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| **GOAL 1.0** | **PROVIDE ADEQUATE SITES THROUGH APPROPRIATE LAND USE AND ZONING DESIGNATIONS TO ACCOMMODATE THE TOWN'S SHARE OF REGIONAL HOUSING NEEDS** |
| **Policy 1.1** | **Develop a comprehensive strategy to facilitate infill residential development that provides affordable housing and/or housing for special needs populations.** |
| Objective: | The development of small infill single family and multiple family residential projects at densities exceeding that otherwise allowed by the underlying general plan and zoning designations, when an affordable component is provided and/or when housing special needs populations is provided. |
| Actions Taken: | Efforts taken lead to development of three small infill single family and multiple family residential projects, being a Laurel Drive project (5 sfr with 2 very low-income attached 2nd units), the Willow Commons - Hartz Way project (22 new units with 6 units for developmentally disabled), and the Pintado Point - Hartz Ave. project (9 new units with 1 low-income unit). |
| Unit Production: | Projected: 15-25 low/moderate units and 8-12 special needs units during 1999 - 2006 Planning Period.<br>Actual: 38 total units completed with income breakdown as follows: 8 very low-income, 1 low-income, 16 moderate-income and 13 above moderate-income units. |
| Comments: | Infill development is an important strategy for meeting future housing needs. Infill development strategies include: mixed-use development; density bonuses; intensification of developed lots that measurably exceed applicable minimum lot size standards; second units; and rezoning land for residential use and redevelopment. |
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| **Policy 1.2** | **Promote mixed-use development where housing is located in close proximity to urban services, shopping and/or public transportation.** |
| Objective: | Allow development of mixed-use projects that would authorize underutilized parcels to redevelop at higher densities than would be allowed under traditional zoning. |
| Actions Taken: | • General Plan Amendment approval granted for the Navlet's 9.8 acre commercially designated site in 2005 resulted in a 2.5-acre portion of the site carrying a Residential - Multiple Family - Medium/High (19-22 units per acre) designation. That action facilitated the development of a 55 unit apartment condominium project that meets an affordable-by-design designation putting all 55 units at moderate-income level.<br>• Zoning Text Amendment (ZTA) action initiated by the Town resulted in three Downtown properties being designated DBD; Downtown Business District - Area 11 Special Opportunity Site. (Note: The North Hartz Area also secured Area 11 designation for a three-year period ending October 2008). Area 11 allows non-ground floor residential uses by right and provides flexibility on building height standards to allow pursuit of three-story redevelopment projects. Action followed by submittal of a redevelopment plan for the Danville Hotel project site, depicting eleven proposed for-sale residential units as second and third floor uses on the project. |
| Unit Production: | Projected: Up to 50 units during 1999 - 2006 Planning Period.<br>Actual: Approval for a 55 apartment condominium secured in the Rose Garden Shopping Center. A pending development plan request is pursuing approval for eleven for-sale units on the Danville Hotel site. |

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| Comments: | Mixed-use development combines residential uses with one or more other uses such as office or retail uses. Mixed use can be either vertical integration (mixing uses within a single structure) or "horizontal" (mixing uses on a large site, with each use confined to a separate building or set of buildings). The Danville General Plan indicates that mixed use projects, which might integrate housing or office space above ground floor retail, should be encouraged in the area north of Old Town Area along Hartz Avenue between Diablo Road and Railroad Avenue. The ZTA action creating the DBD - Area 11 designation expands the area where mixed-use development could occur in Downtown Danville. |
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| **Policy 1.3** | **Facilitate the development of second units as an affordable housing alternative.** |
| Objective: | Increase the production of second units within existing single-family areas. |
| Actions taken: | • Encouragement of the development of second units through implementation of the second dwelling unit ordinance and by way of efforts taken by the Planning Division in review of residential building permits.<br>• Distribution of packets from previously approved second unit submittals as quasi "off-the-shelf" plans (to simplify design costs incurred for proposed second units).<br>• Encouragement of the development of second units as part of the subdivision approval process – both as a means to meet inclusionary housing obligations and to provide pre-authorization for second units that the developer may choose to provide. Entitlements affected through this implementation measure included: Lenox Homes (directing two of ten sfr units in project to be developed with for-rent BMR second units); Smith/Bonnell (allowing up to five of seven sfr units to be developed with for-rent BMR second units); Tassajara Lane (directing ten of 22 sfr units to be developed with for-rent BMR second units); Hansen Lane (directing three of ten sfr units to be developed with for-rent BMR second units).<br>• Distribution "How-to" brochures for development of second units.<br>• Initiation of the zoning text amendment efforts to update Danville's second dwelling unit ordinance to bring it into compliance with changes to California's second unit regulations. |
