

IV. HOUSING RESOURCES

This section analyzes the resources available for the development, rehabilitation and preservation of housing in Danville. This analysis includes an evaluation of the availability of land resources for future housing development, the Town's ability to satisfy its share of the region's identified housing need, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the Town's housing policies and programs.

Additionally, this section examines opportunities for energy conservation.

A. AVAILABILITY OF SITES FOR HOUSING DEVELOPMENT

The Association of Bay Area Governments (ABAG) was directed by the State to develop and assign the Regional Housing Needs Allocation (RHNA) for the Bay Area region for the 2007 - 2014 Housing Element planning period. After developing the RHNA, ABAG assigned shares of the region's future housing need to each ABAG jurisdiction. **Table 1** reflects Danville's share of the RHNA for the Bay Area region. **Appendix A** is provided to give insight into the methodology utilized by ABAG to assign the RHNA to its member jurisdictions.

State law requires that communities document they have sufficient land to accommodate their assigned share of the region's future housing needs. There is a direct relationship between a community's inventory of land that is available for residential development and its ability to meet the adequate sites test set forth in State housing law. This section identifies the development potential of land in Danville currently available for residential development to meet Danville's RHNA, forwarding that information with the broader goal of providing "greater development certainty" relative residential development potential in the community.

1. Sites Available for Residential Development with Land Use and Zoning Designation

An important component of a housing element is the identification of sites available for future housing development and evaluation of the adequacy of the identified sites to fulfill the housing mix established in a jurisdiction's RHNA. The results of Danville's review of sites with residential development potential are summarized within **Tables 29, 30 and 31 and Figure A**. All the sites identified are located within the Town limits. The tables are formatted to provide at least the following information for each listed site: general plan and zoning designations, parcel size, address or street location, assessor parcel number, assumed development potential, and development status.

The sites in Danville available for residential development (i.e., sites that have the appropriate land use and zoning designations to accommodate residential development) had a demonstrated capacity of 763 new units for the 2007 - 2014 planning period as of the start of 2009 (**refer to Table 29** – count is excludes cited 50-unit assisted project).

Table 29

**SITES AVAILABLE FOR RESIDENTIAL DEVELOPMENT WITH LAND
USE AND ZONING DESIGNATION (January 2009)
- Town of Danville**

Site #	Property Owner / Developer	Site APN GP Designation	Property Size GP Density Range	Street/Address Zoning	Estimated Development Yield	Project Status
Census Tract 3451.07						
A-1	Chiu	207-510-004	4.8 acres	Boiero Heights	4 sfr	No application pending
	Unknown	R – SF – LD	1 – 3 dus/ac	R-15		
A-2	Chiu	207-510-005	70.60 acres	Turnbridge Rd.	Future Measure	No appl. pending 12 sfr w/ 3 2nds
	Unknown	Mixed Use	Mixed	A-2	"S" PUD & SD	
A-3	Bradcock & Logan	207-061-029 thru -050	22.3 acres	Tassajara Ln.	23 sfr w/ 8 2nds	3 to 4 MS App'd – 1 net new
	Same	R – CE	1 du/ac	P-1	Partially Built	
A-4	Camille Heffley Trust	218-010-008 thru -012	102.0 acres	Borica / Como	16 sfr w/ 4 2nds	No application pending
	Unknown	P & OS – AG	1 du/20 ac	A-4		
A-5	Akabane	217-010-008	5.5 acres	Sherbourne Hills	16 sfr w/ 4 2nds	No application pending
	Unknown	R – SF – LD	1 – 3 dus/ac	P-1		
A-6	Wood Company	217-040-021	17.1 acres (ptn.)	C. Tassajara	100 mfr	No appl. pending density bonus
	Unknown	Mixed Use	13 – 22 dus/ac	P-1	25 du/ac on 4 ac	
A-7	Malakoff McIntyre, Inc	217-010-018	13.3 acres	Sherbourne Hills	4 sfr per prior	Tent. Map expired - nothing pending
	Unknown	R – SF – LD	1 – 3 dus/ac	P-1	MS approval	
A-8	Tomassini	217-030-031	0.8 acres	Woodside Ct.	2 sfr	No application pending
	Unknown	R – SF – LD	1 – 3 dus/ac	P-1		
A-9	Union Safe Deposit	217-030-032	2.7 acres	Mattos Ct.	7 sfr	No application pending
	Unknown	R – SF – LD	1 – 3 dus/ac	P-1		
A-10	Azar	217-030-009	1.15 acres	Mattos Ct.	3 sfr	No application pending
	Unknown	R – SF – LD	1 – 3 dus/ac	P-1		
A-11	Brooks	217-030-004	0.8 acres	Woodside Ct.	2 sfr	No application pending
	Unknown	R – SF – LD	1 – 3 dus/ac	P-1		
A-12	Misson	217-010-003	6.8 acres	Sherbourne Hills	3 sfr	No application pending
	Unknown	R – CE	1 du/ac	P-1		
A-13	De Saranos Inc.	217-010-022	45.4 acres	Sherbourne Hills	8 sfr w/2 2nds	Pre-submittal For 8 estate lots
	Unknown	R – RR	1 du/ac	P-1		
A-14	Gross	207-061-25 207-071-03	26.5 acres	Tassajara Ln.	4 sfr	MS 853-02 Pending
	P/A Design	R – CE & R – SF – LD	1du/5 ac&1du/ac	P-1		
A-15	Kent & Tass. Holding	207-061-008 & -009	7.5 acres	Tassajara Ln.	7 sfr	LEG07-03 Pending
	Unknown	R – CE	1 du/ac	P-1		
A-16	Qarshi	207-061-010	6.0 acres	Tassajara Ln.	3 sfr	Tent. Map expired - nothing pending
	Unknown	R – CE	1 du/ac	P-1		
A-17	Sherman	207-061-020	2.2 acres	Cross Bridge Dr.	6 sfr	No application pending
	Unknown	R – SF – LD	1 – 3 dus/ac	P-1		
A-18	Misc. Tassajara Lane	207-061-015 to -017	8.0 acres	Tassajara Ln.	6 sfr w/ 3 maps	No application pending
	Unknown	R – CE	1 du/ac	P-1		
SUBTOTALS					127 single family residential units 21 second dwelling units 100 multiple family residential / for-rent units No multiple family residential / for-sale units No assisted living units	

Site #	Property Owner / Developer	Site APN GP Designation	Property Size GP Density Range	Street/Address Zoning	Estimated Development Yield	Project Status
Census Tract 3452.01						
B-1	Flynn & Erfani	200-152-004; -005	1.7 acres	La Gonda Way	5 sfr	No application pending
	Unknown	R - SF - LD	1 - 3 dus/ac	P-1		
B-2	GMRR, LLC	200-140-011	1.6 acres	West El Pintado	30 mfr	No application Pending
	Unknown	Mixed Use	18 - 22 dus/ac	P-1		
B-3	Roman Catholic Welf	200-152-008	6.9 acres	La Gonda Way	50 ass'td living	Extended PUD & FDP
	Unknown	R - SF - LD	50 assisted living	P-1		
B-4	Danville Htel Hldngs	208-023-3;4;8;9; & 24	1.13 acres	411 Hartz Ave.	11 mfr	DEV08-0026 Pending FDP
	Castle Companies	Downtown MP	13 - 22 dus/ac	DBD - Area 11		
B-5	B & H Investors LLC	199-160-15-16-17& -18	7.4 acres	Margaret Ln.	2 add'l sfr	Recorded Parcel Map (MS 852-05)
	Unknown	R - SF - LD	1 - 3 dus/ac	R-10		
B-6	Kerr	208-041-003	0.34 acres	114 El Dorado	4 - 6 mfr	No application Pending
	Unknown	R - MF - L/MD	13 - 17 dus/ac	M-29	(-1 sfr)	
B-7	Boyle	208-041-004	0.34 acres	124 El Dorado	4 - 6 mfr	No application Pending
	Unknown	R - MF - L/MD	13 - 17 dus/ac	M-29	(-1 sfr)	
B-8	Fischer	208-031-001	0.34 acres	144 El Dorado	4 - 6 mfr	No application Pending
	Unknown	R - MF - L/MD	13 - 17 dus/ac	M-29	(-1 sfr)	
B-9	SPG Group, Inc.	200-211-020	13 - 17 dus/ac	198 Diablo Rd.	7 mfr	DEV08-0061 Pending FDP
	ARC, Inc.	Downtown MP	(mfr over retail)	DBD - Area 2		
B-10	Phillips	199-310-006	1.0 acres	Linda Mesa Ave.	2 add'l sfr	Recorded Parcel Map (MS 851-07)
	Unknown	R - SF - LD	1 - 3 dus/ac	R-10		
B-11	BNB Ventures	208-022-044	13 - 17 dus/ac	522-544 Hartz	6 mfr	DEV08-0076 Approved FDP
	Craig & Grant	Downtown MP	(mfr over retail)	DBD - Area 1		
B-12	Various Owners	Various	13 - 17 dus/ac	Downtown Area	Future	No application pending
	Unknown	Downtown MP	(mfr over retail)	P-1	PUDs & FDPs	
SUBTOTALS					9 single family residential units No second dwelling units 37 multiple family residential / for-rent units 29 multiple family residential / for-sale units 50 assisted living units	

