are no units identified in the Housing Element that are at risk of converting to market rate.*

C. Housing Implementation Programs

Implementation Program	Policies Implemented	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
GOAL H-1: NEW HOUSING DEVELOPMENT					
H-1.A. Mixed Use Zoning Designations The City shall develop new zoning designations that are consistent with the Mixed Use General Plan Land Use Designations and require that new development includes a residential component in the Mixed Use/Residential Emphasis land use categories. Include measures in the new Mixed Use Residential and Mixed Use Commercial zoning districts, consistent with the General Plan adopted in 2006, that encourage and facilitate the development of new housing for lower-income families by: • revising Design Review standards and processes; • revising permitting process procedures; and • providing incentives and flexibility in development standards. *(Source: 2009 Housing Element, Programs 3.1 and 25.1, combined)*	H-4.3	N/A	Staff Time	Community Development Department	FY 2015-16

Implementation Program	Policies Implemented	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
H-1.B. Second Family Units The City shall review, and update as necessary, the City's Second Family Unit Ordinance to address concentration issues that would provide more flexibility aimed at increasing the supply of second family units. The City shall consider modifying or removing the Zoning Ordinance requirement that the number of second units in a Census Tract may not exceed 5 percent of the number of single-family homes in that Tract. The City shall promote the Second Family Unit Ordinance as a method for creating affordable housing and meeting inclusionary housing requirements by continuing to post information on the City website and by distributing handouts. *(Source: 2009 Housing Element, Program 7.1, revised)*	H-1.9	40 second units in the 8-year cycle	None required	Community Development Department	Ongoing

Implementation Program	Policies Implemented	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
H-1.C. Innovation Through the Planned Development Process The City shall encourage the use of the planned development process to allow innovative approaches aimed at increasing affordable housing and developing residential projects on smaller lots. During the Preliminary Review Team process, the City shall facilitate maximum allowable density and good design by explaining benefits of the Density Bonus Ordinance, by offering reduced parking requirements for low-income housing, and allowing flexibility of development and parking standards within Planned Development re-zoning. *(Source: 2009 Housing Element, Program 8.1 and 4.1, combined)*	H-1.6	N/A	None required	Community Development Department	Ongoing
H-1.D. Opportunities Sites Inventory The City shall make available to developers a list of Opportunitiy Sites potentially suitable for affordable housing by posting the list on the City website and providing copies of the sites and Housing Element to developers in one-on-one meetings. The City shall update the Opportunity Sites at least annually, or as projects are approved on the sites or key other sites become available. *(Source: 2009 Housing Element, Program 10.2, revised)*	H-1.1	N/A	None required	Community Development Department	Update sites inventory at least once annually

Implementation Program	Policies Implemented	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
H-1.E. Reuse of Institutional Sites As institutional sites become available for redevelopment or reuse, the City shall consider whether or not residential uses would be appropriate for the sites. Based on the findings of the study, if the sites are found to be suitable for residential uses, the City shall take appropriate actions to encourage the development of the sites, such as contacting developers, including affordable housing developers. *(Source: 2009 Housing Element, Program 9.1, expanded to include specific actions)*	H-1.10	N/A	None required	Community Development Department	Ongoing
H-1.F. Monitor Sewer and Water Capacity The City shall monitor the capacity of sewer and water systems. Should a constraint develop, the City shall give priority to residential land uses over non-residential land uses, regardless of the demand generated by these uses. Specifically, consistent with State law, the City shall provide priority status for water and sewer services for residential projects serving lower-income households. *(Source: 2009 Housing Element, Program 11.1)*	H-1.11	N/A	None required	Community Development Department	Ongoing
GOAL H-2: AFFORDABLE HOUSING					
H-2.A. Pursue State and Federal Funding for Affordable Housing The City shall work to secure additional funding from State,	H-2.1, H-2.3	Secure new funding to support 100	None required	Community Development Department	At least once a year, evaluate the

Implementation Program	Policies Implemented	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
Federal, and regional sources and support applications for funding that can be used to help increase the supply of affordable housing in Walnut Creek. Such programs may include, but are not limited to: • One Bay Area Grants awarded by the Association of Bay Area Governments; • HUD Section 811 funding for supportive housing for extremely low-income residents; • HCD Local Housing Trust Fund Program; • The state Infill Infrastructure Grant program, sponsored by the Department of Housing and Community Development (HCD); and • The state Multifamily Housing Program (MHP), sponsored by HCD. The City shall also identify Community Development Block Grant (CDBG), City revolving bond funds, and other sources of funding to assist with the purchase of land for affordable housing. *(Source: 2009 Housing Element, Program 10.1, 12.11)*		affordable units			feasibility of pursuing additional funding from other sources, such as HCD and HUD

Implementation Program	Policies Implemented	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
H-2.B. Local Funding for Affordable Housing The City shall continue to allocate commercial linkage and housing impact fees for extremely low-, very low-, low-, and moderate-income housing for the City's approved housing programs, which may include new construction, acquisition, and rehabilitation of affordable housing, as well as other housing programs such as first-time homebuyer assistance. *(Source: 2009 Housing Element, Program 12.6)*	H-2.1, H-2.3	Allocate funding to leverage additional resources to create 170 affordable units in the 8-year cycle	Commercial linkage fees, housing impact fees	Community Development Department	Ongoing
H-2.C. Allocate CDBG Funding The City shall continue to participate in the Contra Costa Consortium and shall continue to set aside a portion of the City's Community Development Block Grant (CDBG) annual allocation for housing programs, consistent with the Contra Costa Consortium Consolidated Plan and the City's Annual Action Plan requirements.*(Source: 2009 Housing Element, Program 12.3)*	H-2.1, H-6.2	N/A	CDBG funds	City Council and Community Development Department	Set aside funding annually

Implementation Program	Policies Implemented	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
H-2.D. Inclusionary Housing Ordinance The City shall continue to implement the Inclusionary Housing Ordinance. The City shall evaluate whether it is necessary to prepare an updated nexus study by FY 2020/21. If a nexus study is conducted, the City may update the Inclusionary Housing Ordinance based on the findings of the study. *(Source: 2009 Housing Element, Program 12.7, 12.8, modification to add nexus study)*	H-2.1, H-2.3, H-2.8	N/A	Housing Impact Fees	City Council and Community Development Department	FY 2020/21
H-2.E. Nexus Study for Commercial Linkage Fee The City shall prepare an updated the nexus study for the Commercial Linkage Fee and, based on the findings of the nexus study, the City may update the fee. *(Source: New Program)*	H-2.1, H-2.3	N/A	Commercial Linkage Fee	City Council and Community Development Department	FY 2015/2016
H-2.F. Housing Proponents The City shall maintain a list of housing advocates and provide information regarding affordable housing projects and potential housing opportunities to these organizations and individuals on an as-needed basis. *(Source: 2009 Housing Element, Program 10.3)*	H-2.6, H-2.8	N/A	None required	Community Development Department	Update list of housing proponents at least once year

Implementation Program	Policies Implemented	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
H-2.G. Community Housing Forums The City shall work with local community organizations to organize housing forums to discuss community housing and homeless issues, brainstorm solutions, raise community awareness of the critical housing needs of local residents, and educate the public on the myths and realities of multi-family housing, affordable housing, and supportive housing. *(Source: New Program)*	H-2.6	N/A	None required	Community Development Department	FY 2015/16 and annually thereafter
H-2.H. Mortgage Revenue Bonds The City shall continue to collect and to allocate revenues generated from the early redemption of Mortgage Revenue Bonds 1984 Issue for affordable housing programs. *(Source: 2009 Housing Element, Program 12.5)*	H-2.1, H-2.3	N/A	City Revolving Bond funds	City Council and Community Development Department	Allocate funding annually
H-2.I. Mortgage Credit Certificate Program The City shall continue to participate in the Mortgage Credit Certificate Program, administered by the Contra Costa County Department of Conservation and Development, to assist low-income first-time homebuyers purchase a home. The City shall publicize the program on the City website and prepare and distribute written materials. *(Source: 2009 Housing Element, Program 12.10, expanded)*	H-2.3, H-2.9	30 credits over the eight-year cycle	MCC Allocation	Community Development Department	Ongoing promotion of the MCC program via City website and brochure

Implementation Program	Policies Implemented	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
H-2.J. First Time Homebuyer Assistance Program The City shall continue to provide assistance to eligible first-time homebuyers in Walnut Creek through the City's First-Time Homebuyer Assistance Program. *(Source: New Program to reflect ongoing City program)*	H-2.3	40 loans over the eight-year cycle	BEGIN, Housing Impact Fees	Community Development Department	Ongoing
H-2.K. HOA Helper Grant Program In partnership with the Contra Costa Association of Realtors (CCAR), the City shall continue to offer eligible new first-time homebuyers grants to cover a portion of their homeowners association dues. *(Source: New Program to reflect ongoing City program)*	H-2.3, H-2.9	20 grants over the eight-year cycle	CCAR Grant Program	Community Development Department	Ongoing
H-2.L. Housing Choice Voucher Program The City shall continue to coordinate with the Contra Costa County Housing Authority to ensure full use of the Section 8 Rental Assistance Payments Program in Walnut Creek. *(Source: 2009 Housing Element, Program 12.13)*	H-2.3, H-2.9	300 extremely low- and very low- income households	HUD Section 8	Community Development Department	Ongoing promotion via City website and brochure

Implementation Program	Policies Implemented	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
H-2.M. Density Bonus Ordinance The City shall continue to allow density bonuses consistent with State law and the City's Density Bonus Ordinance. The City shall update the Density Bonus Ordinance to allow units that are required to be maintained as affordable units pursuant to the City's Inclusionary Housing Ordinance to be considered restricted affordable units for the purposes of determining whether the housing development qualifies for a density bonus. The City shall promote the Density Bonus Ordinance by maintaining materials on the City website and by discussing the density bonus with developers at preliminary application review meetings. *(Source: 2009 Housing Element, Program 12.14)*	H-2.1, H-2.3, H-4.1	50 low and very low-income units	None required	Community Development Department	FY 2015-16
H-2.N. Legislative Advocacy for Affordable Housing The City shall continue to actively advocate for additional financial resources for affordable housing as legislation that supports affordable housing advances through the State or Federal legislature. *(Source: 2009 Housing Element, Program 12.15)*	H-2.1, H-2.3	N/A	None required	City Council	Ongoing

Implementation Program	Policies Implemented	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
H-2.O. Coordinate with Contra Costa County for Affordable Housing The City shall support the efforts of the Contra Costa County Housing Authority and the Contra Costa County Consortium to increase the supply of affordable housing in Contra Costa County. The City shall coordinate with the Contra Costa County Housing Successor Agency on the the Las Juntas site. The City shall also jointly apply for federal grants, such as Homeless Prevention and Rapid Rehousing funds. *(Source: 2009 Housing Element, Program 22.1)*	H-2.9	N/A	None required	City Council	Ongoing
H-2.P. Affordable Housing and Anti-Displacement Strategies in the West Downtown Specific Plan Area The City shall develop and implement affordable housing and anti-displacement strategies as part of the West Downtown Specific Plan to ensure affordable housing is built in proximity to the BART station and that displacement of existing lower-income residents is minimized. *(Source: New Program)*	H-2.1, H-2.3, H-2.7, H-2.10	N/A	None required	Community Development Department and City Council	Strategies to be developed FY 2014/15

Implementation Program	Policies Implemented	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
H-2.Q. Act as Successor Agency and Housing Successor Agency for Redevelopment Agency The City shall act as the Successor Agency and Housing Successor Agency and carry out the responsibilities and obligations for the former redevelopment agency. *(Source: New Program)*	H-2.1	N/A	None required	Successor Agency Oversight Board	Ongoing
H-2.R. Land Value Recapture Strategy The City shall study the benefits and drawbacks of implementing a land value recapture strategy to generate resources for affordable housing, infrastructure improvements, and/or other community benefits. The City shall consult with members of the non-profit and private sectors in conducting the study. *(Source: New Program, modified based on Planning Commission direction)*	H-2.7	N/A	None required	Community Development Department	FY 2014-2015

Implementation Program	Policies Implemented	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
H-2.S. Analyze Boomerang Funds The City shall conduct an analysis of funds received as part of a one-time distribution of liquidated Low-Moderate Income Housing Trust Funds of the former Redevelopment Agency (aka "Boomerang funds") and consider options for allocating a portion of the Boomerang Funds for the development of affordable housing. *(Source: New Program based on public comments received on Draft Housing Element and direction from Planning Commission)*	H-2.7	N/A	Boomerang Funds	Community Development Department and City Council	FY 2014-2015
H-2.T. Regional Collaboration on Affordable Housing and Homelessness The City shall participate in regional educational forums, including the Contra Costa Mayors' Conference and other venues, to exchange ideas and discuss strategies to address homelessness and affordable housing. *(Source: New Program)*	H-2.9	N/A	N/A	Community Development Department and City Council	Ongoing
H-2.U. Priority Review of Affordable Projects The City shall develop a procedure to provide priority review to affordable housing developments (i.e., projects in which all units are affordable to moderate-, low-, very low-, or extremely low-income households).	H-2.3	N/A	None required	Community Development Department and City Council	FY 2016-17

Implementation Program	Policies Implemented	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
GOAL H-3: SPECIAL NEEDS HOUSING					
H-3.A. Funding to Assist the Homeless and Special Needs Housing The City shall continue to provide CDBG and CSG funding, when appropriate, to organizations that provide emergency shelter, transitional housing, and support services to assist the homeless. The City shall pursue opportunities to work with non-profits and recommend funding, as feasible, for a permanent homeless shelter and a winter nights shelter in Central Costa County. The City shall also continue to participate in the Contra Costa Consortium to apply for HOME and HOPWA funds for homeless, transitional, and other special needs housing. *(Source: 2009 Housing Element, Program 14.1, 14.2, 14.5, 14.6, combined)*	H-3.1, H-3.3	N/A	CDBG, CSG, ESG, HOME, and HOPWA funds	Community Development Department and City Council	Allocate funding annually

Implementation Program	Policies Implemented	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
H-3.B. Public Outreach to Increase Awareness of Homeless Issues The City shall work with non-profits and service providers that serve the homeless to conduct a public outreach campaign to increase awareness of homeless issues in Walnut Creek. The City will publish articles in The Nutshell City newsletter highlighting the needs of homeless residents to help educate the community about the myths and realities of homelessness. *(Source: New program based on input from the Community Workshop)*	H-2.6	N/A	None required	Community Development Department and City Council	Publish first article in FY 2014/15
H-3.C. Coordinate to Update the Consolidated Plan The City shall coordinate with the County and other entitlement cities to develop the Five-Year Consolidated Plan for 2015-2020 and 2020-2025 to address the housing and social service needs of the homeless and other special needs groups in Contra Costa County. *(Source: 2009 Housing Element, Program 14.7)*	H-2.9, H-3.3	N/A	None required	Community Development Department	2015 and 2020

Implementation Program	Policies Implemented	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
H-3.D. Support Counseling and Housing Services for Seniors and Low-Income Households The City shall continue to work with and provide funding, as available, to nonprofit organizations that provide counseling and housing services to senior citizens and low-income families throughout the City. *(Source: 2009 Housing Element, Program 16.1)*	H-3.6	N/A	CDBG and CSG funds	Community Development Department	Allocate funding annually
H-3.E. Work with St. Paul's Episcopal Church and Trinity Center The City shall cooperate with St. Paul's Episcopal Church and Trinity Center to develop new permanent supportive housing on their property. *(Source: New Program)*	H-3.1, H-3.3	40 units of permanent supportive housing	CDBG and HOME	Community Development Department	Ongoing
H-3.F. Encourage Development of Housing for Persons with Disabilities The City shall reach out annually to developers of supportive housing to encourage development of projects targeted for persons with disabilities, including developmental disabilities. The City shall support applications for County, State, and Federal funding in support of housing construction and rehabilitation for persons with disabilities, including developmental disabilities. *(Source: New Program)*	H-3.5	N/A	N/A	Community Development Department	Initiate program FY 2014/15; reach out annually to developers; and support applications as needed.