| Unit Production: | Projected: 25-50 traditional second units and 10-20 inclusionary second units during 1999 - 2006 Planning Period.<br>Actual: 62 second dwelling units completed during planning period. |
| Comments: | In areas where the dominant land use is single family residential, second units will continue to provide a important source of housing that serves lower income households and/or smaller households. |
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| **Policy 1.4** | **Develop low/medium to high/medium density housing in the Downtown area on land currently designated for multiple family residential use when the development incorporates affordable and/or senior housing units.** |
| Objective: | Take the opportunity in processing entitlements for ongoing development and redevelopment activity to encourage the inclusion of affordable multiple family residential housing in the Downtown area. |

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| Actions taken: | • Danville entered into partnership n non-profit housing developer Bridge Housing for the prc ed 74 unit very low and extremely low income senior apartment project along Laurel Drive in the Downtown area. Danville's financial involvement with project covered the cost of the land ($3,000,000) and the sale of bonds against future income stream into the housing set aside fund of the Community Redevelopment Agency. Danville worked with Contra Costa County to secure CDBG funds for the project and to secure tax credit allocation approvals that further subsidized the project. Danville granted a density bonus for the project, which took the allowable density from 22 units per acre to 26.5 units per acre (20% density bonus). Danville facilitated the abandonment of public right-of-way adjoining the project site for inclusion of this land into the proposed development zone.<br>• Danville granted a density bonus, granted both a fee waiver and a fee deferral, and facilitated the abandonment of public right-of-way to encourage development of the Willow Commons project in the Downtown area. The project to consist of 22 units, five units for developmentally disabled and 17 for moderate income senior households. |
| Unit Production: | Projected: Up to 100 units during 1999 - 2006 Planning Period.<br>Actual: 74 units completed in 2003 for the Bridge Housing project. 22 units completed in 2005 for the Willow Commons project. |
| Comments: | Town proactively moved towards designating both the Bridge Housing and Willow Commons sites for the higher density projects by instituting minimum density for the sites (i.e., 18 units per acre minimum density) through the adoption of the 2010 General Plan in August 1999. |
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| **Policy 1.5** | **Cooperate with sub-regional initiatives to generate funding for affordable housing and to promote the development of affordable housing.** |
| Objective: | See policy. |
| Actions taken: | Danville continued to be an active member of Tri-Valley Affordable Housing Committee, monitoring and supporting affordable housing efforts of other jurisdictions in the sub-region. A significant outgrowth of the Committee was the opening of the Tri-Valley Housing Opportunity Center in Livermore, operating as a non-profit organization with initial financial support from the U.S. Department of Housing and Urban Development (HUD) and the five member Tri-Valley cities. The Center offers classes on how to find, qualify for, and buy a home as well as credit counseling and financial preparation. Participants can also obtain information about local (City/County) and lender programs, including down payment assistance programs, first-time homebuyer programs, as well as receiving housing counseling, introduction to mortgage products, etc. |
| Unit Production: | Projected: Not quantified.<br>Actual: Not applicable. |
| Comments: | The "forum" for sub-regional affordable housing efforts in the Tri-Valley Area continues to be the Tri-Valley Affordable Housing Committee. |
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| **Policy 1.6** | **Maintain an up to date site inventory that details the amount, type and size of vacant and underutilized parcels and assist developers in identifying land suitable for residential development.** |
| Objective: | See policy. |
| Actions taken: | With the December 2001 adoption of the update of the Danville Housing Element for the 1999 - 2006 Planning Period, the Town prepared detailed site inventory tables (Tables 26, 27 and 28 of the adopted Housing Element). The inventory table was updated annually in conjunction with budget preparation efforts. |
| Unit Production: | Projected: Not quantified.<br>Actual: Not applicable. |
| Comments: | An analysis of the residential development potential in Danville was conducted as part of the update of the Danville Housing Element for the 1999 - 2006 Planning Period. The analysis showed Danville had adequate sites, with appropriate land use and zoning designations, to accommodate its Regional Housing Needs Allocation (RHNA) of 1,110 new units. Sharing this information with potential developers facilitated the development of new housing. |