Site #	Property Owner / Developer	Site APN GP Designation	Property Size GP Density Range	Street/Address Zoning	Estimated Development Yield	Project Status
Census Tract 3452.02						
C-1	Carter	208-361-009; & -010	2.3 acres	Westridge Ave.	2 add'l sfr	No application pending
	Unknown	R - RR	1 du/5acs	A-2		
C-2	Podva	208-160-007; & 008	112 acres	SR Valley Blvd	Future Measure	No appl. pending Assume 24 sfr 6-2 nd
	Unknown	R - RR	1 du/5acs	A-2	"S" PUD & SD	
C-3	Elworthy	208-230-20;-21;-30;-31	448 acres	SR Valley Blvd	83 sfr & 12 mfr	Approved PUD, Major Sub & FDP
	Elworthy	P & OS - AG	1 du/5 ac	A-4	(1 sfr existing)	
C-4	Ferreira & Ryan	207-011-005 & -006	0.3 acres	Podva Rd.	3 mfr	No application pending
	Unknown	R - MF - L/MD	13 - 17 dus/ac	M-12	(-1 sfr)	
C-5	Buckley & Schuler	208-190-025 & -026	0.3	Podva Ln.	3 mfr	No application pending
	Unknown	R - MF - L/MD	13 - 17 dus/ac	M-12	(-1 sfr)	
C-6	MK Housing	208-184-008	1.5 acres	Podva Rd.	3 sfr	No application pending
	Unknown	R - SF - LD	1 - 3 dus/ac	R-15	(-1 sfr)	
SUBTOTALS					112 single family residential units 6 second dwelling units 12 multiple family residential / for-rent units 6 multiple family residential / for-sale units No assisted living units	

Site #	Property Owner / Developer	Site APN GP Designation	Property Size GP Density Range	Street/Address Zoning	Estimated Development Yield	Project Status
Census Tract 3462.01						
D-1	Weber	196-310-002 & -005	15.0 acres	Matadera Way	22 sfr w/ 5 2nds	Reconsideration of PUD, SD & FDP
	Davidon Homes	R - SF - LD	1 - 3 dus/ac	P-1		
D-2	O'Brien	196-330-054 thru -061	4.6 acres	Hill Rd.	7 add'l sfr	Recorded Final Map SD 8641
	Monterrosa Lic	R - SF - LD	1 - 3 dus/ac	R-15		
D-3	Lee	195-080-021	3.5 acres	Hope Ln.	2 add'l sfr	No application pending
	Unknown	R - SF - LD	1 - 3 dus/ac	R-15		
D-4	Jackson Dev&Const	216-172-08 & -09	3.3 acres	Willow Ave.	3 sfr	MS 853-07 Pending
	Unknown	R - SF - LD	1 - 3 dus/ac	R-15		
SUBTOTALS					34 single family residential units 5 second dwelling units No multiple family residential / for-rent units No multiple family residential / for-sale units No assisted living units	

Site #	Property Owner / Developer	Site APN GP Designation	Property Size GP Density Range	Street/Address Zoning	Estimated Development Yield	Project Status
Census Tract 3462.02						
E-1	Parsons	196-270-029	2.7 acres	828 Diablo Rd.	8 sfr w/ 2 2nds	No application pending
	Unknown	R - SF - LD	1 - 3 dus/ac	R-15		
E-2	Johnson Chapman	202-010-19;22	3.7 acres	853 Diablo Rd.	11 sfr w/ 3 2nds	No application pending
	Unknown	R - SF - LD	1 - 3 dus/ac	R-15		
E-3	Teardrop Partners	202-050-080 (ptn.)	5 acre ptn of 57.7	Diablo Rd.	15 sfr w/ 4 2nds	No application pending
	Unknown	R - SF - LD	1 - 3 dus/ac	A-2		
E-4	Teardrop Partners	202-050-79; & -80(ptn.)	70 acres	Diablo Rd.	Future Measure	No appl. pending 10 sfr w/3 2 nd
	Unknown	R - RR	80% x 1 du/5acs	A-2	"S" PUD & SD	
E-5	Magee Invest. Co.	202-100-17-1;38 & -40	133.3 acres	C. Tassajara	Future Measure	No appl. pending 20 sfr w/5 2 nd
	Unknown	R - RR	80% x 1 du/5acs	A-2	"S" PUD & SD	
E-6	Teardrop Partners	202-050-53;71- 75	197.4 acres	Diablo Rd.	Future Measure	No appl. pending 32 sfr w/8 2 nd
	Unknown	P & OS - AG	80% x 1 du/5acs	A-4	"S" PUD & SD	
E-7	Zabalos	203-160-007	3.9 acres	Old Blackhawk	3 add'l sfr	No application pending
	Unknown	R - SF - LD	1 - 3 dus/ac	P-1		
E-8	Tamalark Lane	203-183-001	3.6 acres	Old Blackhawk	6 sfr	Map to record soon (SD 9078)
	Unknown	R - SF - LD	1 - 3 dus/ac	P-1	(-1 sfr)	
SUBTOTALS					105 single family residential units	
					25 second dwelling units	
					No multiple family residential / for-rent units	
					No multiple family residential / for-sale units	
					No assisted living units	

Site #	Property Owner / Developer	Site APN GP Designation	Property Size GP Density Range	Street/Address Zoning	Estimated Development Yield	Project Status
Census Tract 3551.03						
F-1	Chopra	206-020-059	20.1 acres	Cam. Tassajara	4 sfr	No application pending
	Unknown	R - SF-LD/P-&OS-GOS	1 du/ac+1du/5ac	A-2		
F-2	Hackler	206-470-011	2.5 acres	Lawrence Road	4 add'l sfr	Later phase of SD 8047
	Unknown	R - SF - LD	1 - 3 dus/ac	P-1		
F-3	SM Lee Family Trust	206-690-01-05	5.3 acres	1240 Casolyn Rn	4 add'l sfr	Approved PUD, SD 8652 w/ FDP
	Unknown	R - SF - LD & R - CE	Mixed	P-1		
F-4	Zimmerman	206-570-001 to -005	11.4 acres	Hidden Hills Pl.	4 add'l sfr	Recorded Map SD 8219 w/ FDP
	Unknown	R - CE	1 du/ac	P-1		
F-5	Page	206-160-014	1.0 acres	Meadow Lake	1 add'l sfr	Pending Minor Subdivision
	Unknown	R - CE	1 dus/ac	P-1		
F-5	Manos	206-170-011	10.0 acres	Lawrence Rd.	1 add'l sfr	Pending Minor Subdivision
	Unknown	R - CE	1 du/ac	P-1(R-100 stnds)		
SUBTOTALS					18 single family residential units	
					No second dwelling units	
					No multiple family residential / for-rent units	
					No multiple family residential / for-sale units	
					No assisted living units	

Site #	Property Owner / Developer	Site APN GP Designation	Property Size GP Density Range	Street/Address Zoning	Estimated Development Yield	Project Status
Census Tract 3451.07						
G-1	Novotny	218-371-010	0.8 acres	943 C.Ramon	9 sfr w/ 1 2nd	Pending PUD & SD
	Berney	R - MF - LD	7 - 12 dus/ac	M-9		
G-2	Armand Borel	218-090-031	3.0 ptn. 16.7 ac	C. Ramon	Future	Pending GPA Assumed north end
	Unknown	C - C	Not set	A-4	25 du/ac on 3 acs	
G-3	Castle Arms LLC	218-086-01 to -06	1.8 acres	Fostoria Way	34 mfr	Approved GPA, PUD, SD & FDP
	Castle Companies	R - MF - H/MD	18 - 22 dus/ac	P-1		
SUBTOTALS					9 single family residential units	
					1 second dwelling units	
					75 multiple family residential / for-rent units	
					34 multiple family residential / for-sale units	
					No assisted living units	

TOTALS					412 single family residential units	
					58 second dwelling units	
					224 multiple family residential / for-rent units	
					69 multiple family residential / for-sale units	
					50 assisted living units	