Implementation Program	Policies Implemented	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
H-3.G. Coordinate with the Regional Center of the East Bay The City shall work with the Regional Center of the East Bay to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities. The City shall make information available on the City website. *(Source: New Program)*	H-3.5	N/A	N/A	Community Development Department	FY 2015/16
H-3.H. Identify Incentives for Larger Housing Units The City shall conduct an analysis of potential incentives for encouraging larger units (i.e., units with three or more bedrooms) in both market rate and affordable housing developments in order to encourage more housing for large households. *(Source: New Program based on Planning Commission direction)*	H-3.1	N/A	N/A	Community Development Department	FY 2017/18

Implementation Program	Policies Implemented	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
GOAL H-4: REMOVING GOVERNMENTAL CONSTRAINTS					
H-4.A. Lot Consolidation The City shall facilitate lot consolidation where possible, particularly as it relates to parcels included in the Housing Element sites inventory. For example, the City will work with non-profit developers and owners of small sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households. The City will also post the lot consolidation procedure on the City website and discuss the procedure with developers during the preliminary review team process. Lot merger requests in the same zoning district will be processed ministerially Incentives offered for lot consolidation could include allowing higher FAR ratios in MU-R and MU-C zones for larger parcels once consolidated, and flexibility in development standards. *(Source: 2009 Housing Element, Program 26.1)*	H-4.4, H-1.4,	N/A	None required	Community Development Department	Ongoing
H-4.B. Exemptions of Transit Priority Projects from Environmental Review The City shall implement the provisions of SB 375 streamlining the CEQA process for Transit Priority Projects and projects that conform to the Sustainable Communities Strategy (i.e., One Bay Area Plan) and meet specific criteria set forth in SB 375. *(Source: New Program)*	H-4.1, H-1.4,	N/A	None required	Community Development Department	Ongoing

Implementation Program	Policies Implemented	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
GOAL H-5: HOUSING PRESERVATION					
H-5.A. Residential Rehabilitation Loan and Emergency Grant Program The City shall continue the residential rehabilitation loan and emergency grant program to provide loans and emergency grants, using CDBG funds, Housing Successor Agency, or other sources of funds, to low- and moderate-income households for single-family housing rehabilitation and maintenance. *(Source: 2009 Housing Element, Program 27.5)*	H-5.1	50 low- and moderate-income households over eight-year cycle	CDBG and Housing Successor	Community Development Department, Contra Costa County	Ongoing
H-5.B. Foreclosure Assistance The City shall continue to provide assistance to homeowners who may be at risk of foreclosure by continuing to fund nonprofit organizations that provide housing counseling and foreclosure prevention assistance to residents. *(Source: 2009 Housing Element, Program 27.4)*	H-5.1	40 households over eight-year cycle	CDBG	Community Development Department	Ongoing
H-5.C. Clarify Condominium Conversion Ordinance The City shall develop and consider adopting clarifying language in the Condominium Conversion Ordinance (Article 7 of the Subdivision Ordinance) to correct ambiguous language. (Source: 2009 Housing Element, Program 27.4)	H-5.1, H-5.4	N/A	None required	Community Development Department	FY 2015/16

Implementation Program	Policies Implemented	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
H-5.D. Code Enforcement The City shall continue to investigate complaints and take action about Building and Housing Code Violations in single- and multi-family rental housing to encourage the rehabilitation of substandard residential properties by homeowners and landlords and improve overall housing quality and conditions in the city. *(Source: 2009 Housing Element, Program 27.7)*	H-5.1	N/A	None required	Community Development Department, Building Division	Ongoing
GOAL H-6: FAIR HOUSING					
H-6.A. Funding to Support Fair Housing The City shall continue to allocate funds to support local non-profit organizations for fair housing counseling and education and outreach efforts, and shall provide information on fair housing services at City Hall, the library, City website, and other community facilities. *(Source: 2009 Housing Element, Program 17.1)*	H-6.1, H-6.2	N/A	CDBG and CSG funds	Community Development Department	Allocate funding annually Ongoing

Implementation Program	Policies Implemented	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
H-6.B. Analysis of Impediments to Fair Housing The City shall continue to implement the actions included in the Contra Costa Consortium's Analysis of Impediments to Fair Housing Choice (AI). As part of the annual Housing Element review, the City will review and report on implementation of the AI. *(Source: 2009 Housing Element, Program 17.2, expanded to include review and reporting)*	H-6.1	N/A	CDBG, Affordable Housing funds, among others	Community Development Department	Implementation consistent with the time frame established in the AI; annual review
GOAL H-7: ENERGY CONSERVATION AND SUSTAINABLE DEVELOPMENT					
H-7.A. Residential Energy Conservation Program The City shall implement the Climate Action Plan to reduce energy consumption in residential buildings. *(Source: New Program from Climate Action Plan)*	H-7.1	N/A	None required	Community Development Department, Public Services	FY 2014/15 and ongoing
H-7.B. Energy Retrofits Through the Home Rehabilitation Loan Program The City shall continue to partner with Contra Costa County to fund energy efficiency loans through the Home Upgrade Program, providing loans with money from the Bay Area Regional Energy Network (BayREN). *(Source: New Program from Climate Action Plan, Action EU 1.1D)*	H-7.1	Loans to 4 households from EECBG	EECBG	Community Development Department, Contra Costa County	Ongoing

Implementation Program	Policies Implemented	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
H-7.C. Energy Upgrade California The City shall support regional efforts to implement the Energy Upgrade California Program, which offers incentives for single-family homeowners to retrofit homes for energy efficiency. *(Source: New Program from Climate Action Plan, Action EU 1.1E)*	H-7.1	N/A	None required	Community Development Department, Public Services, Economic Development, City Council	FY 2014/15 and ongoing
H-7.D. Public Outreach for Energy Efficiency and Conservation The City shall continue and expand existing partnerships with the East Bay Municipal Utility District (EBMUD), PG&E, and the Contra Costa Water District (CCWD) to educate residents and business owners about resources and opportunities for increased energy efficiencies. The City will further develop the City's sustainability website to help inform and educate the community about energy efficient behavioral changes, maintenance practices, and more, and develop public service announcements through Walnut Creek Television, promoting energy efficiency practices in action. *(Source: New Program from Climate Action Plan, Action EU 1.3A, B, C, and 2009 Housing Element, Program 19.2)*	H-7.1	N/A	None required	Community Development Department, Public Services	Ongoing

Implementation Program	Policies Implemented	Quantified Objectives	Potential Funding	Who is Responsible	Timeframe
H-7.E. CalGreen Building Standards The City shall phase in adoption of the CALGreen tiers, with adoption of Tier 1 by 2014 and Tier 2 by 2017. *(Source: New Program from Climate Action Plan, Action EU 3.1 B)*	H-7.1, H-7.2	N/A	None required	Community Development Department	Adopt Tier 1 by 2014 and Tier 2 by 2017
GOAL H-8: ADMINISTRATION AND IMPLEMENTATION					
H-8.A. Annual Progress Report The City shall review and report annually on the implementation of Housing Element programs and the City's effectiveness in meeting the program objectives for the prior calendary year. The City shall present the annual report to the City Council at a public hearing before submitting the annual report to the California Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR). *(Source: New Program)*	H-8.1	N/A	None required	Community Development Department	Annually before April 1

Appendices

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Appendix A. Residential Opportunity Sites

Mt. Diablo Blvd, north side properties

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-1	**G&M Sands property**								
	1902 Mt. Diablo Blvd. APN: 178-040-079	C-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	0.92 acres	n/a	None	17 units (18 du/ac)	10,000 sq. ft. one-story retail building (built in 1988) with 40,000 sq. ft. of surface parking and landscaping
	Subtotal				**0.92 acres**	**n/a**	**None**	**17 units (18 du/ac)**	
	Norton property								
	1920-1930 Mt. Diablo Blvd. APN: 178-040-060	C-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	0.70 acres	n/a	None	13 units (18 du/ac)	9,750 sq. ft. one-story retail building (built in 1991) with 20,700 sq. ft. of surface parking and landscaping
	Subtotal				**0.70 acres**	**n/a**	**None**	**13 units (18 du/ac)**	
	Kronick property								
	1936-1946 Mt. Diablo Blvd. APN: 178-040-066	C-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	1.26 acres	n/a	None	23 units (18 du/ac)	18,700 sq. ft. one-story retail building (built in 1951) and a 6,300 sq. ft. two-story commercial building (built in 1966) with 37,500 sq. ft. of surface parking
	1948-1950 Mt. Diablo Blvd. APN: 178-040-036	C-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	0.11 acres	n/a	None	2 units (18 du/ac)	2,200 sq. ft. one-story retail building (built in 1963)
	1952-1954 Mt. Diablo Blvd. APN: 178-040-037	C-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	0.08 acres	n/a	1 unit	0 units (18 du/ac)	5,700 sq. ft. two-story retail building with upstairs apartment (built in 1955)
	1960 Mt. Diablo Blvd. APN: 178-030-005	C-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	0.11 acres	n/a	None	2 units (18 du/ac)	3,600 sq. ft. one-story retail building (built in 1946)

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
	Subtotal				**1.56 acres**	**n/a**	**1 unit**	**27 units (18 du/ac)**	
C-1 (*cont.*)	**Rajeski property**								
	2008-2040 Mt. Diablo Blvd APN: 178-030-004	C-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	0.80 acres	n/a	None	14 units (18 du/ac)	9,100 sq. ft. one-story auto repair and auto sales building (built in 1955), with 25,600 sq. ft. of surface parking
	Subtotal				**0.80 acres**	**n/a**	**None**	**14 units (18 du/ac)**	
	West End property								
	2042 Mt. Diablo Blvd APN: 178-030-003	C-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	0.80 acres	n/a	None	14 units (18 du/ac)	9,100 sq. ft. one-story retail building (built in 1955) and a 1,950 sq. ft. one-story commercial building (built in 1965) with 23,600 sq. ft. of surface parking and vacant land
	Subtotal				**0.80 acres**	**n/a**	**None**	**14 units (18 du/ac)**	
	Fisher property								
	2044-2066 Mt. Diablo Blvd APN: 178-030-006	C-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	1.45 acres	n/a	None	26 units (18 du/ac)	15,100 sq. ft. one-story retail building (built in 1992) with 48,100 sq. ft. of surface parking and landscaping
	Subtotal				**1.45 acres**	**n/a**	**None**	**26 units (18 du/ac)**	
	Doherty property								
	2074-2076 Mt. Diablo Blvd APN: 178-020-009	C-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	0.36 acres	n/a	None	6 units (18 du/ac)	2,700 sq. ft. retail building (built in 1952) and a 1,800 sq. ft. one-story auto repair building (built in 1954) with 11,000 sq. ft. of surface parking and landscaping
	Subtotal				**0.36 acres**	**n/a**	**None**	**6 units (18 du/ac)**	
	Kendel property								
	2082-2084 Mt. Diablo Blvd APN: 178-020-006	C-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	0.09 acres	n/a	None	2 units (18 du/ac)	1,474 sq. ft. one-story retail building (built in 1941) with 2,596 sq. ft. of surface parking.
	Subtotal				**0.09 acres**	**n/a**	**None**	**2 units (18 du/ac)**	

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-1 (*cont.*)	**Depper property**								
	2086-2094 Mt. Diablo Blvd APN: 178-020-011	C-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	0.55 acres	n/a	None	10 units (18 du/ac)	6,900 sq. ft. one-story commercial building (built in 1985) with 17,200 sq. ft. of surface parking
	Subtotal				**0.55 acres**	**n/a**	**None**	**10 units (18 du/ac)**	
	Mt. Diablo Blvd, north side properties - TOTAL				**7.23 acres**	**n/a**	**1 unit**	**129 units (18 du/ac)**	

The "Mt. Diablo Blvd, north side properties" opportunity site consists of 12 adjacent parcels with nine different owners. With the exception of one small parcel that is slightly under one-tenth of an acre in size, each of the remaining parcels (or groups of parcels under the same ownership) range in size from over a third of an acre to almost one and a half acres – large enough to accommodate moderate to higher density development. All 12 parcels are part of a larger area that was changed to the Mixed Use – Commercial Emphasis (MU-C) general plan land use designation in 2006 with the adoption of *General Plan 2025*. The MU-C designation requires that the primary use be commercial (generally retail stores, restaurants, and offices – at a minimum occupying the ground floor), with additional floor area allowed for residential uses. The maximum floor area ratio (FAR) allowed for commercial uses is 0.85, while the maximum total FAR is 1.30 (parking garages and shared common areas such as hallways and lobbies are not included in calculating the FAR for a project). Mixed Use development is allowed more than one and a half times the amount of floor area as is commercial development that does not include a residential component. With a 50-foot height limit, these properties can accommodate mixed-use projects with residential densities approaching 30 dwelling units per acre, depending on the size of the units, and additional density can be accommodated by-right for projects that provide apartments or condominiums that are affordable to below moderate-income households through the use of density incentives such as reduced parking requirements. An average density of 18 dwelling units per acre has been used in calculating the realistic capacity of these properties based on an assumption of larger unit sizes for above-moderate income dwelling units, and the possibility that some of the properties may be redeveloped without a residential component. All of these properties are underdeveloped; existing uses are generally limited to older one-story commercial buildings with large amounts of surface parking and low FARs. New development is expected to be more urban in nature, including multi-story buildings and structured parking as is found in recent nearby development on similarly sized parcels.