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| **Policy 1.7** | **Support the development of additional affordable housing by non-profit and for-profit developers through financial assistance and / or use of zoning incentives.** |
| Objective: | Take the opportunity in processing entitlements for ongoing development and redevelopment activity to encourage the inclusion of affordable multiple family residential housing in the Downtown area. |
| Actions taken: | See "Actions taken" for Policy 1.4 above. |
| Unit Production: | Projected: 74-unit very low and extremely low units during 1999 - 2006 Planning Period.<br>Actual: 74-unit Bridge Housing project on Laurel Drive completed in 2003. |
| Comments: | The Town's front-end involvement in this below market senior apartment project was $5,300,000+/- with sale of bonds committing a majority of the remaining housing set aside funds to the project from the Community Redevelopment Agency. |
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| **Policy 1.8** | **In preparation of the Housing Element Cycle that follows the 1999 - 2006 Cycle, identify possible sites where residential densification might have merit.** |
| Objective: | Take the opportunity in processing entitlements for ongoing development and redevelopment activity to encourage the inclusion of affordable multiple family residential housing in the Downtown area. |
| Actions taken: | Two Town Council study sessions and one Town Council public hearing were conducted in advance to gearing up for the 2007 - 2014 Housing Element Planning Period to discuss the challenges associated with finding adequate multiple family residential sites to meet the anticipated RHNA for the next planning period. Preliminary identification was made of lands totaling 1 ½ times the projected acreage need for the anticipated very low and low income allocations for the next planning period was made through this process. |
| Unit Production: | Projected: Not quantified<br>Actual: Not applicable. |

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| Comments: | ABAG's Regional Housing Needs A[illegible]tion (RHNA) for Danville quantified the need for 1,110 nev housing units during the 1999 - 2006 Planning Period. With the provision of these units, Danville will be closing in on a build out condition as respects land use designations in place under the Danville 2010 General Plan. While it was not possible to estimate Danville's RHNA for the planning period that follows the 1999 - 2006 Planning Period, it was acknowledged that Danville would need to identify sites for residential densification to be able to demonstrate how that future RHNA could be met. |
| **Policy 1.9** | **Prepare a new overlay zoning district for multiple family residential properties that imposes floor area ratio standards on the smaller, underutilized multiple family residential parcels, steering these properties towards a multiple family residential for-rent redevelopment option.** |
| Objective: | Review merits of using an overlay zoning district that imposes floor area ratio (FAR) standards for this subset of multiple family properties such that their redevelopment would be steered towards the higher density multiple family residential for-rent option. Work effort was on a project-by-project basis rather than taking the form of a new overlay zoning district. Project-by-project discussion involving small multiple family residential sites included the following: three sites on El Dorado Ave., |
| Actions taken: | No action was taken during the planning period towards the preparation of this new overlay zoning district. In lieu of new zoning standards, the took steps that move all multiple family residential zoned sites to the higher density option by instituting minimum density standards for the Residential - Multiple Family - Low (7-12 dus/ac); Residential - Multiple Family - Low/Medium (13-17 dus/ac); and the Residential - Multiple Family - High/Medium (18-22 dus/ac) land use categories. The implementation of minimum density standards occurred by way of adoption of the 2010 General Plan in August 1999. |
| Unit Production: | Projected: Not quantified.<br>Actual: Not applicable. |
| Comments: | Several of the remaining vacant or underutilized multiple family residential parcels in Danville are less than one acre in size. Their relative smallness may serve as a barrier from their being redeveloped with multiple family projects that would approach the top end of allowable density yield. Steps should be taken to better facilitate the transition of these current use to their planned multiple family residential use. |
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| **GOAL 2.0** | **IMPROVE HOUSING AFFORDABILITY FOR BOTH RENTER OCCUPIED AND OWNER OCCUPIED HOUSEHOLDS** |

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| **Policy 2.1** | **Promote density bonuses to developers that build affordable housing units in addition to those bonuses required by State law.** |
| Objective: | Focus will be on multiple family residential projects where affordability is more directly linked to density and where higher densities are generally more workable where project results in rental product with smaller unit sizes than would be used in a for-sale development. |