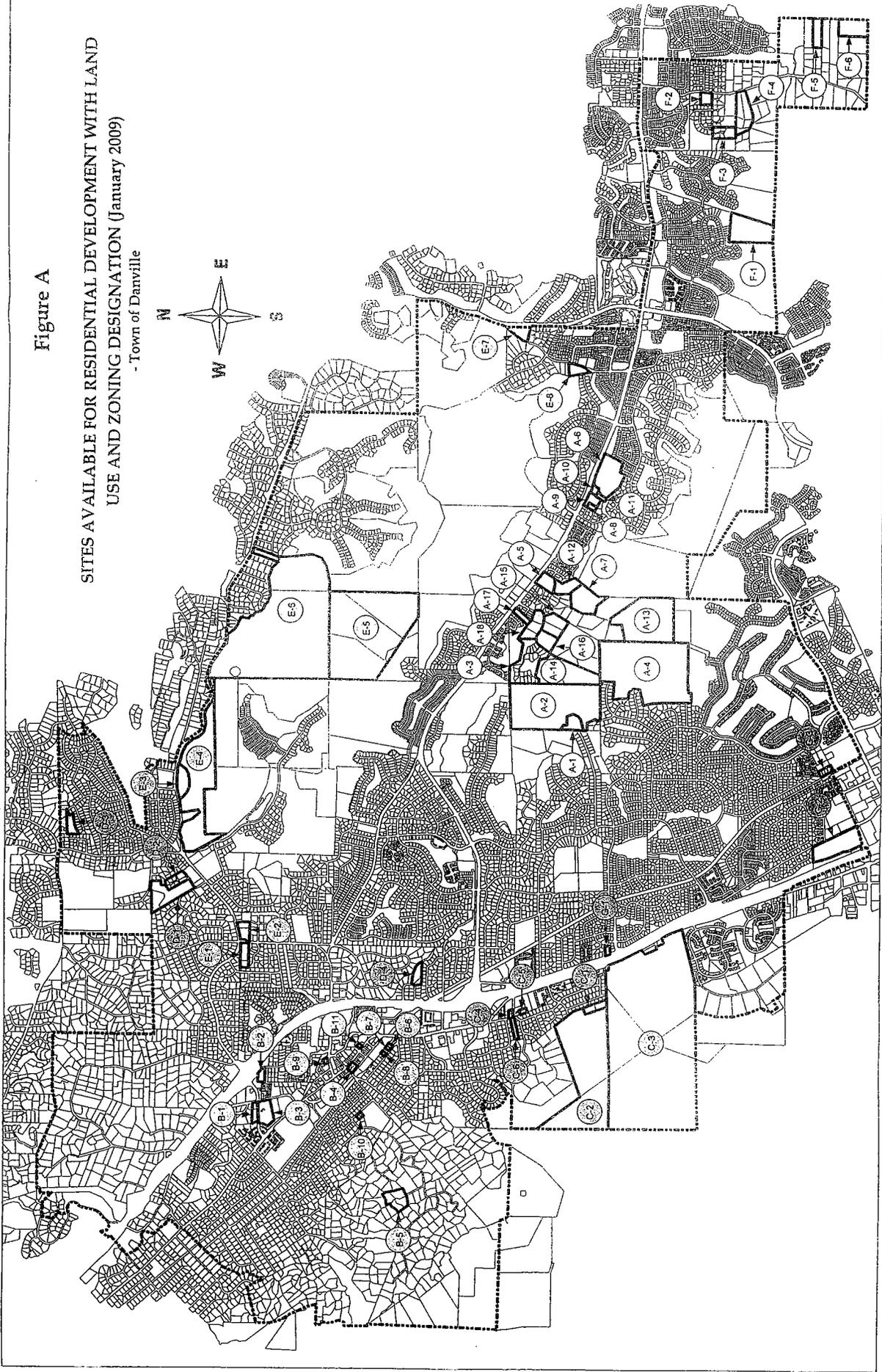
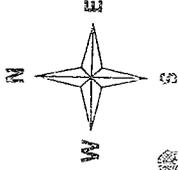
Legend for General Plan Land Use Categories:

<u>Table</u>	<u>General Plan Land Use Category</u>
C – C	Commercial - Commercial
Mixed	Commercial - Mixed Use
Downtown MP	Downtown Master Plan
R – R	Residential - Rural Residential
C – E	Residential - Country Estate
R – SF – L	Residential - Single Family - Low Density
R – SF – MD	Residential - Single Family - Medium Density
R – SF – MD	Residential - Single Family - Medium Density
R – MF – LD	Residential - Multiple Family - Low Density
R – MF – L/MD	Residential - Multiple Family - Low/Medium Density
R – MF – H/MD	Residential - Multiple Family - High/Medium Density
P & OS – AG	Public & Open Space - Agricultural
P & OS – GOS	Public & Open Space - General Open Space

Source: Town of Danville Development Services Department. March, 2009.

Figure A

SITES AVAILABLE FOR RESIDENTIAL DEVELOPMENT WITH LAND
USE AND ZONING DESIGNATION (January 2009)
- Town of Danville



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Table 30

EXISTING VACANT SINGLE FAMILY RESIDENTIAL PARCELS (January 2009)
 - Town of Danville

#	APN	ZIP	ADDRESS	AREA	USE	ZONING	STATUS	GEN PLAN
1	195-021-016	94526	197 Plaza Cir.	0.23	17	R-10	Undeveloped sfr lot (Lot 187 Cameo Acres 3 MB 40-4)	SFR - Medium
2	195-080-054	94506	189 Hope Lane	1.33	17	P-1	Undeveloped sfr lot (Lot 3 SD 8106 MB 435-8)	SFR - Medium
3	195-150-006	94526	554 El Pintado Rd.	1.18	17	R-20	Tear-down of prior sfr (7-14-65 Parcel D of 36 PM 4)	SFR - Estates
4	196-290-024	94526	Dustin Ln.	0.95	17	R-40	Undeveloped sfr lot (last lot of five-lot subdivision)	SFR - Low
5	196-290-032	94526	Diablo Rd.	0.31	17	R-20	Undeveloped sfr lot (12-4-04 Parcel B of 188 PM 48)	SFR - Medium
6	196-330-055	94526	610 Claire Pl.	0.71	17	P-1	Undeveloped sfr lot (Lot 2 SD 8641 MB 493-33)	SFR - Low
7	196-330-056	94526	822 Claire Pl.	0.35	17	P-1	Undeveloped sfr lot (Lot 3 SD 8641 MB 493-33)	SFR - Low
8	196-330-057	94526	830 Claire Pl.	0.34	17	P-1	Undeveloped sfr lot (Lot 4 SD 8641 MB 493-33)	SFR - Low
9	196-330-058	94526	838 Claire Pl.	0.35	17	P-1	Undeveloped sfr lot (Lot 5 SD 8641 MB 493-33)	SFR - Low
10	196-330-059	94526	837 Claire Pl.	0.39	17	P-1	Undeveloped sfr lot (Lot 6 SD 8641 MB 493-33)	SFR - Low
11	196-330-060	94526	829 Claire Pl.	0.40	17	P-1	Undeveloped sfr lot (Lot 7 SD 8641 MB 493-33)	SFR - Low
12	196-330-061	94526	821 Claire Pl.	0.35	17	P-1	Undeveloped sfr lot (Lot 8 SD 8641 MB 493-33)	SFR - Low
13	196-391-025	94526	Hornet Dr.	0.41	17	R-15	Undeveloped sfr lot (Parcel B of 101 PM 49 & 50)	SFR - Low
14	196-391-026	94526	Hornet Dr.	0.38	17	R-15	Undeveloped sfr lot (Parcel C of 101 PM 49 & 50)	SFR - Low
15	196-391-027	94526	Hornet Dr.	0.41	17	R-15	Undeveloped sfr lot (Parcel D of 101 PM 49 & 50)	SFR - Low
16	196-391-029	94526	850 Hornet Dr.	0.42	17	R-15	Undeveloped sfr lot (Parcel B of 131 PM 12 & 13)	SFR - Low
17	197-120-022	94526	315 El Pinto	2.47	17	A-2	Undeveloped sfr lot (11-21-84 Parcel C of 113 PM 20)	SFR - Estates
18	197-120-028	94526	El Pinto	2.34	17	R-100	Undeveloped sfr lot (9-22-06 Parcel B of 198 PM 23)	SFR - Estates
19	197-130-019	94526	487 El Alamo	2.30	17	R-100	Undeveloped sfr lot (12-11-90 Parcel B of 91 PM 26 & 27)	SFR - Estates
20	197-130-020	94526	481 El Alamo	2.51	17	R-100	Undeveloped sfr lot (12-11-90 Parcel C of 91 PM 26 & 27)	SFR - Estates
21	197-140-030	94526	804 El Pintado Rd.	2.90	17	R-65	Undeveloped sfr lot (3-26-77 Parcel C of 53 PM 14 & 15)	SFR - Estates
22	197-150-050	94526	El Pintado Rd.	1.50	17	R-65	Undeveloped sfr lot (1-5-66 Parcel B of 39 LSM 16)	SFR - Estates
23	197-150-051	94526	El Pintado Rd.	1.50	17	R-65	Undeveloped sfr lot (1-5-66 Parcel C of 39 LSM 16)	SFR - Estates
24	197-250-007	94526	El Pintado Rd.	2.35	17	R-100	Undeveloped sfr lot (11-5-85 Parcel C of 119 PM 27 & 28)	SFR - Estates
25	197-460-001	94526	19 Alamo Springs Pl.	1.40	17	P-1	Undeveloped sfr lot (Lot 5 of SD 7452 MB 397-31)	SFR - Low
26	197-460-005	94526	38 Alamo Springs Pl.	0.77	17	P-1	Undeveloped sfr lot (Lot 9 of SD 7452 MB 397-31)	SFR - Low
27	199-070-044	94526	Starview Dr.	0.93	17	R-40	Undeveloped sfr lot (12-17-85 Parcel B 120 Pm 85)	SFR - Low
28	199-130-071	94526	Del Amigo Rd.	1.13	17	R-40	Undeveloped sfr lot (6-4-70 Parcel D 13 PM 10)	SFR - Low
29	199-160-017	94526	Margaret Ln.	1.79	17	R-65	Undeveloped sfr lot (5-3-07 Parcel C 200 PM 9)	SFR - Estates
30	199-160-018	94526	Margaret Ln.	1.60	17	R-65	Undeveloped sfr lot (5-3-07 Parcel D 200 PM 9)	SFR - Estates
31	199-430-006	94526	Starview Pl.	0.92	17	R-40	Undeveloped sfr lot (Lot 6 of SD 4435 MB 189-26)	SFR - Estates
32	199-080-012	94526	17 Hilfred Way	1.12	17	R-65	Undeveloped sfr lot (Portion of Lot 5 of SD 6680)	SFR - Estates
33	199-120-004	94526	Montair Dr.	1.98	17	R-65	Undeveloped sfr lot (Lot 5 of SD 5639 MB 242-23)	SFR - Estates