Environmental Conditions: The 12 parcels are all relatively flat, with only a slight slope that will not likely hinder development. Furthermore, there are no significant environmental constraints such as creeks, wetlands, or special status species habitat. The 12 parcels are already served by developed public streets and all utilities (East Bay Municipal Utility District water, Central Contra Costa Sanitary District sewer, and Pacific Gas & Electric). Street frontage improvements will be provided as part of any new development project, and the developer will be required to pay connection fees for additional water meter connections, sewer hookups, and gas & electric meter connections, all of which will fund additional system capacity.

CVS/former Marie Callendar site

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-2	**Berkeley Land property**								
	1101-1105 S. California Blvd APN: 184-050-065	C-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	0.83 acres	n/a	None	15 units (18 du/ac)	8,400 sq. ft. one-story retail building (built in 1970) with 27,700 sq. ft. of surface parking
	Subtotal				**0.83 acres**	**n/a**	**None**	**15 units (18 du/ac)**	
	CVS Pharmacy property								
	1123 S. California Blvd APN: 184-050-066	C-R, O-C	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	3.55 acres	n/a	None	64 units (18 du/ac)	29,400 sq. ft. one-story retail building (built in 1969) with 125,100 sq. ft. of surface parking
	Subtotal				**3.55 acres**	**n/a**	**None**	**64 units (18 du/ac)**	
	Cole property								
	1870 Olympic Blvd APN: 184-050-063	O-C	Mixed Use – Com. Emphasis	No max density; FAR: 1.30	0.66 acres	n/a	None	12 units (18 du/ac)	14,400 sq. ft. two-story office building (built in 1967) with 14,400 sq. ft. of surface parking
	Subtotal				**0.66 acres**	**n/a**	**None**	**12 units (18 du/ac)**	
	Long's Drug Store site - TOTAL				**5.04 acres**	**n/a**	**None**	**91 units (18 du/ac)**	

This "CVS/former Marie Callendar site" opportunity site consists of three adjacent parcels, each under separate ownership. The parcels range in size from two-thirds of an acre to over three and a half acres – large enough to accommodate moderate to higher density development. All three parcels are part of a larger area that was changed to the Mixed Use – Commercial Emphasis (MU-C) general plan land use designation in 2006 with the adoption of *General Plan 2025*. The MU-C designation requires that the primary use be commercial (generally retail stores, restaurants, and offices – at a minimum occupying the ground floor), with additional floor area allowed for residential uses. The maximum floor area ratio (FAR) allowed for commercial uses is 0.85, while the maximum total FAR is 1.30. Mixed Use development is allowed more than one and a half times the floor area as commercial development that does not include a residential component. The height limit varies on these parcels, with the northern half of the site having a 35-foot

height limit, and the southern half of the site having a 50-foot height limit. If the parcels were aggregated and developed together, they could accommodate mixed-use projects with residential densities approaching 30 dwelling units per acre, depending on the size of the units. With density incentives such as reduced parking requirements, additional density can be accommodated by-right for projects that provide apartments or condominiums that are affordable to below moderate-income households. If the parcels were not developed together, the northern half of the site could reasonably accommodate residential densities closer to 25 units an acre, while the southern half could see densities of up to 35 units an acre (more with density incentives for affordable housing projects). An average density of 18 dwelling units per acre has been used in calculating the realistic capacity of these properties based on an assumption of larger unit sizes for above-moderate income dwelling units, and the possibility that some of the properties may be redeveloped without a residential component, or as individual parcels. All of these properties are underdeveloped; existing uses are limited to older commercial buildings with large amounts of surface parking and low FARs. New development is expected to be more urban in nature, including multi-story buildings and structured parking, as is found with recent nearby development on similarly sized parcels.

Environmental Conditions: The three parcels are all relatively flat, with only a slight slope that will not likely hinder development. Furthermore, there are no significant environmental constraints such as creeks, wetlands, or special status species habitat. The three parcels are already served by developed public streets and all utilities (East Bay Municipal Utility District water, Central Contra Costa Sanitary District sewer, and Pacific Gas & Electric). Street frontage improvements will be provided as part of any new development project, and the developer will be required to pay connection fees for additional water meter connections, sewer hookups, and gas & electric meter connections, all of which will fund additional system capacity.

S. California Blvd, west side properties

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-3	**Palm Court property**								
	1301 S. California Blvd, 1601 Botelho Dr APN: 184-080-032	C-R	Mixed Use – Com. Emphasis	No max density or FAR	0.76 acres	n/a	None	14 units (18 du/ac)	11,400 sq. ft. one-story retail building (built in 1956) with 12,000 sq. ft. of surface parking
	1313 S. California Blvd APN: 184-080-023	C-R	Mixed Use – Com. Emphasis	No max density or FAR	0.14 acres	n/a	None	3 units (18 du/ac)	5,500 sq. ft. one-story retail building (built in 1970)
	1651 Botelho Dr APN: 184-080-034	C-R	Mixed Use – Com. Emphasis	No max density or FAR	0.56 acres (0.84 with creek)	n/a	None	10 units (18 du/ac not including the creek)	10,000 sq. ft. one-story retail building (built in 1970) and approximately 12,000 sq. ft. of creek and creek bank (the creek area has not been included in the site analysis)
	1661-1667 Botelho Dr APN: 184-080-032	C-R	Mixed Use – Com. Emphasis	No max density or FAR	0.63 acres	n/a	None	11 units (18 du/ac)	13,000 sq. ft. one-story retail building (built in 1978) with 11,900 sq. ft. of surface parking
	Subtotal				**2.09 acres**	**n/a**	**None**	**38 units (18 du/ac)**	
	Socal-WC property								
	1355 S. California Blvd APN: 184-080-018	C-R	Mixed Use – Com. Emphasis	No max density or FAR	0.08 acres (0.29 with creek)	n/a	None	1 unit (18 du/ac not including the creek)	1,250 sq. ft. one-story retail building (built in 1963) with 3,200 sq. ft. of surface parking and approximately 9,100 sq. ft. of creek and creek bank (the creek area has not been included in the site analysis)
	1375 S. California Blvd APN: 184-080-020	C-R	Mixed Use – Com. Emphasis	No max density or FAR	0.27 acres	n/a	None	5 units (18 du/ac)	4,800 sq. ft. one-story retail building (built in 1962) with 6,000 sq. ft. of surface parking
	Subtotal				**0.35 acres**	**n/a**	**None**	**6 units (18 du/ac)**	

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Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-3 (*cont.*)	**Keshishian property**								
	1387 S. California Blvd APN: 184-080-020	C-R	Mixed Use – Com. Emphasis	No max density or FAR	0.24 acres	n/a	None	4 units (18 du/ac)	1,300 sq. ft. gas station (built in 1962), with 9,150 sq. ft. of surface parking and driveways.
	Subtotal				**0.24 acres**	**n/a**	**None**	**4 units (18 du/ac)**	
	Kaiser property								
	1626-1634 Newell Ave APN: 184-080-040	P-D	Mixed Use – Com. Emphasis	No max density or FAR	0.38 acres	n/a	None	7 units (18 du/ac)	11,840 sq. ft. two-story office building (built in 1963) with 10,700 sq. ft. of surface parking
	1666 Newell Ave APN: 184-080-015	P-D	Mixed Use – Com. Emphasis	No max density or FAR	0.73 acres (1.18 with creek)	n/a	None	13 units (18 du/ac not including the creek)	31,500 sq. ft. of surface parking with approximately 19,900 sq. ft. of creek and creek bank (the creek area has not been included in the site analysis)
	Newell Ave (no address) APN: 184-080-039	P-D	Mixed Use – Com. Emphasis	No max density or FAR	0.23 acres (0.37 with creek)	n/a	None	4 units (18 du/ac not including the creek)	10,000 sq. ft. of surface parking with approximately 6,100 sq. ft. of creek and creek bank (the creek area has not been included in the site analysis)
	Subtotal				**1.34 acres**	**n/a**	**None**	**24 units (18 du/ac)**	
	Purrington property								
	130 Petticoat Ln APN: 184-080-036	C-R	Mixed Use – Com. Emphasis	n/a	0.58 acres (0.82 with creek)	n/a	None	11 units (18 du/ac not including the creek)	3,800 sq. ft. one-story retail building (built in 1956) with 21,600 sq. ft. of surface parking and walkways, and approximately 10,300 sq. ft. of creek and creek bank (the creek area has not been included in the site analysis)
	Subtotal				**0.58 acres**	**n/a**	**None**	**11 units (18 du/ac)**	
	S. California Blvd, west side properties - TOTAL				**5.04 acres**	**n/a**	**None**	**83 units (18 du/ac)**	

The "S. California Blvd, west side properties" opportunity site consists of 11 adjacent parcels with five different owners. Each of the parcels (or groups of parcels under the same ownership) range in size from over a quarter of an acre to one-and-a-third acres (after subtracting out the area taken by Las Trampas Creek) – large enough to accommodate moderate to higher density development. All 11 parcels are part of a larger area that was changed to the Mixed Use – Commercial Emphasis (MU-C) general plan land use designation in 2006 with the adoption of *General Plan 2025*. The MU-C designation requires that the primary use be commercial (generally retail stores, restaurants, and offices – at a minimum occupying the ground floor), with additional floor area allowed for residential uses. The maximum floor area ratio (FAR) allowed for commercial uses is 1.05 on the Kaiser Property and 0.60 on the remaining parcels; there is no maximum FAR for residential uses. There is a 50-foot height limit on the Kaiser property and a 35-foot height limit on the remaining parcels. If the parcels were aggregated and developed together, they could accommodate mixed-use projects with residential densities approaching 30 dwelling units per acre, depending on the size of the units. With density incentives such as reduced parking requirements for projects that provide apartments or condominiums that are affordable to below moderate-income households, additional density can be accommodated by-right. If the parcels were not developed together, the Kaiser parcel (about one third of the total site) could reasonably accommodate residential densities of up to 35 units an acre, while the remainder of the site could likely support closer to 25 units an acre (more with density incentives for affordable housing projects). An average density of 18 dwelling units per acre has been used in calculating the realistic capacity of these properties based on an assumption of larger unit sizes for above-moderate income dwelling units, and the possibility that some of the properties may be redeveloped without a residential component, or as individual parcels. All of these properties are underdeveloped; existing uses are limited to older commercial buildings with large amounts of surface parking and low FARs. New development is expected to be more urban in nature, including multi-story buildings and structured parking, as is found with recent nearby development on similarly sized parcels.

Environmental Conditions: The 11 parcels are all flat, and any potentially significant environmental constraints such as wetlands or special status species habitat are limited to the Las Trampas Creek channel and riparian corridor, which passes through the middle of the opportunity site and is not intended for development. The remainder of the opportunity site has already been altered from its natural state with buildings, parking lots, and other impervious surfaces. The Socal-WC property once contained a dry-cleaning plant, and the Keshishian property currently contains a gas station; consequently, soils remediation may be necessary before residential development can occur on these two properties. The 11 parcels are already served by developed public streets and all utilities (East Bay Municipal Utility District water, Central Contra Costa Sanitary District sewer, and Pacific Gas & Electric). Street frontage improvements will be provided as part of any new development project, and the developer will be required to pay connection fees for additional water meter connections, sewer hookups, and gas & electric meter connections, all of which will fund additional system capacity.

