

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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December 21, 2010

Mr. Joe Calabrigo
Town Manager
Town of Danville
510 La Gonda Way
Danville, CA 94526

Dear Mr. Calabrigo:

RE: Review of the Town of Danville's Adopted Housing Element

Thank you for submitting Danville's housing element adopted September 7, 2010 and received September 23, 2010. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h).

The September 7, 2010 adopted element addresses the statutory requirements described in the Department's March 22, 2010 review. As a result, we are pleased to find the element in full compliance with State housing element law (Article 10.6 of the Government Code).

The Department commends the Town for promoting infill development for a variety of housing types by, among other actions, committing to establish variable densities, providing density bonuses for mixed-use with a residential component and increasing minimum densities. These programs will encourage development with a compact mix of uses to maximize land resources, improve walkability and facilitate housing affordable to lower-income households.

The Department's finding of compliance is based on Danville's commitment in Programs 1.7.3 and 1.7.4 to rezone at least 9.6 acres at minimum densities of 20 to 25 units per acre and permit a minimum of 16 units per site. As described in the element, this rezoning effort is scheduled to be completed by the end of 2011. Further, as part of Program 3.2.3 (SB 2), emergency shelters must only be subject to the same development and management standards that apply to other allowed uses within the identified (Downtown Business District) zone. These programs are critical to complying with statutory requirements. The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code Section 65400. If these programs are not implemented as scheduled (e.g., December 31, 2011 for rezoning), the element should be promptly amended to identify alternative sites and add or revise programs, as appropriate.

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The Department is pleased to report Danville now meets specific requirements for several State funding programs designed to reward local governments for compliance with State housing element law. For example, the Housing Related Parks Program (HRPP), Local Housing Trust Fund and the Building Equity and Growth in Neighborhoods (BEGIN) programs include housing element compliance either as a threshold or competitive factor in rating and ranking applications. Additional information about these and other programs is available on the Department's website at http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hecompl011708.pdf.

In particular, the HRPP, authorized by Proposition 1C, is an innovative new program rewarding local governments for the approval of housing for lower-income households and provides grant funds to eligible local governments for every qualifying housing start, beginning calendar year 2010. More specific information about the HRPP is available on the Department's website at <http://www.hcd.ca.gov/hpd/hrpp/>.

The Department wishes Danville success in implementing the housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code Section 65400. If we can provide assistance in implementing the housing element, please contact Jess Negrete, of our staff, at (916) 323-3185.

Sincerely,


Cathy E. Creswell
Deputy Director