



*"Small Town Atmosphere
Outstanding Quality of Life"*

March 24, 2009

VIA CERTIFIED MAIL

Kara Douglas, Principal Planner
 Contra Costa County Department of
 Conservation and Development
 2530 Arnold Dr., Ste. 190
 Martinez, CA 94553

Dear Ms. Douglas:

The attached material is being forwarded to you as a follow-up to our recent telephone conversation regarding housing production credits. Specifically, the attached material pertains to the assignment of housing production credits for Danville's sphere of influence (SOI) area lying at the northeast side of the Town. At question is the status of the 600 units shown by the County Tax Assessor as having an effective year built date aligning with the reporting period for the 1996 - 2006 Regional Housing Needs Allocation (RHNA) planning period.

Pursuant to the ABAG methodology for the 1996 - 2006 RHNA planning period, 75% of housing production in Danville's SOI area is to be credited towards Danville's RHNA obligation and 25% is to be credited towards Contra Costa County's RHNA obligation. Accordingly, Danville's draft 2007 - 2014 Housing Element Update will be reporting housing production credit as follows to the Housing and Community Development Department:

Danville SOI Housing Production for 1999 - 2006	Total Units	Extremely Low	Very Low	Low	Moderate	Above Moderate
County Share (25% of Total Production)	150	-	3	7	14 +9	117
Danville Share (75% of Total Production)	450	-	7	18	47 +27	351

Any questions you may have regarding this material may be directed to my attention at (925) 314-3305 at your convenience.

Sincerely,

Kevin J. Gailey
 Chief of Planning

510 LA GONDA WAY, DANVILLE, CALIFORNIA 94526

Administration Recreation (925) 314-3388 Building (925) 314-3330 Engineering & Planning (925) 314-3310 Transportation (925) 314-3310 Maintenance (925) 314-3450 PoliceParks and (925) 314-3700 (925) 314-3400

**APPENDIX D - RESIDENTIAL HOUSING PRODUCTION
DANVILLE SPHERE OF INFLUENCE 1999-2008**

Assessor's Parcel Book & Page	Effective Year Built (Metroscan March 2009)	Units Completed	Credit Towards Danville 1999 - 2006 RHNA
<i>Book 206 Page 530</i>	1999	-	
	2000	-	
	2001	-	
	2002	-	
	2003	4	
	2004	24	
	2005	29	
	2006	12	
	2007	5	
	Subtotal	74 units	
	2008	5	
	Subtotal	5 units	3.75 units
Total	79 units	59.25 units	
<i>Book 206 Page 550</i>	1999	-	
	2000	-	
	2001	-	
	2002	-	
	2003	-	
	2004	-	
	2005	25	
	2006	11	
	2007	1	
	Subtotal	37 units	
	2008	-	
	Subtotal	No Units	0.00 units
Total	37 units	27.75 units	
<i>Book 206 Page 580</i>	1999	-	
	2000	-	
	2001	-	
	2002	-	
	2003	-	
	2004	-	
	2005	-	
	2006	31	
	2007	7	
	Subtotal	38 units	
	2008	-	
	Subtotal	No Units	0.00 units
Total	38 units	28.50 units	

Assessor's Parcel Book & Page	Effective Year Built (Metroscan March 2009)	Units Completed	Credit Towards Danville 1999 - 2006 RHNA
Book 206 Page 590	1999	-	
	2000	-	
	2001	-	
	2002	-	
	2003	-	
	2004	-	
	2005	-	
	2006	20	
	2007	66	
	Subtotal	86 units	64.50 units credit towards Danville 1999 - 2006 RHNA
	2008	-	
	Subtotal	No Units	0.00 units
Total	86 units	64.50 units	
Book 206 Page 600	1999	-	
	2000	-	
	2001	-	
	2002	-	
	2003	-	
	2004	-	
	2005	-	
	2006	10	
	2007	50	
	Subtotal	60 units	45.00 units credit towards Danville 1999 - 2006 RHNA
	2008	4	
	Subtotal	4 units	3.00 units
Total	64 units	48.00 units	
Book 206 Page 610	1999	-	
	2000	-	
	2001	-	
	2002	-	
	2003	-	
	2004	-	
	2005	-	
	2006	21	
	2007	18	
	Subtotal	39 units	29.25 units credit towards Danville 1999 - 2006 RHNA
	2008	-	
	Subtotal	No Units	0.00 units
Total	39 units	29.25 units	