S. Main St, west side properties

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-4	**Cortese property**								
	1275 S. Main St, APN: 184-070-013	P-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.50	0.38 acres	n/a	None	7 units (18 du/ac)	5,700 sq. ft. one-story restaurant (built in 1995) with 10,600 sq. ft. of surface parking
	1531-1599 Botelho Dr, 1320-1330 S. California Blvd APN: 184-070-023	P-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.50	2.27 acres (2.56 with creek)	n/a	None	41 units (18 du/ac not including the creek)	29,200 sq. ft. one-story retail building (built in 1959), 6,600 sq. ft. one-story retail building (built in 1963), 800 sq. ft. one-story retail building (built in 1990), 1,900 sq. ft. one-story retail building (built in 1961), and a 2,600 sq. ft. one-story retail building (built in 1962) with 58,000 sq. ft. of surface parking, and approximately 12,700 sq. ft. of creek and creek bank (the creek area has not been included in the site analysis)
	Subtotal				**2.65 acres**	**n/a**	**None**	**48 units (18 du/ac)**	
	Parliament property								
	1295 S. Main St APN: 184-070-011	P-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.50	2.03 acres (3.01 with creek)	n/a	None	37 units (18 du/ac not including the creek)	32,757 sq. ft. one-story retail building (built in 1960) with 55,700 sq. ft. of surface parking and approximately 42,500 sq. ft. of creek and creek bank (the creek area has not been included in the site analysis)
	Subtotal				**2.03 acres**	**n/a**	**None**	**37 units (18 du/ac)**	

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C-4 (*cont.*)	**Dickinson property**								
	1372-1388 S. California Blvd APN: 184-070-024	C-R	Mixed Use – Com. Emphasis	No max density; FAR: 1.50	1.56 acres (2.15 with creek)	n/a	None	28 units (18 du/ac not including the creek)	23,900 sq. ft. one-story retail building (built in 1961) with 44,100 sq. ft. of surface parking and approximately 25,700 sq. ft. of creek and creek bank (the creek area has not been included in the site analysis)
	Subtotal				**1.56 acres**	**n/a**	**None**	**28 units (18 du/ac)**	
	S. Main St, west side properties - TOTAL				**7.62 acres**	**n/a**	**None**	**138 units (18 du/ac)**	

The "S. Main St, west side properties" opportunity site consists of six adjacent parcels with five different owners. Each of the parcels (or groups of parcels under the same ownership) range in size from one-half acre to over two acres (after subtracting out the area taken by Las Trampas Creek) – large enough to accommodate moderate to higher density development. All six parcels are part of a larger area that was changed to the Mixed Use – Commercial Emphasis (MU-C) general plan land use designation in 2006 with the adoption of *General Plan 2025*. The MU-C designation requires that the primary use be commercial (generally retail stores, restaurants, and offices – at a minimum occupying the ground floor), with additional floor area allowed for residential uses. The maximum floor area ratio (FAR) allowed for commercial uses is 0.85, while the maximum mixed use FAR is 1.50. Mixed Use development is allowed almost twice the amount of floor area as is commercial development that does not include a residential component. With a 50-foot height limit, these properties can accommodate mixed-use projects with residential densities exceeding 30 dwelling units per acre, depending on the size of the units. With density incentives such as reduced parking requirements for projects that provide apartments or condominiums that are affordable to below moderate-income households, additional density can be accommodated by-right. An average density of 18 dwelling units per acre has been used in calculating the realistic capacity of these properties based on an assumption of larger unit sizes for above-moderate income dwelling units, and the possibility that some of the properties may be redeveloped without a residential component. All of these properties are underdeveloped; existing uses are generally limited to older one-story commercial buildings with large amounts of surface parking and low FARs. New development is expected to be more urban in nature, including multi-story buildings and structured parking as is found with recent nearby development on similarly sized parcels.

The Essex Alamo property has been removed from this opportunity site since the previous Housing Element as a new mixed use development containing 49 condominium units has been approved and is now under construction on this site. The residential density for this new development is approximately 30 du/ac.

Environmental Conditions: The six parcels are all flat, and Las Trampas Creek, which flows through the middle of the opportunity site and is not intended for development, has already been altered from its natural state to what is now essentially a flood control channel. There are no significant environmental constraints such as wetlands or special status species habitat outside of the creek channel. The six parcels are already served by developed public streets and all utilities (East Bay Municipal Utility District water, Central Contra Costa Sanitary District sewer, and Pacific Gas & Electric). Street frontage improvements will be provided as part of any new development project, and the developer will be required to pay connection fees for additional water meter connections, sewer hookups, and gas & electric meter connections, all of which will fund additional system capacity.

N. Main St. / Ygnacio Valley Rd. properties

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-5	**Simas property**								
	1980 N. Main St APN: 178-411-020	O-C	Mixed Use – Res. Emphasis	No max density; FAR: 2.60	0.26 acres	n/a	None	20 units (75 du/ac)	Gas station (built in 1978)
	Subtotal				**0.26 acres**	**n/a**	**None**	**10 units** **(40 du/ac)**	
	McManus property								
	1940-1950 N. Main St APN: 178-411-017	O-C	Mixed Use – Res. Emphasis	No max density; FAR: 2.60	0.98 acres	n/a	None	74 units (75 du/ac)	5,500 sq. ft. one-story restaurant (built in 1970) with 37,000 sq. ft. of surface parking
	Subtotal				**0.98 acres**	**n/a**	**None**	**74 units** **(75 du/ac)**	
	Oles property								
	1430 Arroyo Way APN: 178-550-013	O-C	Mixed Use – Res. Emphasis	No max density; FAR: 2.60	0.37 acres	n/a	None	28 units (75 du/ac)	2,700 sq. ft. one-story 12-unit commercial condominium (built in 1973) with 7,900 sq. ft. of surface parking, landscaping, and walkways.
	Subtotal				**0.37 acres**	**n/a**	**None**	**28 units** **(75 du/ac)**	
	Harney property								
	1410 Arroyo Way APN: 178-411-013	O-C	Mixed Use – Res. Emphasis	No max density; FAR: 2.60	0.69 acres	n/a	None	52 units (75 du/ac)	6,000 sq. ft. one-story automotive repair building (built in 1956) with 24,100 sq. ft. of surface parking.
	Subtotal				**0.69 acres**	**n/a**	**None**	**52 units** **(75 du/ac)**	

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Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-5	**JD Harney Inc property**								

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
(*cont.*)	Arroyo Way (no address) APN: 178-411-011	O-C	Mixed Use – Res. Emphasis	No max density; FAR: 2.60	0.76 acres	n/a	None	57 units (75 du/ac)	Surface parking lot.
	Subtotal				**0.76 acres**	**n/a**	**None**	**57 units (75 du/ac)**	
	N. Main St / Ygnacio Valley Rd properties - TOTAL				**3.06 acres**	**n/a**	**None**	**221 units (72 du/ac)**	

The "N. Main St. / Ygnacio Valley Rd. properties" opportunity site consists of five parcels, each under different ownership, and one containing a 12-unit commercial condominium. The parcels range in size from a quarter of an acre to almost one acre – large enough to accommodate higher density development, but some aggregation of parcels may be necessary to achieve the highest densities on the smaller properties. The opportunity site is located one block from the Walnut Creek BART station, and the City has adopted a specific plan for this area which encourages high density transit oriented development and the aggregation of smaller parcels. All five parcels were changed to the Mixed Use – Residential Emphasis (MU-R) general plan land use designation in 2006 with the adoption of *General Plan 2025*. The MU-R designation requires that the primary use be residential, but allows some commercial uses (generally retail stores, restaurants, and offices – generally no more than on the ground floor). The maximum floor area ratio (FAR) allowed for commercial uses is 0.50, while the maximum mixed use FAR is 2.60. Additionally, the Zoning Ordinance has a reduced parking requirement for the five parcels due to their proximity to the BART station. There is a stepped height limit for the six parcels: 35 feet along the Main Street and Arroyo Way frontages (to a depth of 80 feet), and 50 feet for the remainder. With a significant majority of the area subject to a 50-foot height limit, these properties can accommodate residential and mixed-use projects with residential densities ranging from 50 to 100 dwelling units per acre, depending on the size of the units. With density incentives such as reduced parking requirements or increased height limits, additional density can be accommodated by-right for projects that provide apartments or condominiums that are affordable to below moderate-income households. An average density of 75 dwelling units per acre has been used in calculating the realistic capacity of these properties based on an assumption of larger unit sizes for above-moderate income dwelling units, and the possibility of a range in project sizes. All of these properties are underdeveloped; existing uses are generally limited to older commercial buildings with large amounts of surface parking and low FARs. New development is expected to be urban in nature, including multi-story buildings and structured parking as is found with recent nearby development on similarly sized parcels. For example, an 87-unit condominium was recently completed on a 1.01 acre parcel

immediately adjacent to this opportunity site; the project was built at a density of 86 dwelling units per acre, but it was approved for up to 96 dwelling unit per acre as originally requested by the owner.

The Green/Green property has been removed from this opportunity site since the previous Housing Element as a new multi-family development containing 126 apartment units has been approved and is now under construction on this site. The residential density for this new development is 105 du/ac. The realistic net new capacity for the Simas property has been reduced to an assumed density of 40 du/ac as this is a smaller parcel that no longer retains any opportunities for aggregation into a larger project due to the development of the adjacent parcel (the Green/Green property).

Environmental Conditions: The five parcels are all relatively flat, with only a slight slope that will not likely hinder development. Furthermore, there are no significant environmental constraints such as creeks, wetlands, or special status species habitat. The five parcels are already served by developed public streets and all utilities (East Bay Municipal Utility District water, Central Contra Costa Sanitary District sewer, and Pacific Gas & Electric). Street frontage improvements will be provided as part of any new development project, and the developer will be required to pay connection fees for additional water meter connections, sewer hookups, and gas & electric meter connections, all of which will fund additional system capacity.

Kaiser Foundation parking lot

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-6	**Kaiser Foundation parking lot**								
	1275 Newell Ave APN: 183-260-027	M-1.5	Multi-family Medium High	22.1-30.0 du/ac	5.19 acres	115-156 units	None	135 units (26 du/ac)	Approximately 98,000 sq. ft. surface parking lot and approximately 127,900 undeveloped land
	Subtotal				**5.19 acres**	**115-156 units**	**None**	**135 units (26 du/ac)**	
	Kaiser Foundation parking lot - TOTAL				**5.19 acres**	**115-156 units**	**None**	**135 units (26 du/ac)**	

The Kaiser Foundation parking lot site consists of a single 5.19 acre parcel that contains a surface parking lot over approximately 40% of the site, with the remainder undeveloped. The parking lot is flat while the undeveloped area is a gentle hillside. New development on this site will likely be clustered in the area of the parking lot, with limited lower-density development occurring on the more gently sloped portions of the hillside (approximately one half of the currently undeveloped area). The property is subject to a 50-foot height limit and no maximum FAR; this, combined with the large size of the existing parking lot area, will allow for a relatively large and dense residential development on the flat potion of the property (at densities approaching 50 dwelling units per acre), with the more gently sloped hillside areas (approximately 30% of the site) reasonably able to accommodate densities approaching 20 units per acre, and the more steeply sloped hillside area (approximately 30% of the site) remaining undeveloped or developed at very low densities (averaging approximately 26 units an acre averaged over the entire property). The flat parking lot portion of the property can reasonably accommodate housing built at higher densities and affordable to moderate-, low-, and very low-income households, and with density incentives such as reduced parking requirements, the entire project site could reasonably accommodate affordable housing and densities in excess of 30 dwelling units per acre.

Environmental Conditions: Other than the topography discussed above, there are no significant environmental constraints such as creeks, wetlands, or special status species habitat. The property is already served by developed public streets and all utilities (East Bay Municipal Utility District water, Central Contra Costa Sanitary District sewer, and Pacific Gas & Electric). Street frontage improvements will be provided as part of any new development project, and the developer will be required to pay connection fees for additional water meter connections, sewer hookups, and gas & electric meter connections, all of which will fund additional system capacity.

Walnut Creek Presbyterian Church parking lot

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-7	**Walnut Creek Presbyterian Church parking lot**								
	1801 Lacassie Ave 1720 Oakland Blvd APN: 178-080-075 (portion)	M-1	Multi-family Very High	30.1-50.0 du/ac	1.31 acres	40-66 units	None	52 units (40 du/ac)	Surface parking lot.
	1801-1857 Lacassie Ave APN: 178-080-030, -075	M-1	Multi-family Very High	30.1-50.0 du/ac	0.44 acres	13-22 units	None	18 units (40 du/ac)	Surface parking lot.
	Subtotal				**1.75 acres**	**53-88 units**	**None**	**70 units (40 du/ac)**	
	Walnut Creek Presbyterian Church parking lot - TOTAL				**1.75 acres**	**53-88 units**	**None**	**70 units (40 du/ac)**	

The Walnut Creek Presbyterian Church parking lot site is a 1.75 acre portion of a 5.60 acre property owned by the church. The opportunity site consists of a portion of the church's surface parking lots and is an area in which the church has had discussions with the City regarding the possibility of redevelopment into multi-family affordable housing. The property is subject to a 50-foot height limit and no maximum FAR, and is large enough to accommodate high density development. Additionally, the Zoning Ordinance has a reduced parking requirement for the site due to its proximity to the BART station. Market rate development could reasonably be expected to accommodate residential densities of at least 40 dwelling units per acre (the middle of the permitted density range); however, affordable housing development could reasonably be expected to be developed at significantly higher densities, particularly through the use of density incentives such as further reduced parking requirements.

Environmental Conditions: The site is relatively flat, with only a slight slope that will not likely hinder development. Furthermore, there are no significant environmental constraints such as creeks, wetlands, or special status species habitat. The site is already served by developed public streets and all utilities (East Bay Municipal Utility District water, Central Contra Costa Sanitary District sewer, and Pacific Gas & Electric). Street frontage improvements will be provided as part of any new development project, and the developer will be required to pay connection fees for additional water meter connections, sewer hookups, and gas & electric meter connections, all of which will fund additional system capacity.

