

I. INTRODUCTION

A. COMMUNITY CONTEXT

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

During the 1950s and 1960s, Danville evolved into a pleasant, desirable residential community. The completion of I-680 in 1968 greatly improved access to the area and led to increased amounts of residential development activity throughout the San Ramon Valley. During the 1970s, major changes began to occur in the San Ramon Valley. Large new developments were proposed and construction began, including the residential community of Blackhawk to the northeast of Danville and the Bishop Ranch Business Park in San Ramon. Danville was one of three Tri-Valley region communities (covering the communities of Danville, San Ramon, Dublin, Pleasanton, and Livermore and occupying the valley areas identified as San Ramon, Livermore and Amador Valleys) to incorporate in the early 1980s. During the 1980s and 1990s, the San Ramon Valley, the northernmost of the three valley areas constituting the Tri-Valley region) became a focus of major development activity. Once a predominantly residential and rural area, the San Ramon Valley has experienced major residential, commercial and office growth, which has altered its historic rural character.

B. ROLE AND CONTENT OF HOUSING ELEMENT

Section 65583 of the State Government Code establishes the required components of housing elements. The housing element must make adequate provision for the existing and projected housing needs of all economic segments of the community.

In brief, Danville's housing element must contain:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs;
- A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement and development of housing;
- A program that sets forth a schedule of actions during the planning period, each with a timeline, to implement the policies and to achieve the goals and objectives of the housing element;
- An identification of adequate sites to meet the community's need for housing (including its need for housing for above moderate, moderate, low, very low and extremely low income households); and

- An identification of governmental and non-governmental constraints, coupled with a program that, as appropriate and legally possible, serves to remove or mitigate governmental constraints to housing development.

Lack of affordable housing is a problem affecting the greater Bay Area region that cannot be addressed solely on a local level. The inability to pay for decent housing, paying higher amounts for housing and the inadequacy of public resources to support affordable housing development are problems that cross jurisdictional boundaries. The Association of Bay Area Governments (ABAG) is the council of government for the Bay Area region. ABAG has determined regional housing allocations for cities and counties for the nine-county Bay Area region. ABAG's Regional Housing Needs Allocation for Danville is presented in **Table 1**.

C. DATA SOURCES

Data from the 1990 Census, the 2000 Census and from the *2005-2007 American Community Survey 3-Year Estimates* (published by the Bureau of Census) were utilized in the preparation of the 2007 - 2014 Housing Element update. Other data sources used included demographic and housing data provided by ABAG (i.e., various *Projections* publications), information compiled by the California Department of Finance, and information compiled by the Danville Development Services Department.

D. PUBLIC PARTICIPATION

In preparation of the 2007 - 2014 Housing Element, the public was provided an opportunity to help shape the Town's housing goals, policies and implementation strategies. Three study sessions for the Planning Commission were conducted to discuss housing needs and community concerns and to discuss goals, policies and implementation strategies leading up to their public hearing in July 2009. The study sessions and the public hearing were posted on the Town's website and at community locations. Mailed notice of the Town Council public hearing on the Housing Element was sent to the 125-plus property owners with an ownership interest in the Housing Opportunity Sites listed in the document. The 25 Housing Opportunity Sites, totaling 56 aggregate acres, were cited in the document for possible residential intensification during the scheduled General Plan Update, which will serve as the work program for the Housing Element as regards the identified adequate sites "shortfall" for development sites for the lower income portion of the RHNA. In addition to the property ownership notices, an additional noticing was sent to 75 groups and individuals for public hearings for the 2007 - 2014 Housing Element before the Planning Commission and the Town Council, including the following:

- Town of Danville departments
- Contra Costa and Alameda Counties and Tri-Valley region cities
- Other local agencies and special districts
- Transportation committees
- Danville Chamber of Commerce
- San Ramon Valley Unified School District
- Danville Library
- Housing developers and advocates

Table 1

**ABAG REGIONAL HOUSING NEEDS ALLOCATION
BY INCOME CATEGORY (2007 - 2014)
- Town of Danville**

HOUSEHOLD INCOME LEVEL	ALLOCATION
<i>Above Moderate Income (>120% of Median Household Income)</i>	111
<i>Moderate Income (81% – 120% of Median Household Income)</i>	146
<i>Low Income (51% – 80% of Median Household Income)</i>	130
<i>Very Low Income (<50% of Median Household Income)</i>	<u>196</u>
<i>Total Unit Allocation</i>	583

Source: ABAG, San Francisco Bay Area Housing Needs Plan 2007-2014. June, 2008.

- Real estate associations
- Bay Area Council
- Home Builders Association of Northern California
- California Alliance for Jobs
- Greenbelt Alliance

By way of an articles included in the Spring 2009 and Summer 2009 editions of the Town's quarterly newsletter, every resident and business property owner in the Town was advised of the 2007 - 2014 Housing Element update effort. The Spring 2009 article briefly discussed the Regional Housing Needs Allocation (RHNA) process utilized by ABAG to establish Danville's allocation of the projected housing needs for the region. Both articles summarized the content requirements of the housing element; the time frame for its preparation and submittal to the HCD; the availability of a draft document for public review; and also provided direction to interested individuals and groups as to the manner that they could direct questions and comments to the Town regarding the update. Following a formal review and comment period, the Town made revisions to the draft document in response to comments received. Following the submittal of the draft 2007 - 2014 Housing Element to HCD, the Town electronically posted a copy of the document on the Town's website. An edited copy of the document, reflecting responses to HCD comments, was posted on the website leading up to the Town Council's public hearing on the Revised Draft Danville 2007 - 2014 Housing Element. The Town Council public hearing drew over 150 attendees, with over forty speakers providing input on the document. That testimony, along with approximately a dozen e-mails received from property owners receiving mailed notice and/or owners of surrounding properties, were considered during the Town Council's public hearing and lead to a refinement of the Housing Opportunities Sites list.

E. RELATIONSHIP TO GENERAL PLAN

The Danville 2007 - 2014 Housing Element is a required component of the Danville General Plan. The Town of Danville adopted its current General Plan in August 1999 (i.e., the "Danville 2010 General Plan"). The Town has initiated the update to the Danville 2010 General Plan with a goal of adopting the update in 2010. The Town will ensure consistency between the 2007 - 2014 Housing Element and the Danville General Plan through the update process. The 2007 - 2014 Housing Element establishes goals and policies, accompanied with a detailed work plan, to address a 187 unit extremely low and very low income shortfall and a 34 unit low income allocation shortfall: The following steps are to be implemented through the work plan to address these shortfalls - and will directly involve the update process of the Danville General Plan : (1) modify the existing multiple family residential land use designations provided for in the general plan to stretch allowable maximum densities from a current maximum density of 22 units per acre to 25 units per acre; (2) amend the general plan to create a new multiple family residential land use designation providing for a range of 25 - 35 units per acre; (3) designate a minimum of 7.9 acres of land to the new 25 - 35 units per acre land use designation to address the indentified 187 unit extremely low and very low income allocation shortfall; and (4) designate a minimum of 1.7 acres of land to the recalibrated 19 - 25 units per acre land use designation to address the identified 34 unit low income allocation shortfall.