34	199-440-011	94526	Montair Dr.	8.08	18	R-65	Undeveloped sfr lot (2-1-77 Parcel D 52 PM 4, 5 & 6)	Rural Resid'tl
35	199-440-020	94526	Glen Alpine	2.04	17	R-65	Undeveloped sfr lot (12-4-87 Parcel A 130 PM 47)	SFR - Estates
36	199-440-021	94526	Glen Alpine	1.70	17	R-65	Undeveloped sfr lot (12-4-87 Parcel B 130 PM 47)	SFR - Estates
37	199-450-011	94526	490 Montcrest Pl.	1.44	17	R-65	Undeveloped sfr lot (Portion of Lot 5 of SD 5639)	SFR - Estates
38	200-010-024	94526	Toyon Terr.	1.54	17	R-65	Undeveloped sfr lot, non-subdividable parcel	SFR - Estates
39	200-030-028	94526	Toyon Terr.	2.14	18	R-65	Undeveloped sfr lot (10-3-72 Parcel D 24 PM 34)	SFR - Estates
40	200-040-017	94526	El Rio	0.44	17	R-15	Undeveloped sfr lot (3-30-78 Parcel B 64 PM 26)	SFR - Low
41	200-080-014	94526	La Gonda Way	0.40	17	R-20	Undeveloped sfr lot (no recent mapping information)	SFR - Low
42	200-220-015	94526	Spring Ln.	0.80	17	R-40	Undeveloped sfr lot (no recent mapping information)	SFR - Estates
43	201-160-049	94526	50 Fairmayden Ln.	0.55	17	R-20	Undeveloped sfr lot (Lot 6 of SD 5750 MB 271-50)	SFR - Low
44	201-160-056	94526	40 Fairmayden Ln.	0.45	17	R-20	Undeveloped sfr lot (Lot 7 of SD 5750 MB 271-50)	SFR - Low
45	201-120-016	94526	16 Roberts Ct.	1.24	17	R-40	Undeveloped sfr lot, potential two-lot minor subdivision	SFR - Estates
46	201-230-029	94526	Kirecrest Rd.	0.68	17	R-20	Undeveloped sfr lot, potential two-lot minor subdivision	SFR - Low
47	201-240-016	94526	Kuss Rd.	0.78	17	R-40	Undeveloped sfr lot (11-22-78 Parcel B 72 PM 12 & 13)	SFR - Estates
48	201-250-016	94526	Kuss Rd.	0.78	17	R-40	Undeveloped sfr lot, non-subdividable parcel	SFR - Low
49	201-260-019	94526	251 Kuss Rd.	1.14	17	R-40	Undeveloped sfr lot (7-24-75 Parcel A 39 PM 2 & 3)	SFR - Estates
50	202-040-010	94526	689 Gwen Ct.	3.65	17	P-1	Undeveloped sfr lot (no recent mapping information)	GOS
51	206-020-059	94506	Camino Tassajara	20.14	63	A-2	Undeveloped sfr lot (9-20-78 Parcel D 81 PM 10)	GOS & SFR-LOW
52	206-570-001	94506	Hidden Hills Pl.	1.31	62	P-1	Undeveloped sfr lot (Lot 1 SD 8219 MB 471-7)	SFR - Estates
53	206-570-003	94506	Hidden Hills Pl.	1.24	62	P-1	Undeveloped sfr lot (Lot 3 SD 8219 MB 471-7)	SFR - Estates
54	206-570-004	94506	Lawrence Rd.	3.97	62	P-1	Undeveloped sfr lot (Lot 4 SD 8219 MB 471-7)	SFR - Estates
55	206-570-005	94506	Lawrence Rd.	3.19	62	P-1	Undeveloped sfr lot (Lot 5 SD 8219 MB 471-7)	SFR - Estates
56	206-690-002	94506	6 Loyal Dragon Pl.	0.43	17	P-1	Undeveloped sfr lot (5-31-05 Lot 2 SD 8652 MB 490-27)	SFR - Estates
57	206-690-003	94506	9 Loyal Dragon Pl.	2.39	17	P-1	Undeveloped sfr lot (5-31-05 Lot 3 SD 8652 MB 490-27)	SFR - Estates
58	206-690-004	94506	5 Loyal Dragon Pl.	0.46	17	P-1	Undeveloped sfr lot (5-31-05 Lot 4 SD 8652 MB 490-27)	SFR - Estates
59	206-690-005	94506	Loyal Dragon Pl.	0.62	17	P-1	Undeveloped sfr lot (5-31-05 Lot 5 SD 8652 MB 490-27)	SFR - Estates
60	207-061-029	94526	140 Tamarind Ln.	0.43	17	P-1	Undeveloped sfr lot (Lot 1 SD 8389 MB 493-36)	SFR - Estates
61	207-061-030	94526	130 Tamarind Ln.	0.39	17	P-1	Undeveloped sfr lot (Lot 2 SD 8389 MB 493-36)	SFR - Estates
62	207-061-031	94526	120 Tamarind Ln.	0.42	17	P-1	Undeveloped sfr lot (Lot 3 SD 8389 MB 493-36)	SFR - Estates
63	207-061-032	94526	110 Tamarind Ln.	0.37	17	P-1	Undeveloped sfr lot (Lot 4 SD 8389 MB 493-36)	SFR - Estates
64	207-061-033	94526	11 Ironstone Ct.	0.42	17	P-1	Undeveloped sfr lot (Lot 5 SD 8389 MB 493-36)	SFR - Estates
65	207-061-034	94526	21 Ironstone Ct.	0.51	17	P-1	Undeveloped sfr lot (Lot 6 SD 8389 MB 493-36)	SFR - Estates
66	207-061-035	94526	31 Ironstone Ct.	0.60	17	P-1	Undeveloped sfr lot (Lot 7 SD 8389 MB 493-36)	SFR - Estates