Sharp Avenue properties

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-8	**Sharp Avenue properties (north)**								
	1832 Sharp Ave APN: 178-040-018	M-1	Multi-family Very High	30.1-50.0 du/ac	0.16 acres	5-8 units	1 unit	6 units (40 du/ac)	One single-family dwelling
	1842 Sharp Ave APN: 178-040-019	M-1	Multi-family Very High	30.1-50.0 du/ac	0.16 acres	5-8 units	1 unit	6 units (40 du/ac)	One single-family dwelling
	1852 Sharp Ave APN: 178-040-020	M-1	Multi-family Very High	30.1-50.0 du/ac	0.21 acres	6-10 units	1 unit	7 units (40 du/ac)	One single-family dwelling
	1860 Sharp Ave APN: 178-040-021	M-1	Multi-family Very High	30.1-50.0 du/ac	0.20 acres	6-10 units	1 unit	7 units (40 du/ac)	One single-family dwelling
	1914 Sharp Ave APN: 178-040-022	M-1	Multi-family Very High	30.1-50.0 du/ac	0.14 acres	4-7 units	1 unit	5 units (40 du/ac)	One single-family dwelling
	1920 Sharp Ave APN: 178-040-023	M-1	Multi-family Very High	30.1-50.0 du/ac	0.10 acres	3-5 units	1 unit	3 units (40 du/ac)	One single-family dwelling
	1928 Sharp Ave APN: 178-040-024	M-1	Multi-family Very High	30.1-50.0 du/ac	0.08 acres	2-4 units	1 unit	2 units (40 du/ac)	One single-family dwelling
	Sharp Ave (no address) APN: 178-040-025	M-1	Multi-family Very High	30.1-50.0 du/ac	0.03 acres	1 unit	None	1 unit (40 du/ac)	Surface parking lot
	Subtotal				**1.08 acres**	**32-53 units**	**7 units**	**37 units (40 du/ac)**	

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Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-10 (*cont.*)	**Sharp Avenue properties (south)**								
	1801-1805 Sharp Ave APN: 178-040-032	M-1	Multi-family Very High	30.1-50.0 du/ac	0.22 acres	7-11 units	2 units	7 units (40 du/ac)	Two single-family dwellings
	1809 Sharp Ave APN: 178-040-031	M-1	Multi-family Very High	30.1-50.0 du/ac	0.16 acres	5-8 units	1 unit	6 units (40 du/ac)	One single-family dwelling
	1825 Sharp Ave APN: 178-040-030	M-1	Multi-family Very High	30.1-50.0 du/ac	0.11 acres	3-5 units	1 unit	3 units (40 du/ac)	One single-family dwelling
	1859 Sharp Ave APN: 178-040-029	M-1	Multi-family Very High	30.1-50.0 du/ac	0.10 acres	3-5 units	1 unit	1 unit (40 du/ac)	One single-family dwelling
	1909-1911 Sharp Ave APN: 178-040-028	M-1	Multi-family Very High	30.1-50.0 du/ac	0.31 acres	9-16 units	2 units	10 units (40 du/ac)	One duplex
	1919 Sharp Ave APN: 178-040-027	M-1	Multi-family Very High	30.1-50.0 du/ac	0.16 acres	5-8 units	1 unit	6 units (40 du/ac)	One single-family dwelling
	1921 Sharp Ave APN: 178-040-063	M-1	Multi-family Very High	30.1-50.0 du/ac	0.29 acres	9-15 units	None	12 units (40 du/ac)	Surface parking lot
	1925 Sharp Ave APN: 178-040-062	M-1	Multi-family Very High	30.1-50.0 du/ac	0.07 acres	2-4 units	None	3 units (40 du/ac)	Surface parking lot
	Subtotal				**1.42 acres**	**43-72 units**	**8 units**	**48 units (40 du/ac)**	
	Sharp Avenue properties - TOTAL				**2.50 acres**	**75-125 units**	**15 units**	**85 units (40 du/ac)**	

The "Sharp Avenue properties" opportunity site consists of 16 parcels under common ownership, located on both sides of the end of a dead-end street. The site is subject to a 50-foot height limit and no maximum FAR and is large enough to accommodate high density development. Market rate development could reasonably be expected to accommodate residential densities of at least 40 dwelling units per acre (the middle of the permitted density range), and with density incentives such as further reduced parking requirements, additional density can be accommodated by-right for projects that provide apartments or condominiums that are affordable to below moderate-income households.

The existing single-family dwellings and duplex range in age from 50 to approximately 135 years (most date from the 1930s to the 1950s), and generally appear to be in need of moderate to significant maintenance and repair. These dwellings would need to be

demolished and/or relocated in order for the site to accommodate new residential development; however, at least two of the dwellings may possess historical significance and the City may wish to see them preserved, which might result in a lower overall residential density. However, because there are no parcels under separate ownership located on this end of the dead-end street, the City might entertain vacating the right-of-way (approximately 0.36 acres), which could not only offset, but actually exceed the potential loss in density resulting from the preservation of the potentially historic homes.

Environmental Conditions: The site is relatively flat, with only a slight slope that will not likely hinder development. Furthermore, with the exception of the potential historic resources discussed above, there are no significant environmental constraints on the site such as creeks, wetlands, or special status species habitat. The site is already served by developed public streets and all utilities (East Bay Municipal Utility District water, Central Contra Costa Sanitary District sewer, and Pacific Gas & Electric). Street frontage improvements will be provided as part of any new development project, and the developer will be required to pay connection fees for additional water meter connections, sewer hookups, and gas & electric meter connections, all of which will fund additional system capacity.

Walden Road properties

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-9	**Single family residences**								
	1374 Walden Rd APN: 172-130-054	M-2.5	Multi-family Medium	14.1-22.0 du/ac	0.53 acres	8-11 units	2 units	7 units (maximum permitted under zoning)	Two single family dwellings (both built in 1911)
	1380 Walden Rd APN: 172-130-053	M-2.5	Multi-family Medium	14.1-22.0 du/ac	0.39 acres	6-8 units	1unit	5 units (maximum permitted under zoning)	Single family dwelling (built in 1982)
	1388 Walden Rd APN: 172-130-014	M-2.5	Multi-family Medium	14.1-22.0 du/ac	0.28 acres	4-6 units	1	3 units (maximum permitted under zoning)	Single family dwelling (built in 1953)
	1394 Walden Rd APN: 172-130-015	M-2.5	Multi-family Medium	14.1-22.0 du/ac	0.37 acres	6-8 units	1	5 units (maximum permitted under zoning)	Single family dwelling (built in 1932)
	Adjacent to 1394 Walden Rd APN: 172-130-016	M-2.5	Multi-family Medium	14.1-22.0 du/ac	0.09 acres	2 units	None	1 unit (maximum permitted under zoning)	Remnant parcel - vacant
	1408 Walden Rd APN: 172-130-017	M-2.5	Multi-family Medium	14.1-22.0 du/ac	0.52 acres	8-11 units	1	8 units (maximum permitted under zoning)	Single family dwelling (built in 1949)
	1412 Walden Rd APN: 172-130-069	M-2.5	Multi-family Medium	14.1-22.0 du/ac	0.47 acres	7-10 units	1	7 units (maximum permitted under zoning)	Single family dwelling (built in 1975)
	1424 Walden Rd APN: 172-130-049	M-2.5	Multi-family Medium	14.1-22.0 du/ac	0.36 acres	6-7 units	1	5 units (maximum permitted under zoning)	Single family dwelling (built in 1949)

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
	51 Shady Ln APN: 172-130-021	M-2.5	Multi-family Medium	14.1-22.0 du/ac	0.26 acres	4-5 units	1	3 units (maximum permitted under zoning)	Single family dwelling (built in 1950)
	61 Shady Ln APN: 172-130-020	M-2.5	Multi-family Medium	14.1-22.0 du/ac	0.26 acres	4-5 units	1	3 units (maximum permitted under zoning)	Single family dwelling (built in 1949)
	71 Shady Ln APN: 172-130-019	M-2.5	Multi-family Medium	14.1-22.0 du/ac	0.26 acres	4-5 units	1	3 units (maximum permitted under zoning)	Single family dwelling (built in 1950)
	81 Shady Ln APN: 172-130-018	M-2.5	Multi-family Medium	14.1-22.0 du/ac	0.26 acres	4-5 units	1	3 units (maximum permitted under zoning)	Single family dwelling (built in 1950)
	2524 Jones Rd APN: 172-130-052	M-2.5	Multi-family Medium	14.1-22.0 du/ac	0.42 acres	6-9 units	1	6 units (maximum permitted under zoning)	Single family dwelling (built in 1971)
	2534 Jones Rd APN: 172-130-055	M-2.5	Multi-family Medium	14.1-22.0 du/ac	0.35 acres	5-7 units	1	5 units (maximum permitted under zoning)	Single family dwelling (built in 1971)
	Subtotal				**4.82 acres**	**74-99 units**	**14 units**	**64 units (16 du/ac)**	
	Walden Road properties - TOTAL				**4.82 acres**	**74-99 units**	**14 units**	**64 units (16 du/ac)**	

The "Walden Road properties" opportunity site consists of 14 parcels under individual ownership. The current multi-family zoning allows residential densities up to 17.4 du/ac, but the General Plan allows up to 22.0 du/ac with a rezoning. The site is subject to a 30-foot height limit and a maximum FAR of 0.35 to 0.50, depending on the size of the parcel (this is meant to incentivize the aggregation of smaller lots). It is assumed that these properties would redevelop at the maximum permissible density under the current zoning, however it is also likely that developers would seek a rezoning up to the maximum density permitted by the General Plan.

Additional density can also be accommodated by-right for projects that provide apartments or condominiums that are affordable to below moderate-income households.

The existing single-family dwellings range in age from 20 to approximately 100 years (most date from the late 1940s to the early 1950s), and generally appear to be in good repair. These dwellings would need to be demolished and/or relocated in order for the site to accommodate new residential development, something which recently happened on land immediately adjacent to this opportunity site, where a developer purchased 10 single family dwellings from their respective owners, combined the lots, and constructed 65 townhomes.

Environmental Conditions: The site is flat, and there are no significant environmental constraints on the site such as creeks, wetlands, or special status species habitat. The site is already served by developed public streets and all utilities (East Bay Municipal Utility District water, Central Contra Costa Sanitary District sewer, and Pacific Gas & Electric). Street frontage improvements will be provided as part of any new development project, and the developer will be required to pay connection fees for additional water meter connections, sewer hookups, and gas & electric meter connections, all of which will fund additional system capacity.

North Main Street / Parkside Drive properties

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-10	**Kneppers property**								
	1511 Riviera Avenue APN: 174-150-076	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.33 acres	n/a	None	25 units (75 du/ac)	Vacant
	Subtotal				**0.33 acres**	**n/a**	**None**	**25 units (75 du/ac)**	
	Stars Holding Company property								
	2329 N Main Street APN: 174-150-073	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.31 acres	n/a	None	23 units (75 du/ac)	Gas station (built in 1996)
	Subtotal				**0.31 acres**	**n/a**	**None**	**23 units (75 du/ac)**	
	Simoni property								
	2295 N Main Street APN: 174-150-052	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.52 acres	n/a	None	38 units (75 du/ac)	3,536 sq. ft. fast food restaurant (built in 1976) and with 18,964 sq. ft. of surface parking and landscaping
	Subtotal				**0.52 acres**	**n/a**	**None**	**38 units (75 du/ac)**	
	Orth property								
	2263 N Main Street APN: 174-150-014	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.17 acres	n/a	None	13 units (75 du/ac)	2,737 sq. ft. two-story retail/office building (built in 1968) with 6,131 sq. ft. of surface parking and landscaping
	Subtotal				**0.17 acres**	**n/a**	**None**	**13 units (75 du/ac)**	
	Chang property								

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
	2255 N Main Street APN: 174-150-013	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.31 acres	n/a	None	23 units (75 du/ac)	7,376 sq. ft. two-story retail/office building (built in 1957) and a 1,274 sq. ft. one-story storage building with approximately 6,200 sq. ft. of surface parking
	Subtotal				**0.31 acres**	**n/a**	**None**	**23 units (75 du/ac)**	
	Stoll properties								
	2221 N Main Street APN: 174-150-009	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.18 acres	n/a	None	13 units (75 du/ac)	1,800 sq. ft. one-story retail building (built in 1955) with 5,850 sq. ft. of surface parking
	2225 N Main Street APN: 174-150-010	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.17 acres	n/a	None	13 units (75 du/ac)	2,640 sq. ft. one-story retail building (built in 1961) with 4,860 sq. ft. of surface parking
	2235 N Main Street APN: 174-150-046	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.24 acres	n/a	None	18 units (75 du/ac)	9,650 sq. ft. one-story retail building (built in 1948) with 850 sq. ft. of surface parking
	2241 N Main Street APN: 174-150-047	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.10 acres	n/a	None	8 units (75 du/ac)	960 sq. ft. one-story retail building (built in 1948) with 3,540 sq. ft. of surface parking
	Adjacent to 2241 N Main Street APN: 174-150-041	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.03 acres	n/a	None	1 unit (75 du/ac)	Driveway
	Subtotal				**0.72 acres**	**n/a**	**None**	**53 units (75 du/ac)**	
	2211 Restaurant Investors property								
	2211 N Main Street APN: 174-150-044	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.42 acres	n/a	None	32 units (75 du/ac)	Surface parking lot

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
	Subtotal				**0.42 acres**	**n/a**	**None**	**32 units (75 du/ac)**	
	North Main Street / Parkside Drive properties - TOTAL				**2.74 acres**	**n/a**	**None**	**207 units (75 du/ac)**	

The "North Main Street / Parkside Drive properties" opportunity site consists of 11 parcels, five of which are under common ownership. The properties range in size from a third of an acre to three-quarters of an acre – large enough to accommodate higher density development, but some aggregation of parcels may be necessary to achieve the highest densities on the smaller properties. The opportunity site is located one block from the Walnut Creek BART station, and the mixed-use zoning for this area encourages high density transit oriented development and the aggregation of smaller parcels. There is no maximum residential density or residential FAR, all of the properties are subject to a 50-foot height limit, and the zoning requires a residential component for all new developments. Consequently, these properties can accommodate residential and mixed-use projects with residential densities ranging from 50 to 100 dwelling units per acre, depending on the size of the units. With density incentives such as reduced parking requirements or increased height limits, additional density can be accommodated by-right for projects that provide apartments or condominiums that are affordable to below moderate-income households. An average density of 75 dwelling units per acre has been used in calculating the realistic capacity of these properties based on an assumption of larger unit sizes for above-moderate income dwelling units, and the possibility of a range in project sizes. All of these properties are underdeveloped; existing uses are generally limited to older commercial buildings with large amounts of surface parking and low FARs. New development is expected to be urban in nature, including multi-story buildings and structured parking as is found with recent nearby development on similarly sized parcels. For example, a mixed use development containing 115 apartments over ground floor office (with a residential density of 83 du/ac) is located immediately to the rear of this opportunity site, under the same zoning and General Plan land use classification.

Environmental Conditions: The site is flat, and there are no significant environmental constraints on the site such as creeks, wetlands, or special status species habitat. The site is already served by developed public streets and all utilities (East Bay Municipal Utility District water, Central Contra Costa Sanitary District sewer, and Pacific Gas & Electric). Street frontage improvements will be provided as part of any new development project, and the developer will be required to pay connection fees for additional water meter connections, sewer hookups, and gas & electric meter connections, all of which will fund additional system capacity.