| Actions taken: | Danville granted density bonuses for three multiple family residential projects, including: (1) Bridge Housing senior apartment project (20.5% density bonus was granted in response to project commitment to provide 74 of 74 units as for-rent extremely low and low income units); (2) Sweeney - El Pinto Apartment project (a 31.5% density bonus was granted in response to project commitment to provide one of nine units as a for-sale low income unit; and (3) Morris/Storer – Willow Commons project (a 108% density bonus was granted in response to project commitment to provide 22 new units with 6 units for developmentally disabled very low income individuals and the remainder of the units as moderate income senior housing). |
| Unit Production: | Projected: Not quantified.<br>Actual: 105 totals units yielding - 80 very low, 1 low, 16 moderate and 8 above moderate households. |
| Comments: | Town utilized the study session process for earlier issue identification on these projects and to provide the prospective developers with a sense of the level of support for a density bonus-dependent project. The Laurel Drive and Willows Commons projects were facilitated with road abandonments of portions of Hartz Way. |
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| **Policy 2.2** | **Maintain a comprehensive energy efficiency strategy with a goal of limiting residential energy costs to make housing more affordable.** |
| Objective: | Policy attainment directly linked to the consistent enforcement of California's energy regulations (Title 24) through the Town's Building Division plan check and building inspection process. |
| Actions taken: | The Town continues to enforce energy efficiency regulations to assure new construction uses design strategies that promote energy efficiency. |
| Unit Production: | Projected: Not quantified.<br>Actual: Not applicable. |
| Comments: | Conservation of energy has become an important issue in housing policy because of the dramatic rises in energy costs. The residential sector offers an opportunity to achieve energy savings through conservation measures, awareness and the application of appropriate technology. |
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| **Policy 2.3** | **Require a minimum percentage of lower or moderate income housing to be provided in new residential developments.** |
| Objective: | Continued implementation of Town's inclusionary housing policies. |
| Actions taken: | Refer to Table 34 and Figure B for a listing of below market rate units made possible by project approvals granted during the 1999 - 2006 Planning Period. |

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| Unit Production: | Projected: 4-8 moderate income dus/ nd 4-8 low income dus/yr during 1999 - 2006 Planning Per<br>Actual: Approvals involving twelve projects will provide for: 132 for-sale above moderate; 5 for-sale moderate; 1 for-sale low; 74 for-rent moderate; 15 for-rent low; and 83 for-rent very low or extremely low units. High percentage of affordability reflects fact three of twelve projects were density bonus projects yielding heightened project affordability. |
| Comments: | Under the Town's Inclusionary Housing Ordinance, the Town requires that up to 15 percent of housing in new developments be provided as below market housing. Pursuant to the inclusionary regulations, this housing is to be provided with appropriate deed restrictions to assure long term affordability of the units is achieved. While the ordinance provides an opportunity to use an "in lieu" fee, the Town continued to use its discretion to push for development of affordable housing within each new project. Large lot single family residential projects have option of providing a 25% match of low income for-rent 2nd units in lieu of providing 10% match of for-sale moderate income units. |
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| **Policy 2.4** | **Facilitate the development of home occupations to enhance neighborhood safety, contribute to the sense of community and to support local retail businesses.** |
| Objective: | With changing demographics and business operations, flexibility in home occupation regulations will indirectly facilitate the affordability of housing. |
| Actions taken: | Home occupations may occur as a "use by right" in residentially zoned areas where the business meets specified performance standards. The regulations pertaining to the operation of home occupations were liberalized through a zoning text amendment process, widening the range of allowable business activities that may be conducted "by-right" in residential areas. r |
| Unit Production: | Projected: Not quantified.<br>Actual: Not applicable. |
| Comments: | Working at home is linked to the affordability of housing because a home-based business may reduce the need to rent business space elsewhere. Home businesses can also save considerable time and expense associated with commuting and allows residents who must be at home to supplement their income through home-based work. |
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| **Policy 2.5** | **Create a Housing Advisory Committee to provide ongoing review and support of the goals, policies and implementation measures of the Housing Element.** |
| Objective: | See policy. |