67	207-061-036	94526	125 Tamarind Ln.	0.61	17	P-1	Undeveloped sfr lot (Lot 8 SD 8389 MB 493-36)	SFR - Estates
68	207-061-037	94526	135 Tamarind Ln.	0.54	17	P-1	Undeveloped sfr lot (Lot 9 SD 8389 MB 493-36)	SFR - Estates
69	207-061-038	94526	145 Tamarind Ln.	0.48	17	P-1	Undeveloped sfr lot (Lot 10 SD 8389 MB 493-36)	SFR - Estates
70	207-061-039	94526	255 Tamarind Ln.	0.38	17	P-1	Undeveloped sfr lot (Lot 11 SD 8389 MB 493-36)	SFR - Estates
71	207-061-040	94526	265 Tamarind Ln.	0.30	17	P-1	Undeveloped sfr lot (Lot 12 SD 8389 MB 493-36)	SFR - Estates
72	207-061-041	94526	275 Tamarind Ln.	0.37	17	P-1	Undeveloped sfr lot (Lot 13 SD 8389 MB 493-36)	SFR - Estates
73	207-061-042	94526	290 Tamarind Ln.	0.52	17	P-1	Undeveloped sfr lot (Lot 14 SD 8389 MB 493-36)	SFR - Estates
74	207-061-043	94526	280 Tamarind Ln.	0.51	17	P-1	Undeveloped sfr lot (Lot 15 SD 8389 MB 493-36)	SFR - Estates
75	207-061-044	94526	270 Tamarind Ln.	0.50	17	P-1	Undeveloped sfr lot (Lot 16 SD 8389 MB 493-36)	SFR - Estates
76	207-061-045	94526	260 Tamarind Ln.	0.48	17	P-1	Undeveloped sfr lot (Lot 17 SD 8389 MB 493-36)	SFR - Estates
77	207-061-046	94526	250 Tamarind Ln.	0.50	17	P-1	Undeveloped sfr lot (Lot 18 SD 8389 MB 493-36)	SFR - Estates
78	207-061-047	94526	240 Tamarind Ln.	0.32	17	P-1	Undeveloped sfr lot (Lot 19 SD 8389 MB 493-36)	SFR - Estates
79	207-061-048	94526	230 Tamarind Ln.	0.31	17	P-1	Undeveloped sfr lot (Lot 20 SD 8389 MB 493-36)	SFR - Estates
80	207-061-049	94526	220 Tamarind Ln.	0.37	17	P-1	Undeveloped sfr lot (Lot 21 SD 8389 MB 493-36)	SFR - Estates
81	207-061-050	94526	210 Tamarind Ln.	0.46	17	P-1	Undeveloped sfr lot (Lot 22 SD 8389 MB 493-36)	SFR - Estates
82	207-071-001	94506	2491 Tassajara Ln.	12.21	63	P-1	Undeveloped sfr lot (Lot 5 Record of Survey 18 LSM 18)	Rural Resid
83	208-130-033	94526	580 Highland Dr.	5.98	17	R-65	Undeveloped sfr lot (4-28-85 Parcel B 166 PM 28)	SFR - Estates
84	208-570-006	94526	1900 Peters Ranch Rd.	5.34	17	P-1	Undeveloped sfr lot (Lot 348 SD 5718 MB 254-17)	Rural Resid
85	208-570-014	94526	1651 Peters Ranch Rd.	7.01	17	P-1	Undeveloped sfr lot (Lot 343 SD 5718 MB 254-17)	Rural Resid
86	208-580-001	94526	1800 Peters Ranch Rd.	6.02	17	P-1	Undeveloped sfr lot (Lot 350 SD 5718 MB 254-17)	Rural Resid
87	208-580-002	94526	1750 Peters Ranch Rd.	5.31	17	P-1	Undeveloped sfr lot (Lot 351 SD 5718 MB 254-17)	Rural Resid
88	208-570-007	94526	1850 Peters Ranch Rd.	6.17	17	P-1	Undeveloped sfr lot (Lot 349 SD 5718 MB 254-17)	Rural Resid
89	208-570-006	94526	1900 Peters Ranch Rd.	5.33	17	P-1	Undeveloped sfr lot (Lot 348 SD 5718 MB 254-17)	Rural Resid
90	208-650-005	94526	269 Montego Dr.	2.89	17	R-100	Undeveloped sfr lot (Lot 6 SD 6098 MB 279-3)	Rural Resid
91	215-050-016	94526	Fremerey Ct.	0.47	17	R-20??	Undeveloped sfr lot (3-9-01 B 180 PM 40)	SFR - Low
92	217-010-018	94526	45 Sherburne Hills Rd.	13.28	67	P-1(R-100)	Undeveloped sfr lot (1/20/82 Parcel B of 70 PM 6)	Rural Resid
93	217-010-022	94526	Sherburne Hills Rd.	45.40	68	P-1(R-100)	Undeveloped sfr lot (11/12/85 Parcel B of 119 PM 32 & 33)	Rural Resid
94	217-010-040	94526	32 Sherburne Hills Rd.	1.86	17	P-1	Undeveloped sfr lot (11/24/02 Parcel B of 185 PM 25)	SFR - Estates

Key: SFR - Medium: Residential - Single Family - Medium Density (3-5 dwelling units per acre)
SFR - Low: Residential - Single Family - Low Density (1-3 dwelling units per acre)
SFR - Estates: Residential - Country Estates (1 dwelling unit per acre)
Rural Residential: Residential - Country Estates (five acre minimum)
GOS: Public and Open Space - General Open Space (no additional subdivision allowed)

Assessor's Office Tax Roll Key (Column 6 Entries):

- 17 - Vacant, Residential, 1 Site, Including PUD
- 62 - Rural, With or Without Structure, 1-10 Acres
- 67 - Ag, Dry Farming, 10-40 Acres
- 18 - Vacant, Residential, 2+ Sites
- 63 - Vacant, Urban, 10-40 Acres
- 68 - Ag, Dry Farming, 40+ Acres

Source: Town of Danville Development Services Department. March, 2009.

Table 31

MULTIPLE FAMILY RESIDENTIAL LAND AVAILABLE FOR DEVELOPMENT (March 2009)
- Town of Danville

#	Table #	Site	APN	Acres	General Plan Designation	Zoning	Allowable Density	Range of Units	Status 3-16-09	Comments
1	A-6	Wood and Company-Cam. Tass.	217-040-021	3.3 ptn.	Mixed Use (1)	P-1	13 - 22 dus/ac	43 to 73	Underdeveloped	Candidate site for 30 dus/acre default density min
2	B-2	GMMR LLC - West El Pinao	200-140-011	1.59	Mixed Use	P-1	18 - 22 dus/ac	29 to 35 units	Underdeveloped	Expired office FDP. Possible 1 ac site expansion.
3	B-4	Danville Hotel Holdings, Inc.	208-023-3,4,8,9,24	1.12	DBD Master Plan	DBD11	13 - 22 dus/ac	11 to 18 units	Underdeveloped	Pending PUD Rezoning for residential-over-retail
4	B-6	Kerr - 114 El Dorado Ave.	208-041-003	0.34	R / MF / High -Medium	M-29	18 - 22 dus/ac	6 to 8 units	Underdeveloped	One lot with 55-year old +/- duplex unit
5	B-7	Boyle - 124 El Dorado Ave.	208-041-004	0.34	R / MF / High -Medium	M-29	18 - 22 dus/ac	6 to 8 units	Underdeveloped	One lot with 55-year old +/- duplex unit
6	B-8	Fischer - 144 El Dorado Ave.	208-031-001	0.38	R / MF / High -Medium	M-29	18 - 22 dus/ac	6 to 8 units	Underdeveloped	One lot with 55-year old +/- duplex unit
7	B-9	SPG Group, Inc. - 198 Diablo Rd	200-211-020	0.33	DBD Master Plan	Area 2	13 - 22 dus/ac	5 to 8 units	Underdeveloped	Pending PUD Rezoning for residential-over-retail
8	B-10	BNB Ventures, Llc - 522 Hartz	208-022-044	1.0 ptn.	DBD Master Plan	Area 1	13 - 22 dus/ac	4 to 7 units	Underdeveloped	Pending PUD Rezoning for residential-over-retail
9	C-3	Elworthy	208-230-20 thru 31	1.0 ptn.	P & OS - AG (2)	P-1	PUD approval	84 sft+12mfr	Dry land grazing	Approved PUD/SD includes 12 for-rent mfr units
10	C-4	Ferreira - 852 A Podva Rd.	207-011-005	0.24	R / MF / Low -Medium	M-12	13 - 17 dus/ac	3 to 4 units	Underdeveloped	Lot occupied with 40+-year old triplex
11	C-4	Ryan - 866 Podva Rd.	207-011-006	0.25	R / MF / Low -Medium	M-12	13 - 17 dus/ac	3 to 4 units	Underdeveloped	Lot occupied with 54-year old 1,400 sf sfr unit
12	C-5	Buckley - 910 Podva Rd.	208-190-025	0.40	R / MF / Low -Medium	M-12	13 - 17 dus/ac	6 to 8 units	Underdeveloped	Lot occupied with 43-year old 1,600 sf sfr unit
13	C-2	Schuler - 918 Podva Rd.	208-190-026	0.29	R / MF / Low -Medium	M-12	13 - 17 dus/ac	6 to 8 units	Underdeveloped	Lot occupied with 45-year old 2,200 sf sfr unit
14	G-1	Novoty / Berney - 943 C. Ramon	218-371-010	0.76	R / MF / Low	M-9	7 - 12 dus/ac	5 to 9 units	Underdeveloped	One lot with 50-year old +/- sfr unit (adds ROW)
15	G-3	Castle Arms, Llc	218-040-044	1.78	R / MF / High -Medium	P-1	18 - 22 dus/ac	32 to 39 units	Under construction	Site improvements for 34 unit apart condo underway
16	n/a	Rose Garden Assoc Danville Llc	207-021-038	2.51	Mixed Use	P-1	18 - 22 dus/ac	45 to 55 units	Under construction	2008 & 2009 finals for 55-unit apart condo project
17	n/a	various	various	tbd	DBD Master Plan	various	13 - 22 dus/ac	tbd	Underdeveloped	Residential over retail redevelopment option
Totals									222 - 304 units	

Footnotes: (1) Approximately 3.3 acres of the 17.1 acre Mixed Use site are assigned to this projected residential use.