Riviera Avenue properties

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-11	**Saputo property**								
	1620 Riviera Avenue APN: 174-140-014	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.20 acres	n/a	5 units	10 units (75 du/ac)	Single family dwelling (built in 1946) and a four-plex (built in 1963)
	Subtotal				**0.20 acres**	**n/a**	**5 units**	**10 units (75 du/ac)**	
	Soe property								
	1630 Riviera Avenue APN: 174-140-015	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.18 acres	n/a	1 unit	13 units (75 du/ac)	Single family dwelling (built in 1946)
	Subtotal				**0.18 acres**	**n/a**	**1 unit**	**13 units (75 du/ac)**	
	Casazza property								
	1638 Riviera Avenue APN: 174-140-016	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.15 acres	n/a	1 unit	10 units (75 du/ac)	Single family dwelling (built in 1946)
	Subtotal				**0.15 acres**	**n/a**	**1 unit**	**10 units (75 du/ac)**	
	Tam property								
	1700 Riviera Avenue APN: 174-140-018	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.30 acres	n/a	8 units	15 units (75 du/ac)	8-unit apartment building (built in 1961)
	Subtotal				**0.30 acres**	**n/a**	**8 units**	**15 units (75 du/ac)**	
	Oliver properties								

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
	1716 Riviera Avenue APN: 174-140-019	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.17 acres	n/a	2 units	11 units (75 du/ac)	Two single family dwellings (built in 1949 and 1954)
	1738 Riviera Avenue APN: 174-140-025	M-U	Mixed Use Golden Triangle	No max density or residential FAR	0.27 acres	n/a	3 units	17 units (75 du/ac)	Single family dwelling (built in 1962) and a duplex (built in 1963)
	Subtotal				**0.27 acres**	**n/a**	**3 units**	**17 units (75 du/ac)**	
	Riviera Avenue properties - TOTAL				**1.10 acres**	**n/a**	**18 units**	**65 units (75 du/ac)**	

The "Riviera Avenue properties" opportunity site consists of six parcels, two of which are under common ownership. The properties are relatively small, ranging in size from a sixth of an acre to a quarter of an acre – large enough to accommodate higher density development, but aggregation of parcels will be necessary to achieve the highest densities. The opportunity site is located less than half a block from the Walnut Creek BART station, and the mixed-use zoning for this area encourages high density transit oriented development and the aggregation of smaller parcels. There is no maximum residential density or residential FAR, all of the properties are subject to a 50-foot height limit, and the zoning requires a residential component for all new developments. Consequently, these properties can accommodate residential and mixed-use projects with residential densities ranging from 50 to 100 dwelling units per acre, depending on the size of the units. With density incentives such as reduced parking requirements or increased height limits, additional density can be accommodated by-right for projects that provide apartments or condominiums that are affordable to below moderate-income households. An average density of 75 dwelling units per acre has been used in calculating the realistic capacity of these properties based on an assumption of larger unit sizes for above-moderate income dwelling units, and the possibility of a range in project sizes. All of these properties are underdeveloped, and contain single family dwellings and small apartment buildings that generally appear to be in poor to moderate condition. New development is expected to be urban in nature, including multi-story buildings and structured parking as is found with recent nearby development. The 115-unit mixed use development referenced in the discussion of the "North Main Street /Parkside Drive properties" opportunity site is located across the street from this opportunity site, and under the same zoning and General Plan land use classification.

Environmental Conditions: The site is relatively flat, and there are no significant environmental constraints on the site such as creeks, wetlands, or special status species habitat. The site is already served by developed public streets and all utilities (East Bay Municipal Utility District water, Central Contra Costa Sanitary District sewer, and Pacific Gas & Electric). Street frontage improvements will be provided as part of any new development project, and the developer will be required to pay connection fees for additional water meter connections, sewer hookups, and gas & electric meter connections, all of which will fund additional system capacity.

Mt. Diablo Blvd / Olympic Blvd / Alpine Road / Bont Lane properties

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-12	**Adler property**								
	1813 Mt. Diablo Blvd APN: 184-050-059	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.28 acres	n/a	None	5 units	4,125 sq. ft. one-story retail building (built in 1967) with 8,005 sq. ft. of surface parking
	Subtotal				**0.28 acres**	**n/a**	**None**	**5 units (18 du/ac)**	
	Hall properties								
	1815 Mt. Diablo Blvd APN: 184-050-058	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.19 acres	n/a	None	4 units	1,640 sq. ft. one-story retail building (built in 1960) with 6,700 sq. ft. of surface parking
	1821 Mt. Diablo Blvd APN: 184-050-060	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.74 acres	n/a	None	13 units	5,527 sq. ft. one-story retail building (built in 1952) with 26,515 sq. ft. of surface parking
	Subtotal				**0.93 acres**	**n/a**	**None**	**17 units (18 du/ac)**	
	Willedy property								
	1829 Mt. Diablo Blvd APN: 184-050-016	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.61 acres	n/a	None	11 units	8,460 sq. ft. one-story retail building (built in 1948) with 18,120 sq. ft. of surface parking
	Subtotal				**0.61 acres**	**n/a**	**None**	**11 units (18 du/ac)**	
	Nebeker property								
	1849 Mt. Diablo Blvd APN: 184-050-015	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.19 acres	n/a	None	3 units	1,770 sq. ft. one-story retail building (built in 1952) with 6,630 sq. ft. of surface parking
	Subtotal				**0.19 acres**	**n/a**	**None**	**3 units (18 du/ac)**	
	Ward properties								
	1889 Mt. Diablo Blvd APN: 184-050-013	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.10 acres	n/a	None	2 units	Surface parking lot

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
	1889 Mt. Diablo Blvd APN: 184-050-014	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.13 acres	n/a	None	3 units	4,232 sq. ft. one-story retail building (built in 1966) with 1,368 sq. ft. of surface parking
	Subtotal				**0.26 acres**	**n/a**	**None**	**5 units (18 du/ac)**	
	Cabrita properties								
	1909 Mt. Diablo Blvd APN: 184-050-011	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.06 acres	n/a	None	1 unit	7,600 sq. ft. one-story retail building (built in 1947) with 6,400 sq. ft. of surface parking and landscaping
	1909 Mt. Diablo Blvd APN: 184-050-012	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.32 acres	n/a	None	6 units	Surface parking lot
	Subtotal				**0.38 acres**	**n/a**	**None**	**7 units (18 du/ac)**	
	Howard property								
	1919 Mt. Diablo Blvd APN: 184-050-010	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.19 acres	n/a	None	3 units	3,248 sq. ft. one-story retail building (built in 1966) with 5,152 sq. ft. of surface parking
	Subtotal				**0.19 acres**	**n/a**	**None**	**3 units (18 du/ac)**	
	White property								
	1929 Mt. Diablo Blvd APN: 184-050-062	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.24 acres	n/a	None	4 units	2,337 sq. ft. one-story retail building (built in 1960) with 8,120 sq. ft. of surface parking
	Subtotal				**0.24 acres**	**n/a**	**None**	**4 units (18 du/ac)**	
	Ingram property								
	2005 Mt. Diablo Blvd APN: 184-041-047	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.24 acres	n/a	None	4 units	3,674 sq. ft. one-story retail building (built in 1941) with 6,693 sq. ft. of surface parking
	Subtotal				**0.24 acres**	**n/a**	**None**	**4 units (18 du/ac)**	
	VSL property								

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
	2015 Mt. Diablo Blvd APN: 184-041-030	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.97 acres	n/a	None	17 units	12,658 sq. ft. one-story disused nursing home (built in 1960) with 29,595 sq. ft. of surface parking and landscaping
	Subtotal				**0.97 acres**	**n/a**	**None**	**17 units (18 du/ac)**	
	Topkis property								
	2021 Mt. Diablo Blvd APN: 184-041-020	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.20 acres	n/a	None	4 units	4,284 sq. ft. one-story retail building (built in 1967) with 4,466 sq. ft. of surface parking
	Subtotal				**0.20 acres**	**n/a**	**None**	**4 units (18 du/ac)**	
	Riggo property								
	2027 Mt. Diablo Blvd APN: 184-041-019	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.20 acres	n/a	None	4 units	3,040 sq. ft. one-story retail building (built in 1954) with 5,710 sq. ft. of surface parking
	Subtotal				**0.20 acres**	**n/a**	**None**	**4 units (18 du/ac)**	
	McPherson property								
	2051 Mt. Diablo Blvd APN: 184-041-018	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.40 acres	n/a	None	7 units	3,741 sq. ft. one-story retail building (built in 1968) and a 2,226 sq. ft. one-story office building (built in 1981) with 11,533 sq. ft. of surface parking and landscaping
	Subtotal				**0.40 acres**	**n/a**	**None**	**7 units (18 du/ac)**	
	Webb properties								
	2067 Mt. Diablo Blvd APN: 184-042-004	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.16 acres	n/a	None	3 units	3,131 st. ft. two-story retail/service building (built in 1926) and a 720 sq. ft. one-story retail building (built in 1946) with 3,118 sq. ft. of surface parking and landscaping
	1117 Bont Ln APN: 184-042-005	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.10 acres	n/a	1 unit	1 unit	Single family dwelling
	Subtotal				**0.26 acres**	**n/a**	**1 unit**	**4 units (18 du/ac)**	

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
	Chang property								
	2073 Mt. Diablo Blvd APN: 184-042-003	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.06 acres	n/a	None	1 unit	1,500 sq. ft. one-story retail building (built in 1940) with 1,140 sq. ft. of surface parking
	Subtotal				**0.06 acres**	**n/a**	**None**	**1 unit (18 du/ac)**	
	Patel property								
	2079 Mt. Diablo Blvd APN: 184-042-014	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.58 acres	n/a	None	10 units	7,200 sq. ft. one-story motel (built in 1956) with 18,021 sq. ft. of surface parking and landscaping
	Subtotal				**0.58 acres**	**n/a**	**None**	**10 units (18 du/ac)**	
	Big Sable Investments property								
	2099 Mt. Diablo Blvd APN: 184-042-014	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.74 acres	n/a	None	13 units	21,200 sq. ft. two-story retail/office building (built in 1960) with 21,534 sq. ft. of surface parking and landscaping
	Subtotal				**0.74 acres**	**n/a**	**None**	**13 units (18 du/ac)**	
	Lazarte property								
	1125 Bont Ln APN: 184-042-006	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.10 acres	n/a	1 unit	1 unit	Single family dwelling (built in 1938)
	Subtotal				**0.10 acres**	**n/a**	**1 unit**	**1 unit (18 du/ac)**	
	Castro property								
	1133 Bont Ln APN: 184-042-007	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.10 acres	n/a	None	2 units	1,173 sq. ft. one-story office building (built in 1955) with 3,327 sq. ft. of surface parking and landscaping
	Subtotal				**0.10 acres**	**n/a**	**None**	**2 units (18 du/ac)**	
	Harrison property								
	1141 Bont Ln APN: 184-042-008	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.11 acres	n/a	None	2 units	816 sq. ft. one-story office building (built in 1938) with 3,909 sq. ft. of surface parking and landscaping

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
	Subtotal				**0.11 acres**	**n/a**	**None**	**2 units (18 du/ac)**	
	McCarty property								
	1145 Bont Ln APN: 184-042-013	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.25 acres	n/a	None	5 units	3,430 sq. ft. one-story auto repair building (built in 1975) with 7,364 sq. ft. of surface parking and landscaping
	Subtotal				**0.25 acres**	**n/a**	**None**	**5 units (18 du/ac)**	
	Shirazi property								
	1111 Alpine Ave APN: 184-041-002	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.12 acres	n/a	None	2 units	888 sq. ft. one-story retail building (built in 1922) with 4,248 sq. ft. of surface parking and landscaping
	Subtotal				**0.12 acres**	**n/a**	**None**	**2 units (18 du/ac)**	
	Cruz property								
	1119 Alpine Ave APN: 184-041-003	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.11 acres	n/a	None	2 units	2,340 sq. ft. one-story auto repair building (built in 1951) with 2,520 sq. ft. of surface parking and storage
	Subtotal				**0.11 acres**	**n/a**	**None**	**2 units (18 du/ac)**	
	Larson property								
	1147 Alpine Ave APN: 184-041-004	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.15 acres	n/a	None	3 units	4,081 sq. ft. one-story retail building (built in 1956) with 2,409 sq. ft. of surface parking and storage
	Subtotal				**0.15 acres**	**n/a**	**None**	**3 units (18 du/ac)**	
	Davis and Glee property								
	1148-1152 Alpine Ave APN: 184-050-069	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.36 acres	n/a	None	6 units	Approximately 7,600 sq. ft. two-story office building (built in 1979) with approximately 11,660 sq. ft. of surface parking and landscaping
	Subtotal				**0.36 acres**	**n/a**	**None**	**6 units (18 du/ac)**	
	Luk property								

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
	1149 Alpine Ave APN: 184-041-005	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.15 acres	n/a	None	3 units	1,688 sq. ft. one-story retail building (built in 1937) with 4,912 sq. ft. of surface parking and landscaping
	Subtotal				**0.15 acres**	**n/a**	**None**	**3 units (18 du/ac)**	
	Cohen property								
	1155 Alpine Ave APN: 184-041-006	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.15 acres	n/a	None	3 units	1,987 sq. ft. one-story office building (built in 1941) with 4,613 sq. ft. of surface parking and landscaping
	Subtotal				**0.15 acres**	**n/a**	**None**	**3 units (18 du/ac)**	
	Jones property								
	1160 Alpine Ave APN: 184-050-068	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.19 acres	n/a	None	3 units	2,627 sq. ft. one-story office building (built in 1978) with 5,432 sq. ft. of surface parking and landscaping
	Subtotal				**0.19 acres**	**n/a**	**None**	**3 units (18 du/ac)**	
	Hutchinson property								
	1161 Alpine Ave APN: 184-041-007	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.15 acres	n/a	1 unit	3 units	Single family dwelling (built in 1937)
	Subtotal				**0.15 acres**	**n/a**	**1 unit**	**3 units (18 du/ac)**	
	Park View property								
	1225 Alpine Ave APN: 184-041-009	M-1.5	Multi-family Medium High	22.1-30.0 du/ac	0.44 acres	10-13 units	None	12 units (29 du/ac - maximum permitted under zoning)	14,088 sq. ft. one-story office building with lower-level parking (built in 1982) with 5,078 sq. ft. of surface parking and landscaping.
	Subtotal				**0.44 acres**	**n/a**	**None**	**18 units (40 du/ac)**	
	Milsner property								
	1233 Alpine Ave APN: 184-041-024	O-C	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.19 acres	n/a	None	3 units	7,348 sq. ft. one-story office building with lower-level parking (built in 1966) with 4,745 sq. ft. of surface parking and landscaping