| Actions taken: | For the entire 1999 - 2006 Planning Period the Town Council served in the role of the "Housing Advisory Committee". Their annual review of the progress made to meet the goals and policies of the Housing Element is supplemented by an every-other-year basis expanded review of the Measure C "Checklist" that links the return to source portion Danville receives of the County-wide ½ cent gas tax to, among other things, progress on meeting Danville's housing element goals and policies. |

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| Unit Production: | Projected: Not quantified.<br>Actual: Not applicable. |
| Comments: | Clearly identifying responsibilities of staff and of the Housing Advisory Committee will promote the monitoring and enforcement of affordability requirements and further efforts to identify and pursue funding for affordable housing and to promote development of affordable housing. |
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| **Policy 2.6** | **Facilitate the provision of replacement housing for housing units removed in the redevelopment area administered by the Community Development Agency of the Town of Danville.** |
| Objective: | Provide replacement housing for the five for-rent housing units occupied by lower or moderate income households that were lost to allow the construction of the 74-unit Bridge Housing senior apartment project. |
| Actions taken: | The two two-bedroom units were replaced with the development of two-bedroom units in the Bridge project. The remaining obligation to be met is three three-bedroom below market rate units. |
| Unit Production: | Projected: Five units need to be replaced as a result of the development of the Bridge project.<br>Actual: Two of five replacement units were provided. |
| Comments: | In compliance with State law, the Danville Redevelopment Agency will facilitate the provision of replacement housing for housing units occupied by low or moderate income households within the redevelopment area. With the approval and construction of the 74-unit Bridge Housing senior apartment project, the Danville Redevelopment Agency assumed the responsibility to assure that the replacement housing required under California Redevelopment Law is provided. |
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| **Policy 2.7** | **Require that all affordable housing development subsidized by the Town contain provisions that assure long-term affordability mechanisms.** |
| Objective: | See policy. |
| Actions taken: | The Town continued to use deed restrictions to address term of affordability obligations for affordable housing established in Town. Each of the twelve projects triggering review under the Town's inclusionary housing regulations (three of which concurrently sought density bonuses through the Town's density bonus regulations) were required through project conditions of approval to develop and execute affordable housing agreements that set forth a minimum twenty year affordability requirement for the below market rate units. The three projects invoking density bonuses lead to execution of affordable housing agreements with longer terms of affordability (i.e., fifty years for both the Bridge senior apartment project and the Willows Commons project and thirty years for the for-sale low income unit in the Pintado Point project. During the end of the 1999 - 2006 Planning Period, the Town instituted a project to allow sellers of moderate income units to receive a larger resale price for their units where they agreed to reset the twenty year term of the applicable affordable housing agreement concurrent with sale of their unit to a new qualifying household. |
| Unit Production: | Projected: Not quantified.<br>Actual: Not applicable |

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| Comments: | Once affordable housing is developed, . .mportant to determine ways to assure that the housing contin o be affordable for as long as feasible. This is especially true of housing projects benefiting from governmental and / or private sector subsidies. |
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| **Policy 2.8** | **Increase access to homeownership for low and moderate income households by actively partnering in the various County-administered first-time homebuyer programs.** |
| Objective: | See policy. |
| Actions taken: | The criteria used to determine qualifying buyers typically allows relatively few existing units in Town to qualify for the program. Actions taken by the Town includes the dissemination of information to the public about this County-administered program. |
| Unit Production: | Projected: 2-5 units in during 1999 - 2006 Planning Period.<br>Actual: No known units during the planning period.. |
| Comments: | Contra Costa County administers, on behalf of the jurisdictions making up the Urban County, a variety of programs to provide affordable homeownership programs to low and moderate income households. One such program is the first time homeowners program funded by the Mortgage Credit Certificate program. This federal program assists low and moderate income first-time homebuyers. A mortgage credit certificate is issued to qualified buyers, allowing for a federal income tax credit of up to 20% of the annual mortgage interest paid. High housing costs typically serve as a barrier for use of this program, or similar programs, in Danville. |