(2) Measure "S" project that saw development density under agricultural designation clustered on roughly 12 of the 450 acre property.

Source: Town of Danville Development Services Department, March, 2009.

All the sites listed could be developed within the planned residential development density development without the need to secure any change to general plan or zoning designations. The sites with residential development density standards of at least 7 - 12 units per acre have minimum development density standards in place.

While many of the sites are currently vacant, a number of the sites are partially developed/underutilized sites (e.g., sites that currently contain some limited level of activity or development but not fully developed). The inclusion of underutilized sites indicates the determination that the current use of the property, either due to the limited nature of the land use activity as a function of the property's size, the age of structures that may be present and/or the condition of the structure(s) or land use activity, does not constitute a significant obstacle to the redevelopment of the site for its planned use.

A subsequent table/figure pairing (i.e., **Table 34 and Figures B-1 and B-2**) provide a preliminary listing of sites that would be considered through the scheduled general plan update (as a program of this housing element) to supplement the existing residential sites. That listing of sites has been prepared to address the identified shortfall of sites needed to accommodate Danville's RHNA for lower income households.

There are no identified significant environmental constraints or service limitations that would limit development of residential uses on the sites listed on **Tables 29, 30 and 31**. The sites are within the service boundaries for water, sewer, and other dry utilities supplies, whether public or private. Water delivery systems and sewer treatment capacity, is or will be, available to the identified sites.

2. Land Inventory Analysis

The sites listed on **Tables 29, 30 and 31** and depicted on **Figure A** would provide for the requisite variety of housing types deemed necessary by the RHNA, including multiple family rental, factory-built, mobile homes, farm worker housing, transitional housing, supportive housing, and emergency shelters.

The column labeled "Estimated Development" on **Table 29** reflects the assumed development yield on a property-by-property basis for the 56 sites included on the table. As applicable and appropriate, the estimated development has been adjusted to reflect the estimated net development area, accounting for the presence of unbuildable areas. These adjustments are reflective of policy direction of the Danville 2010 General Plan as regards the methodology to calculate a property's maximum development potential.

Fifteen of the 56 sites are double-listed (but not double-counted), as they appear both on **Tables 29 and 31**. These are the properties that currently carry multiple family residential land use and zoning designations. Each of these sites is subject to minimum development density standards where a residential use is established. **Table 31** independently lists two additional sites, one which saw building finals for a 55-unit apartment project since the start of the 2007 - 2014 planning period and a second which saw commencement of construction activity for a 38-unit for-sale condominium project since the start of the planning period. These two sites are important relative to Danville's RHNA for the 2007 - 2014 planning period as their development will contribute a

significant amount of the multiple family housing achieved in the planning period. Both sites are seeing multiple family uses established following Town approval of general plan amendments that changed their historic commercial land use designations to a Residential - Multiple Family - High/Moderate Density designation.

In terms of estimated development potential for the single family residential sites listed on **Table 29**, it is assumed these sites will develop at the maximum allowable development densities. The development review process utilized in Danville since the implementation of inclusionary housing regulations in the early 1990's has seen the vast majority of projects subject to inclusionary housing regulations secure approvals at the top end of their respective allowable density ranges (i.e., 29 of 35 projects – see **Table 37**). Of the projects that did not maximize their development yield, three were below the maximum yield as a result of developer market decisions, two were kept below the maximum yield in response to, among other considerations, neighborhood opposition expressed during the development review process, and one was held to mid-point density development due to site-specific language contained in the general plan (i.e., the 22-unit infill Weber/Davidon project - directed by the Danville 2010 General Plan, as one of twelve identified Special Concern Areas, to develop at the mid-point of allowable development density to address neighborhood compatibility impacts). Further discussion of the Town's inclusionary housing program is contained in Section III of this document where governmental constraints to development is discussed and analyzed. There is no reason, beyond builder market decision, to assume land use controls and/or site improvement obligations would preclude the maximum allowable densities to be reached on all the residential sites listed on **Table 29**.

3. Progress Made to Satisfy Danville's 2007 - 2014 RHNA

To satisfy a jurisdiction's RHNA allocation, the jurisdiction must identify adequate sites to accommodate housing that is affordable to extremely low, very low, low, moderate and above moderate income households. Progress meeting the RHNA for the 2007 - 2014 planning period will come from several categories of residential development activity, which are summarized on **Tables 32 and 33**. The following provides expanded discussion of the subcategories of residential activity included on those tables.

For the period of January 1, 2007 through December 31, 2008 (i.e., the first two years of the 2007 - 2014 planning period), certificates of occupancy were issued for 171 new housing units within the corporate boundaries Danville. **Appendix B** provides a unit-by-unit listing of residential occupancies for the period of 1999 through 2008. Housing occupancies that occurred in 2007 and 2008 are shown on **Pages B-34 through B-39 of Appendix B**). The additions of these new units were offset by the demolition of 28 residential units attributed to the same two year calendar period, providing for a net addition of 143 units. In addition to the construction of these 171 new units, another 53 housing units were under construction (**refer to Pages B-40 and B-41 of Appendix B**) and three more units had issued building permits, but had not seen construction commence, as of December 31, 2008 (**refer to Page B-42 of Appendix B**). With the completion of these units, the projected household income distribution of the

Table 32

PROJECTED HOUSING PRODUCTION FOR 7 - 2014 RHNA BY PRODUCT TYPE (March 2009)
- Town of Danville

Year or Subgroup / Subtotals & Housing Product Category	NSFD - New or Replacement Single Family Detached	NSFA - New or Replacement Single Family Attached	MFR - New or Replacement Multiple Family	NSD - New or Replacement Second Dwelling Unit	DEMOLITIONS	NET UNIT CHANGE
<i>A - Units Finalized 2007</i>	55	6	9	16	(23)	63
<i>B - Units Finalized 2008</i>	27	-	55	3	(5)	80
<i>C - "Under Construction" status</i>	11	-	34	8	-	53
<i>D - "Approved or Issued Permit" status</i>	2	-	-	1	-	3
<i>E - "Applied or 1st Plan Check" status</i>	3	-	-	1	-	4
<i>F - "Planning OK - no Bldg. Permit" status</i>	101	-	12	8	-	121
<i>G - "Pending Planning Approval" status</i>	44	9	97	6	(3)	153
<i>H - "Vacant Lots of Record" status (1)</i>	50	-	-	-	-	50
<i>I - "Anticipated 2nd Unit Yield" status (2)</i>	-	-	-	42	-	42
<i>J - "Anticipated Add'l Development" status (3)</i>	50	9	27	14	-	100
<i>K - "Req'd GPA/Zoning Action" status (4)</i>	-	-	221	-	-	188
TOTALS	340	24	455	99	(31)	887

Footnotes: (1) Reflects assumption 50 of the 93 lots of record present at the end of 2008 will see construction by the end of the 2007 - 2014 planning period.

(2) Reflects assumption the current second dwelling unit regulations (in place since 2004) will result in production of seven second units per year thru 2014.

(3) Assumes 100 unit yield from the 607 remainder units of the 763 unit development potential on Table 28 not provided for in Lines A through I.

(4) Reflects assumption that general plan and zoning actions will occur with the update of the Danville 2010 General Plan to designate adequate acreage for development-by-right at a 25 units per acre minimum density and 20 units per acre minimum density for the respective RHNA assignments of very low and low income units not provided for elsewhere (i.e., designation of a minimum of 7.9 acres to a new multiple family residential land use designation and zoning designation for 25 dus/acre minimum density for "gap" of very low income sites and a minimum of 1.7 acres to a recalibrated multiple family residential land use designation and zoning designation for 20 dus/acre minimum density for "gap" of low income sites).

Source: Town of Danville Development Services Department, November, 2009.