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
	Subtotal				**0.19 acres**	**n/a**	**None**	**3 units (18 du/ac)**	
	Cranbrook Realty Investment property								
	1243 Alpine Ave APN: 184-041-041	O-C	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	1.10 acres	n/a	None	20 units	26,315 sq. ft. three-story office building (built in 1970) with 39,144 sq. ft. of surface parking and landscaping
	Subtotal				**1.10 acres**	**n/a**	**None**	**20 units (18 du/ac)**	
	Jacob Engineering property								
	1900 Olympic Blvd APN: 184-050-070	O-C	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.40 acres	n/a	None	7 units	12,276 sq. ft. two-story office building (built in 1967) with 11,198 sq. ft. of surface parking and landscaping
	Subtotal				**0.40 acres**	**n/a**	**None**	**7 units (18 du/ac)**	
	1908 Investment Group properties								
	1908 Olympic Blvd APN: 184-041-043	O-C	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	1.36 acres	n/a	None	25 units	20,571 sq. ft. two-story health club building (built in 1975) with 48,957 sq. ft. of surface parking, landscaping, and athletic facilities
	Adjacent to 1145 Bont Ln APN: 184-042-011	C-R	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	0.23 acres	n/a	None	4 units	Surface parking lot
	Subtotal				**1.59 acres**	**n/a**	**None**	**29 units (18 du/ac)**	
	1910 LLC property								
	1910 Olympic Blvd APN: 184-041-048	O-C	Mixed Use – Commercial Emphasis	No max density; FAR: 1.30	1.36 acres	n/a	None	25 units	38,052 sq. ft. three-story office building (built in 1971) with 46,383 sq. ft. of surface parking and landscaping
	Subtotal				**1.36 acres**	**n/a**	**1 unit**	**25 units (18 du/ac)**	
	Mt. Diablo Blvd / Olympic Blvd / Alpine Road / Bont Lane properties - TOTAL				**13.75 acres**	**n/a**	**3 units**	**250 units (18 du/ac)**	

The "Mt. Diablo Blvd / Olympic Blvd / Alpine Road / Bont Lane properties" opportunity site consists of 40 adjacent parcels, many under common ownership. With the exception of a relatively small number of parcels that are approximately one-fifth to one-tenth of an acre in size, each of the remaining parcels (or groups of parcels under the same ownership) range in size from over a third of an acre to over one and a half acres – large enough to accommodate moderate to higher density development. All but one parcel (which is designated for multi-family residential uses) are part of a larger area that was changed to the Mixed Use – Commercial Emphasis (MU-C) general plan land use designation in 2006 with the adoption of *General Plan 2025*. The MU-C designation requires that the primary use be commercial (generally retail stores, restaurants, and offices – at a minimum occupying the ground floor), with additional floor area allowed for residential uses. The maximum floor area ratio (FAR) allowed for commercial uses is 0.85, while the maximum total FAR is 1.30 (parking garages and shared common areas such as hallways and lobbies are not included in calculating the FAR for a project). Mixed Use development is allowed more than one and a half times the amount of floor area as is commercial development that does not include a residential component. With a 50-foot height limit (except for the multi-family designated parcel which has a 30-foot height limit), these properties can accommodate mixed-use projects with residential densities approaching 30 dwelling units per acre, depending on the size of the units, and additional density can be accommodated by-right for projects that provide apartments or condominiums that are affordable to below moderate-income households through the use of density incentives such as reduced parking requirements. An average density of 18 dwelling units per acre has been used in calculating the realistic capacity of these properties based on an assumption of larger unit sizes for above-moderate income dwelling units, and the possibility that some of the properties may be redeveloped without a residential component. Most of these properties are either underdeveloped or contain buildings which appear to be nearing the end of their functional life; existing uses are generally limited to older one-story commercial buildings with large amounts of surface parking and low FARs, with some older two and three-story office buildings located along Olympic Boulevard and the southern half of Alpine Avenue. New development is expected to be more urban in nature, including multi-story buildings and structured parking as is found in recent nearby development on similarly sized parcels.

Environmental Conditions: Most of the parcels are all relatively flat, with some along Alpine Avenue with more moderate cross-slopes, however the slopes are not steep enough to hinder development. Furthermore, there are no significant environmental constraints such as creeks, wetlands, or special status species habitat. The parcels are already served by developed public streets and all utilities (East Bay Municipal Utility District water, Central Contra Costa Sanitary District sewer, and Pacific Gas & Electric). Street frontage improvements will be provided as part of any new development project, and the developer will be required to pay connection fees for additional water meter connections, sewer hookups, and gas & electric meter connections, all of which will fund additional system capacity.

Quail Court

Site #	Location	Zone	General Plan	Allowable Density	Size (acres)	Allowable Capacity	Existing Units	Realistic Net New Capacity	Existing Uses
C-13	**Chang property**								
	31-45 Quail Ct APN: 183-050-021	P-D	Mixed Use – Commercial Emphasis	No max density; FAR: 1.50	3.75 acres (4.97 with creek)	n/a	None	68 units (18 du/ac not including the creek)	Office park consisting of one, two, and three story buildings (built in 1970) with surface parking.
	Subtotal				**3.75 acres**	**n/a**	**None**	**68 units (18 du/ac)**	
	Quail Court - TOTAL				**3.75 acres**	**n/a**	**None**	**68 units (18 du/ac)**	

The "Quail Court" opportunity site consists of a single large parcel currently developed as an office park. The general plan land use classification was changed to Mixed Use – Commercial Emphasis (MU-C) in 2006 with the adoption of *General Plan 2025*. The MU-C designation requires that the primary use be commercial (generally retail stores, restaurants, and offices, with additional floor area allowed for residential uses. The maximum floor area ratio (FAR) allowed for commercial uses is 0.85, while the maximum mixed use FAR is 1.50. Mixed Use development is allowed almost twice the amount of floor area as is commercial development that does not include a residential component. With a 50-foot height limit, this property can accommodate mixed-use projects with residential densities exceeding 30 dwelling units per acre, depending on the size of the units (both horizontal and vertical mixed-use projects appear viable for this site). With density incentives such as reduced parking requirements for projects that provide apartments or condominiums that are affordable to below moderate-income households, additional density can be accommodated by-right. An average density of 18 dwelling units per acre has been used in calculating the realistic capacity of these properties based on an assumption of larger unit sizes for above-moderate income dwelling units, and the possibility that some of the properties may be redeveloped without a residential component. The office park may have reached the end of its functional life, and the owners have submitted multiple preliminary proposals over the past few years that would include a significant amount of new residential development.

Environmental Conditions: The property is somewhat hilly, though not so much to prevent redevelopment. San Ramon Creek flows through the western side of the property, and this area, which is not intended for development, has been excluded from the

residential density calculations. Though the remainder of the site contains a significant number of trees, there appears not to be any significant environmental constraints such as wetlands or special status species habitat outside of the creek channel. The property is already served by developed public streets and all utilities (East Bay Municipal Utility District water, Central Contra Costa Sanitary District sewer, and Pacific Gas & Electric). Street frontage improvements will be provided as part of any new development project, and the developer will be required to pay connection fees for additional water meter connections, sewer hookups, and gas & electric meter connections, all of which will fund additional system capacity.

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Appendix B. Summary of Public Comments

Stakeholder Workshop, September 4, 2013

On September 4, 2013, the City of Walnut Creek conducted a Stakeholder Workshop on the Housing Element Update. To advertise the workshop, the City sent an email notice to nearly 100 local agencies, community organizations, and stakeholders in the city. The City also posted an advertisement in the City newsletter, In a *Nutshell*, and provided a press release to the Contra Costa Times. The meeting was also highlighted on the City's website. Approximately 30 people attended the Stakeholder Workshop.

At the workshop, City staff and the Housing Element Consulting firm, Mintier Harnish, presented a brief overview of the Housing Element Update and facilitated an interactive discussion to solicit ideas from participants about the most critical housing issues facing Walnut Creek residents and new ways the City and community might address these issues. The following is a summary of the issues and ideas discussed at the workshop. The issues and potential solutions were identified by workshop participants and do not necessarily represent the opinions of City of Walnut Creek staff. The input provided at the workshop will be used to shape the Housing Element policies and programs.

Major Housing Issues and Barriers to Affordable Housing

- There is little available housing for younger residents (i.e., 20-somethings).
- Financing is the largest barrier to affordable housing. It takes several funding sources to build affordable housing.
- Many people are having trouble affording housing and making ends meet. They have to make difficult choices about how to stretch their incomes to meet their daily needs.
- Plan Bay Area doesn't go far enough to address employment needs. Contra Costa County is still largely providing housing without the jobs to match.
- The perception of affordable housing is a major barrier. Affordable housing residents are stigmatized.
- The planning process is a constraint because of public opposition to affordable housing.
- The Housing Element needs to address constraints on all types of housing, including market rate housing. It should analyze total development costs on the feasibility of market rate housing (e.g., land, construction, fees).

- Infrastructure costs to build housing in the Priority Development Areas (i.e., around BART stations) will be difficult without Redevelopment funds. The Housing Element should address this issue.
- The Housing Element should consider the traffic impact of 2,235 new housing units.
- Apartments in Walnut Creek don't provide enough parking.
- The City should look at increasing the inclusionary requirement and the housing impact fee; 10 percent is too low.
- The City must also consider inclusionary as a constraint on the development of market rate housing. The fee is relatively high.
- The unmet needs of homeless residents must be addressed (housing first approach). There needs to be more education about homelessness and affordable housing.
- The "Sandwich Generation" is getting squeezed. They are taking care of both senior parents and children. There is a need for more multigenerational housing (e.g. second units).
- City housing programs can't meet all the housing needs in the community, especially affordable rental housing needs.
- Sometimes the First Time Homebuyer Program is not enough to bridge the income gap.
- The requirement to pay prevailing wages to build affordable housing that uses Federal funding can be a barrier. It can add 25 to 30 percent more to the labor costs.

Opportunities and Potential Solutions for Providing Housing

- The City could provide incentives for working and living in the city.
- The Low Income Housing Tax Credit Program requires applicants to identify amenities. The City could identify amenities in its analysis of housing opportunity sites, especially transit.
- The City should promote flexible zoning of areas that allow multiple uses to encourage walkability, density, and affordability.
- The City's free trolley improves accessibility.
- The areas north and west of the BART station contain the best sites for affordable housing.

- Providing opportunities for people to live downtown would help revitalize the city. The City should conduct a study to identify the proper residential/business mix for a viable downtown.
- The City could sponsor educational sessions about affordable housing myths/facts to help overcome the stigma and to help people understand what housing programs are available.
- Increasing density is a tool to encourage affordable housing.
- Land value recapture is a tool for creating a new funding mechanism for affordable housing.
- The City can help support applications for funding by providing incentives to developers (e.g. fee waivers). These incentives make funding applications more attractive.
- A study found that a higher housing impact fee could be supported in the city.
- Better marketing of housing programs would improve the community's understanding of what programs are available.
- The City could facilitate more partnerships between non-profit and for-profit housing developers.

Community Workshop, December 11, 2013

A Community Workshop for the 2015-2023 Housing Element update for the City of Walnut Creek was held on December 11, 2013 in the Third Floor Conference Room in Walnut Creek's City Hall. The City's consultants, Mintier Harnish, provided background information on the Housing Element requirements and presented an overview of current housing needs and programs. After the presentation, community members engaged in a workshop activity to gather their ideas on issues and solutions for housing in Walnut Creek. Participants were asked to brainstorm housing issues and choose the top issues. Participants then brainstormed solutions to those top issues. Finally, participants brainstormed other solutions that didn't fit any issue already discussed. The results of this process are reproduced in their entirety below.