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| **Policy 2.9** | **Explore the use of mortgage revenue bonds as a means to finance affordable housing development.** |
| Objective: | See policy. |
| Actions taken: | See "Comment" section below. |
| Unit Production: | Projected: Not quantified.<br>Actual: Bonds were sold for the Bridge Housing senior apartment project to assure all 74 units in the project reached the target Very Low and Extremely Low levels. |
| Comments: | Utilize available mortgage revenue bond funds available through the County Community Development Department and/or the State of California. |
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| **GOAL 3.0** | **INCREASE THE SUPPLY OF APPROPRIATE SUPPORTIVE HOUSING FOR SPECIAL NEEDS POPULATIONS** |
| **Policy 3.1** | **Strive to meet the housing needs for the Town's identified special needs populations.** |
| Objective: | In addition to the development of affordable housing in general, Danville should work with housing developers to provide housing opportunities to the Town's identified special needs households and individuals, including the mentally and disabled persons, seniors, large family households, persons with developmental disabilities, etc. |

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| Actions Taken: | Danville continues to be supportive of land use permit requests to establish residential care facilities in residentially zoned areas - a flexible approach to provide housing for special needs populations. Refer to Table 9 for summary of licensed adult residential facilities and residential care of the elderly facilities located in Danville. In addition, Danville's approval for Bridge Housing provided 74 affordable for-rent units for seniors and its approval for the Willows Commons provided five for-rent units for the developmentally disabled and seventeen for-rent units for seniors. |
| Unit Production: | Projected: 6 to 12 beds per year during 1999 - 2006 Planning Period.<br>Actual: 91 for-rent senior units and 5 for-rent developmentally disabled units and an undetermined number of bedrooms provided through the development of new small family residential care facilities. |
| Comments: | Conversion of existing single family residential units for small family residential care facilities (<8 beds) or large family residential care facilities (9-14 beds) has been shown to be feasible despite relatively high real estate values. |
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| **Policy 3.2** | **Strive to ensure that homeless individuals and families can obtain decent, suitable and affordable shelter.** |
| Objective: | See policy. |
| Actions Taken: | Action taken by the Town includes the dissemination of information to the public about the County-administered programs in Contra Costa and Alameda Counties. |
| Unit Production: | Projected: Not quantified.<br>Actual: No facilities established or funded directly by the Town during the 1999 - 2006 Planning Period. |
| Comments: | While there are not any homeless shelters within the San Ramon Valley, there are various facilities in Contra Costa County that are operated through funding made available to the Urban County. As a member-jurisdiction of the Urban County, these facilities are available to serve qualifying households and individuals from Danville. |
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| **Policy 3.3** | **Require inclusion of accessible units in new residential construction projects receiving Town financial assistance.** |
| Objective: | See policy. |
| Actions Taken: | Danville's approval for Bridge Housing provided 74 affordable for-rent units for seniors and its approval for the Willows Commons provided five for-rent units for the developmentally disabled and seventeen for-rent units for seniors. |
| Unit Production: | Projected: Not quantified.<br>Actual: 91 for-rent senior units and 5 for-rent developmentally disabled units. |
| Comments: | Persons with disabilities are likely to require assistance, which may include special housing design features, income support for those who are unable to work and in-home supportive services for persons with mobility limitations. Supportive housing and other group living situations should be located close to transit, shopping opportunities and/or community services. |
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| JAL 4.0 | CONSERVE AND IMPROVE EXI NG HOUSING AND RESIDENTIAL NEIGHBORHOO |
| **Policy 4.1** | **Continue to enforce a condominium conversion ordinance aimed at preserving the existing stock of rental housing and providing tenant protections for units that may be approved for conversion.** |
| Objective: | The Town should enforce condominium conversion regulations contained within the State Map Act to regulate potential condominium conversions of existing apartment complexes. Additionally, the Town should look at the merits of supplementing these regulations with a local condominium conversion ordinance to reflect current market conditions and to provide appropriate protections to lower and moderate income tenants occupying apartments within the community. |
| Actions Taken: | No activity (i.e., pre-submittal discussion about a planned condominium conversion) involving a mid-size apartment complex in Danville occurred early during the 1999 - 2006 Planning Period but was not followed by a formal application for condominium conversion. |