Table 33
PROJECTED HOUSING PRODUCTION FOR 2007 - 2014 RHNA BY INCOME LEVEL (March 2009)
 - Town of Danville

Year or Subgroup / Subtotals & Household Income Level	Total Units in Sub-group	Projected Housing Production for Extremely Low Income Households	Projected Housing Production for Very Low Income Households	Projected Housing Production for Low Income Households	Projected Housing Production for Moderate Income Households	Projected Housing Production for Above Moderate Income Households
<i>A - Units Finalized 2007</i>	86	-	2	15	-	69
<i>B - Units Finalized 2008</i>	85	-	-	3	55	27
<i>C - "Under Construction" status</i>	53	-	-	6	7	40
<i>D - "Approved or Issued Permit" status</i>	3	-	-	1	-	2
<i>E - "Applied or 1st Plan Check" status</i>	4	-	-	1	-	3
<i>F - "Planning OK - no Bldg. Permit" status</i>	121	-	6	8	6	101
<i>G - "Pending Planning Approval" status</i>	156	-	-	6	88	62
<i>H - "Vacant Lots of Record" status (1)</i>	50	-	-	-	-	50
<i>I - "Anticipated 2nd Unit Yield" status (2)</i>	42	-	-	42	-	-
<i>J - "Anticipated Add'l Development" status (3)</i>	100	-	1	14	26	59
<i>K - "Req'd GPA/Zoning Action" status (4)</i>	221	92	97	34	-	-
TOTALS	921	92	106	130	182	414

Footnotes: (1) Reflects assumption that 50 of the 93 lots of record present at the end of 2008 will see construction by the end of the 2007 - 2014 planning period.
 (2) Reflects assumption that the current second dwelling unit regulations (in place since 2004) will result in production of seven second units per year.
 (3) Assumes 100 unit yield from the 607 remainder units of the 763 unit development potential on Table 29 not provided for in Lines A through I.
 (4) Reflects assumption that general plan and zoning actions will occur with the update of the Danville 2010 General Plan to designate adequate acreage for development-by-right at a 25 units per acre minimum density and 20 units per acre minimum density for the respective RHNA assignments of very low and low income units not provided for elsewhere (i.e., designation of a minimum of 7.9 acres to a new multiple family residential land use designation and zoning designation for 2.5 dus/acre minimum density for "gap" of very low income sites and a minimum of 1.7 acres to a recalibrated multiple family residential land use designation and zoning designation for 20 dus/acre minimum density for "gap" of low income sites).
 Source: Town of Danville Development Services Department, November, 2009.

227 units is as follows: no extremely low income units; two very low income units; 25 low income units; 62 moderate income units; and 138 above moderate income units.

Except for one of the low income units (created through the Town's density bonus program) the very low income and low income units in this subgroup were created through the Town's inclusionary housing program. The affordability of the two very low income units (both attached second dwelling units) was assured through the recordation of deed restrictions. All but one of the low income units in this subgroup are attached or detached second dwelling units (the exception being the unit created through the density bonus program – built as a for-sale condominium unit). Deed restrictions were recorded against five of the 25 low income units to assure their affordability – with the for-sale unit among the units subject to a deed restriction. The remaining 20 low income units are assumed to be affordable-by-design as a result of their size (these are second dwelling units that are ≤750 square feet in size) and the market rate rental value of the units as of the date of adoption of the update.

In part because Danville is within the high income Alameda County/Contra Costa County area and in part because rental rates remain “soft” as a function of real estate values in the area, the rental market rate value of second dwelling units in this size range makes them affordable to one- and two-person low income households. Assuming a maximum of 30% of household income is devoted to rental housing costs, a one-person low income household can assign up to a maximum of \$1,051.00 a month to housing. This increases to \$1,217.00 a month for two-person low income households. Over 80% of the 25+ listings for one bedroom apartments on Craigslist for the first week of November 2009 in Danville or San Ramon listed monthly rental rates below \$1,200.00. The few second units/cottages listed at the same time were in the \$750 .00 to \$900.00 a month range.

As of January 1, 2009, there were building permits in for plan check review for four residential units and there were 121 additional units authorized for construction through approved planning entitlements that, as of that date, had not initiated building permits (**refer to Pages B-43 and B-44 of Appendix B**). This subset of 125 units is projected to have the following household income distribution: no extremely low income units; six very low income units; nine low income units; six moderate income units; and 104 above moderate income units. The 121 units authorized through approved planning entitlements are a subset of the 763 unit development potential cited in Table 29.

The affordability of the very low income units in this subgroup will be assured through deed restrictions. These approved for-rent very low income units are to be developed as a result of the Town's density bonus program (being the very low income units to be developed with the Elworthy project). The affordability of eight of the low income units in this subgroup will also be assured through deed restrictions. These approved low income units are to be developed as a result of the Town's inclusionary housing program (being eight attached second units averaging 450 square feet in size in the Tassajara Lane project). The final low income unit in the subgroup is a detached second in for building plan check as of January 1, 2009 that is assumed to be affordable-by-design both because of its size (i.e., 728 square feet) and the market rate rental value of the units as of the date of adoption of the update.

Pending planning entitlements formally filed as of January 1, 2009 would account for an aggregate of 153 net new residential units (three existing units would be demolished in conjunction with these requests) (**refer to Page B-45 of Appendix B**). In addition to the 156 new units anticipated to be constructed under these pending planning entitlements, as based on recent development trends, it is reasonable to anticipate 42 second units will be constructed between January 1, 2009 and the end of the current planning period, providing an annualized yield of seven second dwelling units per year for the final six year portion of the 2007 - 2014 planning period. This estimate is based on the fact that the ten-year yield of second units from 1999 through 2008, for units that were ≤ 750 square feet in size, was 73 total units – for a 7.3 unit per year yield. The average size of these 73 second units was 615 square feet. Recent changes to Danville’s Second Dwelling Unit Ordinance make second units ≤ 750 square feet in size ministerial units (i.e., building permit-only units requiring no discretionary planning review and no neighborhood notification of action). The changes to the regulations are anticipated to result in an increase of second units pursue by property owners in Danville. A reasonable projection of development associated with the 93 single family residential lots of record (**refer to Table 30**) would be that 50 of these lots would be subject to residential construction between January 2009 and the end of the 2007 - 2014 planning period. Residential development on this subset of 248 new units is projected to have the following household income distribution upon occupancy: no extremely low income units; no very low income units; 48 low income units; 88 moderate income units; and 112 above moderate income units. The 42 projected second dwelling units and the 50 units associated with existing single family lots of record discussed in this grouping are above and beyond the 763 unit development potential cited in **Table 29**. The remaining 156 units pending planning entitlement review are a subset of the 763 unit development potential cited in **Table 29**.

Six of the 48 projected low income units in this subset of units will be created as a result of the Town’s inclusionary housing program (being five detached second dwelling units to be developed as part of the Davidon/Weber project and one attached second dwelling unit in the nine-unit Camino Ramon project), and will have their affordability assured through deed restrictions. The remaining 42 low income units are assumed to be affordable-by-design as a result of their size (these are second dwelling units that are ≤ 750 square feet in size) and the market rate rental value of the units as of the date of adoption of the update.

The next subset of residential development anticipated to occur during the 2007 - 2014 planning period involves that portion of the 763 units cited in **Table 29** that are above and beyond the cited 156 units associated with pending planning entitlement requests. After accounting for those units, there are 607 units of development potential remaining out of the 763 units cited in **Table 29**. It is not anticipated that all 607 of these remaining units will develop between January 2009 and the end of the 2007 - 2014 planning period. Analysis performed in conjunction with five year budget forecasts for the adopted 2009/10 Danville Financial Plan projected that approximately 75% of the 763 residential units cited in **Table 29**, or 572 units, would develop by the end of FY 2013/14. After accounting for the 156 units associated with pending planning entitlements, the 75% multiplier would point to building permits for 455 additional units by the end of the FY 2013/14. Applying a conservative factor against that assumed yield, it is assumed for these housing projection

purposes that 100 units of the 455 unit total will be completed by the end of the 2007 - 2014 planning period. Residential development of this subset of 100 units is projected to have the following household income distribution upon occupancy (extrapolating from the mix for the prior units in this analysis): no extremely low income units; one very low income units; 14 low income units; 26 moderate income units; and 59 above moderate income units.

Because the precise nature and mix of these 100 units is not known as of this update (they are a subgroup of the above-cited 455 units assumed under budget projection analysis projected to be developed by the end of FY 2013/2014) the means of demonstrating the affordability of the one projected very low income unit and the 14 projected low income units is limited to the assumption that the affordability “mix” of the 100 units can be extrapolated from the mix of the prior units in this analysis. It is acknowledged that the actual affordability “mix” could be skewed to include more or less of very low income and low income units than projected by this analysis.

Taking each of the subsets cited above into account, the aggregate residential development projected during the 2007 - 2014 planning period totals 701 units which is projected to have the following household income distribution upon occupancy: no extremely low income units; nine very low income units; 96 low income units; 182 moderate income units; and 414 above moderate income units. Comparing this projected residential development to Danville’s 2007 - 2014 RHNA indicates a shortfall of 187 of the allocated extremely low or very low income units, a shortfall of 34 of the allocated low income units, an excess of 36 units beyond the allocation for moderate income units, and an excess of 303 units beyond the allocation for above moderate income units (see Entry “K” on **Tables 32 and 33**).