Attendees

Carmen Barrett
Kara Blankenship
Jan Warren
Devon Corbett
Donna Colombo
Keyvan Fotoohi
John Frangrulis
Mary Fenelon
Chris Percy
Tessie Percy
Donna Witt
Doug Witt
Natalie Mark
Janet O'Cleary
Penny Brody
Tom Cromelia
Sandhya Jha
Kenneth Jones
Phil Broemel

Major Housing Issues

- Top Issues:
  - Not enough affordable housing for different age groups (seniors and young people)
  - Not enough diversity of housing types
  - Secondary effects of new housing: traffic, schools, and services
  - Concern over the impact of high-density development
  - Not enough affordable housing
  - The gap between people who make $46,000 and those who make much less
  - Imbalance between retail jobs generated and workforce housing
  - Current policy does not require low income housing to be built (instead developers can pay fees)
- Other Issues:
  - Not enough owner-occupied housing (too many investment properties)
  - Contra Costa Center: vacant lot and retail space is not rented
  - Affordable housing is stigmatized
  - Is affordable housing built to "green" standards?
  - Availability of appropriately zoned land
  - Displacement of low-income residents
  - Housing for homeless people

- Addressing the needs of veterans

Potential Solutions to Housing Issues

- Issue: Not enough affordable housing for different age groups (seniors and young people)
  - Companies could invest in affordable housing or homebuyer assistance programs.
  - Find more land for Habitat for Humanity
  - Apply for more subsidies and grants
  - Zoning changes (second unit ordinance)
  - Require housing on top of any new retail or commercial building
  - Use Shadelands or vacant land for housing
- Issue: Not enough diversity of housing types
  - Change zoning ordinance
  - Find more land for Habitat for Humanity
- Issue: Secondary effects of new housing: traffic, schools, and services
  - Provide better public transportation
  - Provide better wayfinding signage
  - Don't sell public space or schools
  - Increase pedestrian rights
  - Move pedestrians and bikes
- Issue: Not enough affordable housing
  - Factor in "green" awareness into affordable housing
  - Walnut Creek should look for alternative jurisdictions to develop housing
  - Increase non-profit development
  - Require affordable units in new developments
  - Reduce low-income housing loss from redevelopment
- Issue: Concern over the impact of high-density development
  - Slow down development
  - Evaluate the traffic impacts on current city residents
  - Describe the development process to current residents and a broader audience
- Issue: The gap between people who make $46,000 and those who make much less
  - Increase the minimum wage
  - Create incentives to both live and work at home (employer-based incentives)
  - Public-private partnerships
- Issue: Current policy does not require low income housing to be built (instead developers can pay fees)

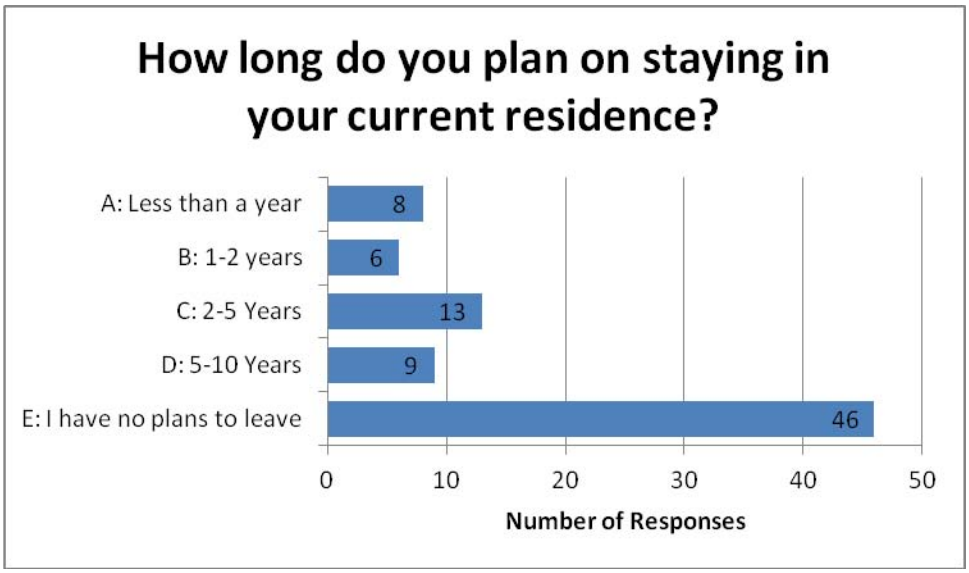
- Land value recapture (Community benefits from improving private land values)
- Seek a source to replace redevelopment funds
- Increase the percentages of moderate-, low-, very low-, and extremely low-income units
- Density bonuses (If the developer wants to go to five stories, they need to increase affordable housing)
- Streamlined development design review

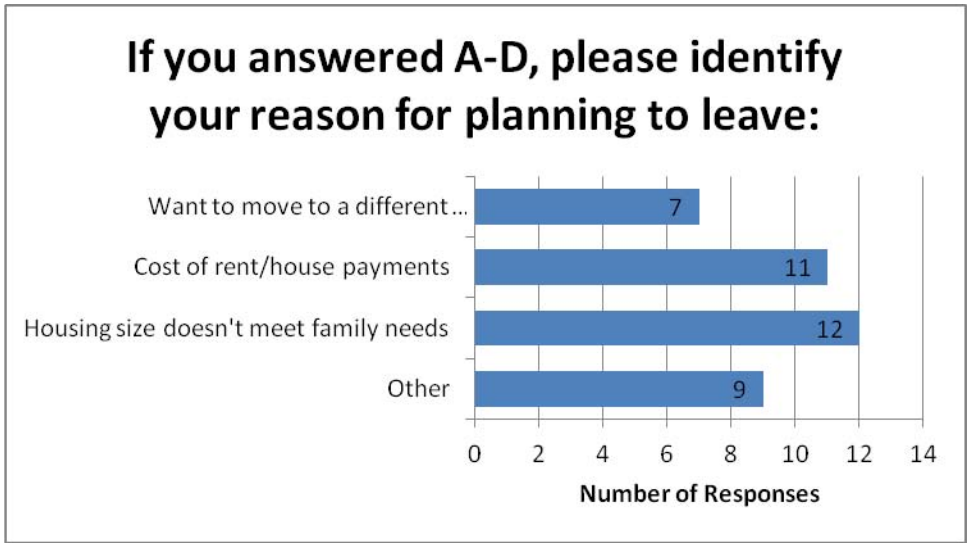
Other Potential Solutions to Housing Issues

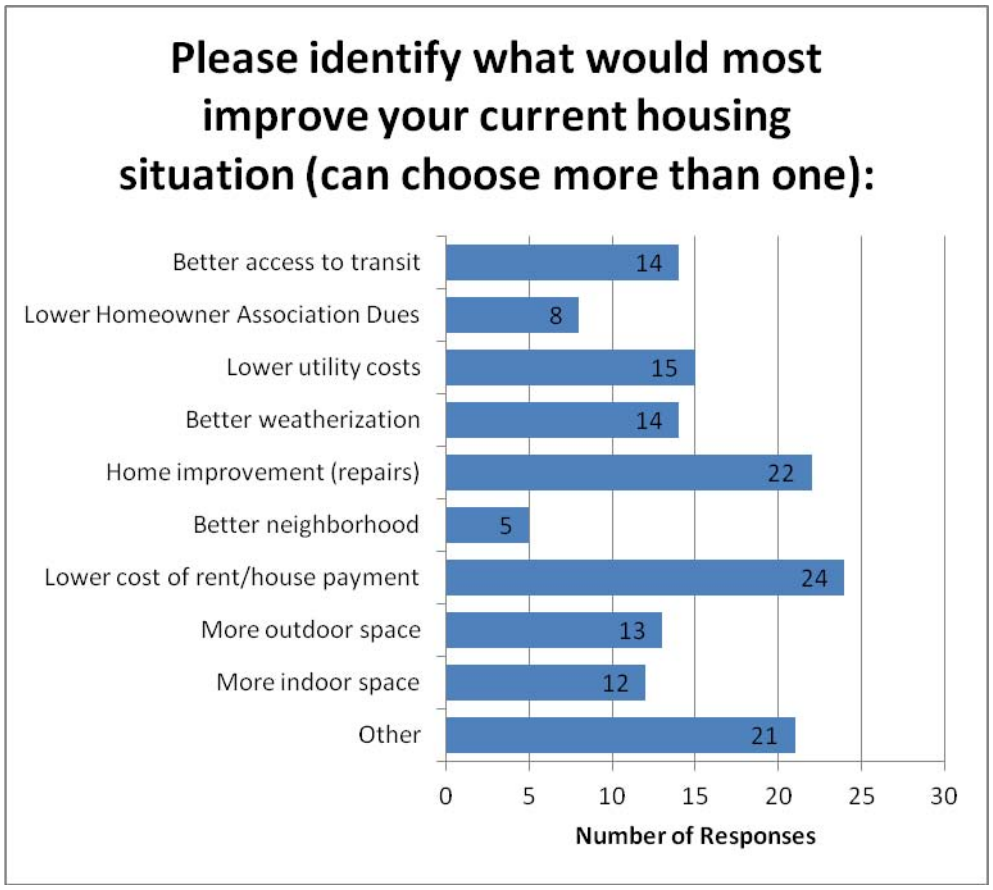
- Housing co-ops
- Smaller units
- Tiny homes
- Building policy for modular/manufactured housing

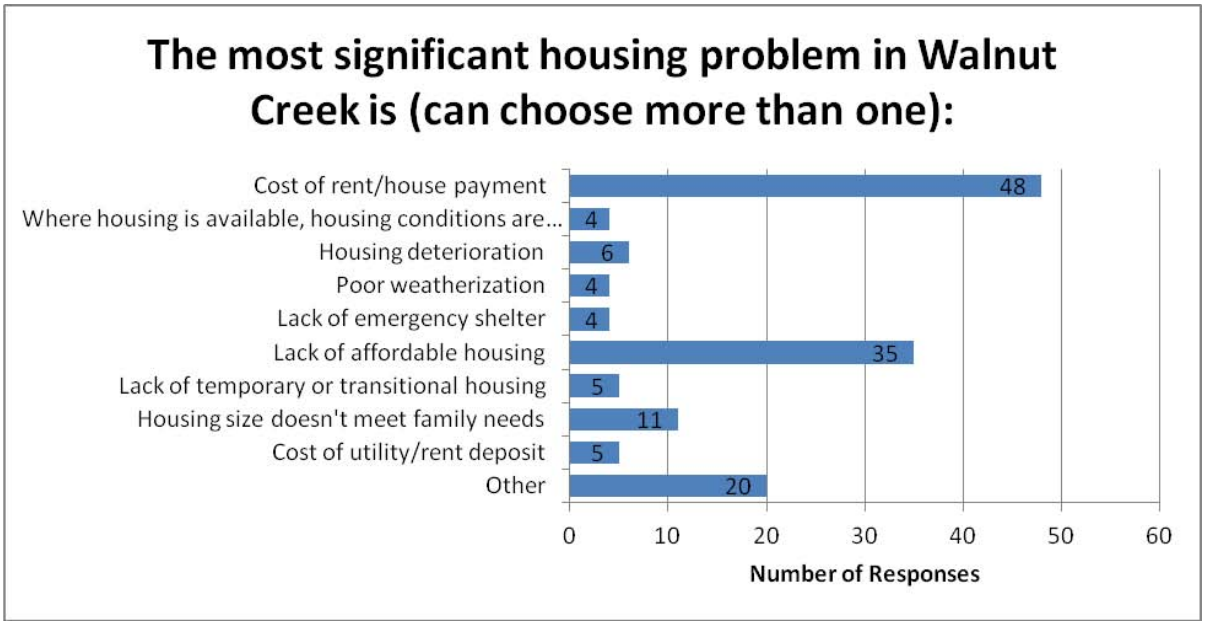
Open Town Hall Online Forum – Housing Needs Survey Results

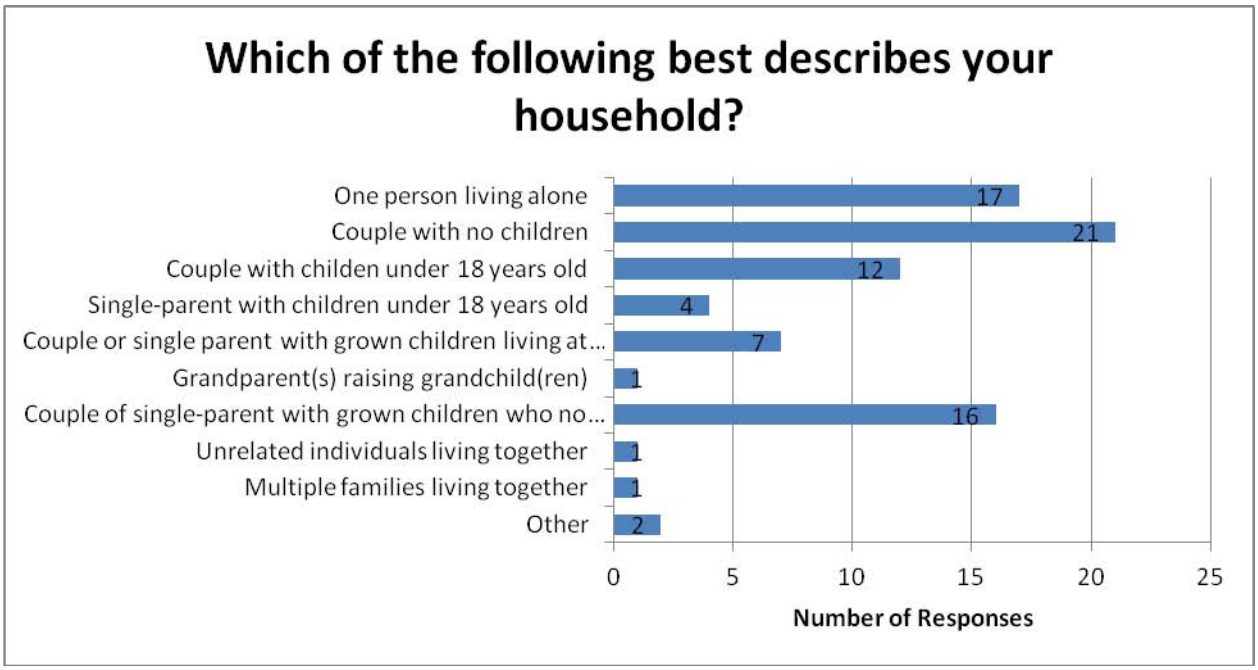
As part of the 2015-2023 Housing Element Update, the City conducted an online survey through Open Town Hall soliciting input from the public on Walnut Creek's housing issues, current needs, and future needs. There were 161 responses to the survey, and 386 people viewed the survey.




If you answered A-D, please identify your reason for planning to leave:
Want to move to a different...
Cost of rent/house payments
Housing size doesn't meet family needs
Other
7
11
12
9
0
2
4
6
8
10
12
14
Number of Responses


Please identify what would most improve your current housing situation (can choose more than one):
Better access to transit
Lower Homeowner Association Dues
Lower utility costs
Better weatherization
Home improvement (repairs)
Better neighborhood
Lower cost of rent/house payment
More outdoor space
More indoor space
Other
14
8
15
14
22
5
24
13
12
21
0
5
10
15
20
25
30
Number of Responses


The most significant housing problem in Walnut Creek is (can choose more than one):
Cost of rent/house payment
Where housing is available, housing conditions are...
Housing deterioration
Poor weatherization
Lack of emergency shelter
Lack of affordable housing
Lack of temporary or transitional housing
Housing size doesn't meet family needs
Cost of utility/rent deposit
Other
48
4
6
4
4
35
5
11
5
20
0
10
20
30
40
50
60
Number of Responses


Which of the following best describes your household?
One person living alone
Couple with no children
Couple with childen under 18 years old
Single-parent with children under 18 years old
Couple or single parent with grown children living at...
Grandparent(s) raising grandchild(ren)
Couple of single-parent with grown children who no...
Unrelated individuals living together
Multiple families living together
Other
17
21
12
4
7
1
16
1
1
2
0
5
10
15
20
25
Number of Responses