| Unit Production: | Projected: Not quantified.<br>Actual: Not applicable. |
| Comments: | Loss of apartment housing to conversion to common interest developments (such as condominiums) would potentially impact an important source of lower and moderate income housing. A local condominium conversion ordinance should be created and implemented to maximize, to the extent allowed under law, the protection of the rights of tenants currently residing in the units where conversion is sought. |
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| **Policy 4.2** | **Actively partner in the County-administered weatherization and utility payment assistance program and disseminate information about the availability and nature of the program to Danville residents.** |
| Objective: | Tie into the existing County-administered weatherization program to enable lower income homeowners and renters of Danville to make minor home repairs and energy improvements that otherwise cannot be afforded. |
| Actions Taken: | The criteria used to determine qualifying residents typically allows relatively few existing units in Town to qualify for the program. Actions taken by the Town includes the dissemination of information to the public about this County-administered program. |
| Unit Production: | Projected: Make program available to 2-5 units in five years during 1999 - 2006 Planning Period.<br>Actual: No units known to have taken advantage of the program. |
| Comments: | Program is already in place but has been utilized by Danville residents on only a very limited basis. Day-to-day administration of program is handled by the County Building Inspection Department. |
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| **Policy 4.3** | **Actively partner in the County-administered Section 8 Rental Assistance program to provide rental assistance to qualifying very low income residents.** |
| Objective: | Tie into the existing County-administered Section 8 Rental Assistance program to provide rental assistance to qualifying very low income residents. |

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| Actions Taken: | The criteria used to determine qualifying rental units (ties into market rate rental values) generally serves to discourage owners of rental units from pursuing this program. Actions taken by the Town includes the dissemination of information to the public about this County-administered program and the successful implementation of a program leading to Section 8 certificates being issued for qualifying developmentally disabled individuals occupying the five units in the Willows Common project reserved for this special needs population. |
| Unit Production: | Projected: Apply program to 4-10 units in five years during 1999 - 2006 Planning Period.<br>Actual: Five units secured Section 8 certificates. |
| Comments: | High rental costs for housing typically serve as a barrier for use of this program in Danville, but the program criteria may allow some number of existing rental units in Town to qualify for through the program.<br>Educating property owners of rental property about the program may lead to higher utilization of the program in Danville. |
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| **Policy 4.4** | **Maintain and improve public facilities such as roads, sidewalks, street lighting, landscaping, utilities and other improvements which enhance and improve residential neighborhoods and assist in private efforts to improve neighborhoods.** |
| Objective: | Continue the high level of maintenance of public improvements. |
| Actions Taken: | Through its annual update and funding of its Capital Improvement Program, the Town continues to develop and maintain critical infrastructure. |
| Unit Production: | Projected: Not quantified.<br>Actual: Not applicable. |
| Comments: | The existing Landscape and Lighting District provides an additional means for Town investment in public infrastructure. |
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| **Policy 4.5** | **Focus rehabilitation assistance and code enforcement efforts in areas of the Town with a high concentration of older residential structures.** |
| Objective: | Continue code enforcement efforts to enforce both State and local regulations governing the maintenance of all buildings and properties. |
| Actions Taken: | Town continues to carry out code enforcement activities as a means to ensure the quality of the housing stock and residential neighborhoods. |
| Unit Production: | Projected: Not quantified.<br>Actual: Not applicable. |
| Comments: | Danville's code enforcement program is already in place with staff handling approximately 15 - 20 cases per month. Besides complaints involving minor zoning violations, the majority of other complaints deal with property maintenance and abandoned vehicles. |
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| **Policy 4.6** | **Actively partner in the County-administered Neighborhood Preservation Program and disseminate information about the availability and nature of the program to Danville residents.** |
| Objective: | See policy. |
| Actions Taken: | Action taken by the Town includes the dissemination of information to the public about the County-administered program. |
| Unit Production: | Projected: Make program available to 2-5 units in five years during 1999 - 2006 Planning Period.<br>Actual: One unit is known to have participated in program. |