Assessor's Parcel Book & Page	Effective Year Built (Metroscan March 2009)	Units Completed	Credit Towards Danville 1999 - 2006 RHNA
<i>Book 206 Page 620</i>	1999	-	
	2000	-	
	2001	-	
	2002	-	
	2003	-	
	2004	-	
	2005	-	
	2006	11	
	2007	44	
	Subtotal	55 units	41.25 units credit towards Danville 1999 - 2006 RHNA
	2008	-	
	Subtotal	No Units	0.00 units
	Total	55 units	41.25 units
<i>Book 206 Page 630</i>	1999	-	
	2000	-	
	2001	-	
	2002	-	
	2003	-	
	2004	-	
	2005	-	
	2006	8	
	2007	40	
	Subtotal	48 units	36.00 units credit towards Danville 1999 - 2006 RHNA
	2008	4	
	Subtotal	4 units	3.00 units
	Total	52 units	39.00 units
<i>Book 206 Page 640</i>	1999	-	
	2000	-	
	2001	-	
	2002	-	
	2003	-	
	2004	-	
	2005	-	
	2006	1	
	2007	13	
	Subtotal	14 unit	10.50 units credit towards Danville 1999 - 2006 RHNA
	2008	17	
	Subtotal	17 units	12.75 units
	Total	31 units	23.25 units

Assessor's Parcel Book & Page	Effective Year Built (Metroscan March 2009)	Units Completed	Credit Towards Danville 1999 - 2006 RHNA
Book 206 Page 700 <i>(Note: These are attached single family residential units and were sold as deed-restricted moderate income units.)</i>	1999	-	
	2000	-	
	2001	-	
	2002	-	
	2003	-	
	2004	-	
	2005	-	
	2006	-	
	2007	36	
	Subtotal	36 units	
	2008	48	
Subtotal	48 units	36.0 units	
Total	84 units	63.0 units	
Book 206 Page 710	1999	-	
	2000	-	
	2001	-	
	2002	-	
	2003	-	
	2004	-	
	2005	-	
	2006	-	
	2007	17	
	Subtotal	17	
	2008	11	
Subtotal	11 units	8.25 units	
Total	28 units	21.0 units	
Book 206 Page 720	1999	-	
	2000	-	
	2001	-	
	2002	-	
	2003	-	
	2004	-	
	2005	-	
	2006	-	
	2007	-	
	Subtotal	No Units	
	2008	11	
Subtotal	11 units	8.25 units	
Total	11 units	8.25 units	

Summary Calculations and Summary Comments (Exclusively MFR Units)	Effective Year Built (Metroscan March 2009)	Units Completed	Credit Towards Danville 1999 - 2006 RHNA
<i>The Villas at Monterossa multiple family residential project is a for-rent below market rate project with deed restricted affordability providing 10 very low income units, 25 low income units, and 61 moderate income unit. Project is located on APN 206-580-037, wholly contained within Danville's sphere of influence (SOI). After applying the 75% multiplier, Danville is to be credited 7 very low income units, 18 low income units and 47 moderate income units from this project.</i>	1999	-	
	2000	-	
	2001	-	
	2002	-	
	2003	-	
	2004	-	
	2005	-	
	2006	96	
	2007	-	
	Subtotal	96 units	72.00 units credit towards Danville 1999 - 2006 RHNA
	2008	-	
	Subtotal	No Units	0.00 units
	Total	96 units	72.00 units

Summary Calculations and Summary Comments (Inclusive of both SFR & MFR Units)	Effective Year Built (Metroscan March 2009)	Units Completed	Credit Towards Danville 1999 - 2006 RHNA
<i>Contra Costa County housing production figures are based on date of permit issuance. Danville housing production figures are based on date of completion. To provide conversion of the two housing production methodologies for housing produced in Danville's sphere of influence (SOI), unit completions in the area were compiled for the period of 1999 through 2007. Pursuant to the ABAG methodology for the 1999 - 2006 planning period, 75% of housing production in Danville's SOI area is to be credited towards Danville's RHNA and 25% is credited towards Contra Costa County's RHNA. Although shown with the 75% factoring applied, housing with a 2008 completion date is assumed to be credited 100% to the County's RHNA.</i>	1999	-	
	2000	-	
	2001	-	
	2002	-	
	2003	4	
	2004	24	
	2005	54	
	2006	221	
	2007	297	
	Subtotal	600 units	450 units credit towards Danville 1999 - 2006 RHNA
	2008	100	
	Subtotal	100 units	75.00 units
	Total	700 units	525 units