| Comments: | Contra Costa County administers, on behalf of the Urban County, the Neighborhood Preservation Program. The County Building Inspection Department serves as the lead agency in the provision of home rehabilitation loans to low-income persons to make necessary home repairs and to improve their homes. Eligible residents may receive assistance for a variety of home repairs, including, but not limited to, re-roofing, security, exterior painting and energy conservation. Program is already in place but has not been utilized by Danville residents to date. |
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| **GOAL 5.0** | **MITIGATE POTENTIAL GOVERNMENTAL CONSTRAINTS TO HOUSING DEVELOPMENT AND AFFORDABILITY** |
| **Policy 5.1** | **Perform a comprehensive review of the Zoning and Subdivision Ordinances, and other regulations as may be deemed necessary, to ensure that Danville's policies and regulations do not inappropriately constrain housing development and affordability.** |
| Objective: | See policy. |
| Actions Taken: | The Town performs an annual review of fees applicable to new developments. The Town strives to fast-track the development review process for multiple family residential projects and for affordable residential projects and for housing serving special needs population (e.g., the Bridge Housing senior apartment project). The Town continues to pursue technological enhancements to the Town's development review process that will speed up and/or simplify the process. |
| Unit Production: | Projected: Not quantified.<br>Actual: Not applicable. |
| Comments: | The Town regularly reviews regulations for the environmental and development review and permitting process for consistency with State laws to ensure that Danville's requirements do not act as a constraint to new development. |
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| **Policy 5.2** | **Continue to encourage use of the Planned Unit Development (P-1) process to allow more creative and flexible design for residential developments.** |
| Objective: | Use the Planned Unit Development (P-1) process for the development of more creative and flexibly designed residential projects. Provide flexibility to allow variation in otherwise applicable standards for structure type, lot sizes, yards and setbacks and enables the development plan to better respond to specific needs or environmental constraints that are present at the development site. |

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| Actions Taken: | The Town continues to promote use of the Planned Unit Development (P-1) process to secure more creative and flexibly designed projects to enhance the probability that an affordable housing component is included in new projects. |
| Unit Production: | Projected: Not quantified.<br>Actual: Not applicable. |
| Comments: | The P-1 regulations also allow more flexibility to mix different types of housing product within the same project. The Town eliminated the five-acre minimum parcel size restriction for P-1 projects in the mid 1990s, making the process available for use by most new projects. |
| **GOAL 6.0** | **PROMOTE EQUAL OPPORTUNITY FOR ALL RESIDENTS TO RESIDE IN THE HOUSING OF THEIR CHOICE** |
| **Policy 6.1** | **Prohibit discrimination in the sale or rental of housing to anyone on the basis of race, color ancestry, national origin, religion, disability, sex, sexual orientation, familial status, marital status or other such arbitrary factors.** |
| Objective: | Identify strategies that will support and implement fair housing laws. Avoid imposition of different requirements on government-assisted residential developments or emergency shelters than those imposed on non-assisted developments. |
| Actions Taken: | As appropriate, the Town will refer inquiries/complaints pertaining to fair housing issues to the Department of Fair Employment and Housing. The Town actively enforces building regulation accessibility requirements for new multiple family housing and for housing that requires extensive renovation. |
| Unit Production: | Projected: Not quantified.<br>Actual: Not applicable. |
| Comments: | The County allocates CDBG funds to local non-profit organizations for fair housing counseling and legal services. Services offered typically include advocacy and collaboration in support of fair housing; public outreach and education regarding fair housing rights; specialized fair housing training; and discrimination complaint processing and investigation. |
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| **GOAL 7.0** | **PRESERVE THE EXISTING AFFORDABLE HOUSING STOCK** |
| **Policy 7.1** | **Preserve existing affordable housing developments at risk of converting to market-rate housing.** |
| Objective: | See policy. |
| Actions Taken: | The Town continues to monitor the status of affordable housing projects to determine if they are "at-risk" projects and, as appropriate, identify possible steps that can be taken to retain the affordability component in the projects. |
| Unit Production: | Projected: Not quantified.<br>Actual: Not applicable. |
| Comments: | Over the period of time covered by the 1999 - 2006 Planning Period, some small number of Danville's affordable housing projects may become at risk of conversion to market-rate housing. |
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