4. RHNA Shortfalls for Extremely Low, Very Low, and Low Income Units

The projected 187 unit RHNA shortfall in the extremely low and very low income categories and the projected 34 unit RHNA shortfall in the low income category creates an obligation for Danville to identify and implement programs to assure the provision of adequate sites to address the shortfalls, with such actions required to occur early in the 2007 - 2014 planning period. Danville will need to amend its general plan and zoning regulations, and make corresponding changes to general plan land use and zoning designations, to provide adequate sites to meet the State’s minimum sites test for the identified RHNA shortfalls for lower income housing.

The following key work programs will be put into motion with the adoption of the 2007 - 2014 Housing Element:

- (1) Recalibration of the density ranges of the current multiple family residential land use designations to move the Residential - Multiple Family - High/Medium density range from 18 - 22 units per acre density range to a 20 - 25 units per acre density range to establish a 20-unit per acre minimum density standard for this land use designation - thereby allowing it to meet the requisite standard to serve the projected 34 unit low income shortfall.

- (2) Amendment of the general plan to create a new multiple family residential land use category providing for a density range of 25 - 35 units per acre (i.e., establish a “Residential - Multiple Family - High 25 - 35 units per acre” category in the general plan) with a 25-unit per acre minimum density - thereby creating a land use designation that meets the requisite standard to serve the projected 187 unit extremely low and very low income shortfall.
- (3) As part of the scheduled general plan update, designation of a minimum of 7.9 acres of land to a newly created Residential - Multiple Family - High 25 - 35 units per acre land use designation to address the adequate sites “gap” associated with the 187 unit extremely low and very low income shortfall, permitting such lands to develop in this density range with owner occupied and/or rental multiple family uses by right (i.e., no conditional use permit, planned unit development application, or other discretionary review or approval will be required to secure the right to pursue a development entitlement at this density range).
- (4) As part of the scheduled general plan update, designation of a minimum of 1.7 acres of land to the recalibrated Residential - Multiple Family - High/Medium 20 - 25 units per acre land use designation to address the adequate sites “gap” associated with the 34 unit low income shortfall, permitting such lands to develop in this density range with owner occupied and/or rental multiple family uses by right (i.e., no conditional use permit, planned unit development application, or other discretionary review or approval will be required to secure the right to pursue a development entitlement at this density range).

To help frame and direct the discussion and action that will need to occur as part of the scheduled general plan update to address the adequate sites “gap”, a listing of sites that shall be reviewed for possible densification has been prepared (**see Table 34 and Figures B-1 and B-2**). Similar to the format used for **Table 29**, this listing of sites indicates property ownership, assessor’s parcel number, address or street location, current land use and zoning designations, property size, and development status. To provide a sense of potential residential yield, **Table 34** indicates the ranges of units that could be supplied on the respective sites given two alternate general plan land use designation tracks (i.e., “Aggressive Alternate GP Designation” and “Moderate Alternate GP Designation”). The site listing contains more sites than would, at a minimum, be needed to address the projected RHNA shortfalls, allowing for a qualified analysis of the merits of the respective sites through the scheduled general plan update (and the associated requisite environmental review). Without presupposing the precise mix of sites selected from this site listing for possible change or presupposing the site-specific alternate land use designations that might be applied, the Town is committing through the adoption of the 2007 - 2014

Table 34

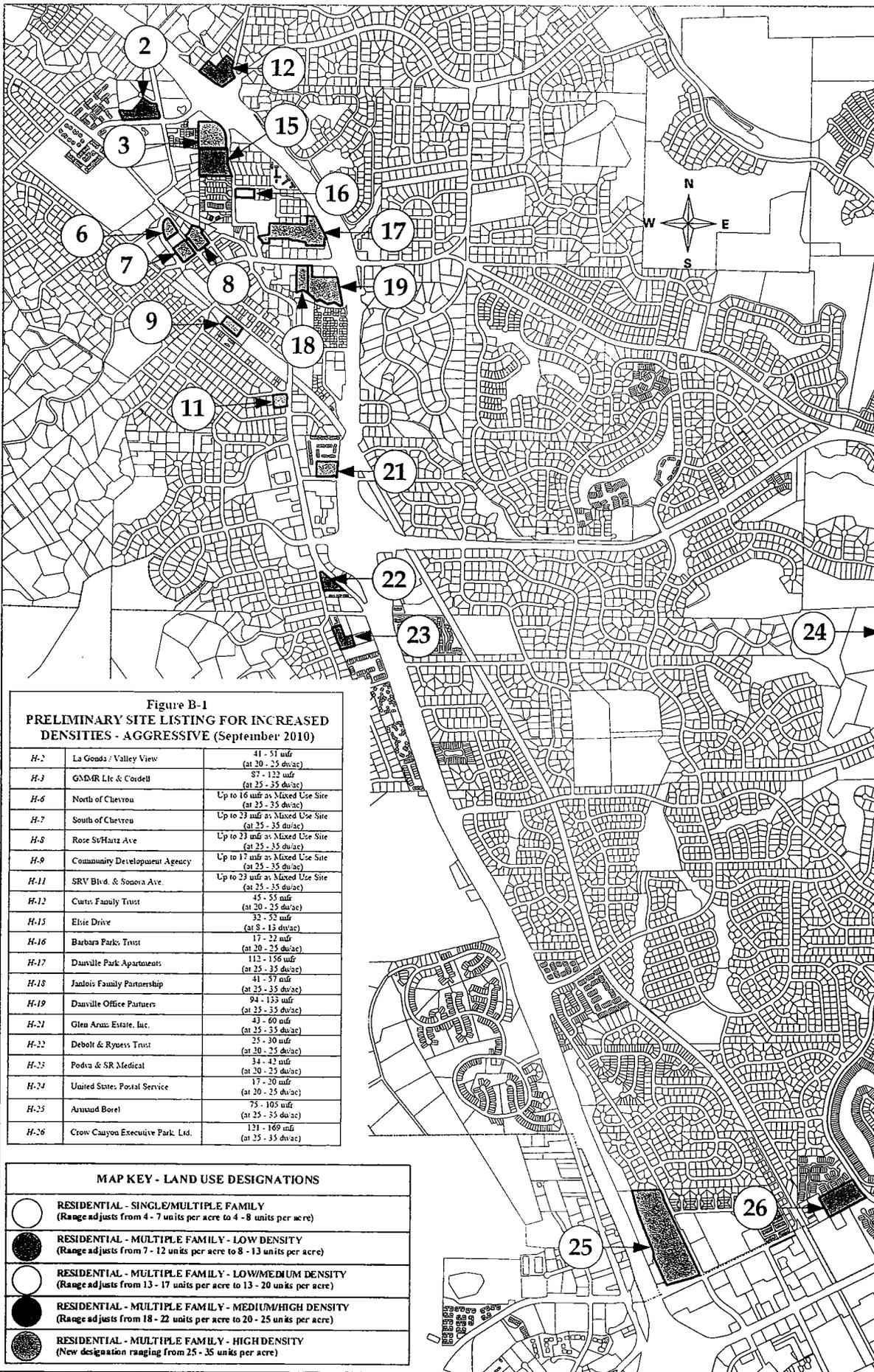
**PRELIMINARY SITE LISTING FOR INCREASED DENSITIES
(December 2009) (Updated September 2010)
- Town of Danville**

Site (1)	Property Owner and/or Developer	Site APN	Property Size	Project location	Potential Yield	Potential Yield
		Current General Plan Designation	Map Number - Table 29	Current Zoning and Land Use	Aggressive Alternate GP Designation	Moderate Alternate GP Designation
H-2	Various Valley View & La Gonda Property Owners (four site aggregation)	200-132-006 & -007 & 200-152-004 & -005	2.1 acres	6 Valley View Court & 481,485,517LaGonda	41 - 51 units	27 - 40 units
		Residential-Single Family-Low (1-3 dus/ac)	Not Listed	R-20 / Single Family Residential	Reflects GP Category providing 20-25 du/ac	Reflects GP Category providing 13-20 du/ac
H-3	GMMR Llc & Cordell (1.6 Mixed Use site plus six abutting 1/3 rd +/- acre sites)	200-140-06; -07, -08, -09; -11; -12 & -13	3.5 acres	W. El Pintado Rd & Elsie Dr	87 - 122 units	70 - 86 units
		Mixed Use & Residential-Single Family-Low	B-2 (the 1.6 acre Mixed Use site)	P-1 & R-15 / Vacant site plus six sfr lots	Reflects GP Category providing 25-35 du/ac	Reflects GP Category providing 20-25 du/ac
H-6	North of Chevron (four property site aggregation)	207-011-002 & -009	0.9 acres (includes Town-owned lot)	Hartz Ave & Railroad Ave	Assumes 16 units as a Mixed Use Project	Assumes 12 units as a Mixed Use Project
		Downtown Master Plan	Not Listed	Downtown Business District - Area 4	Reflects GP Category providing 25-35 du/ac	Reflects GP Category providing 20-25 du/ac
H-7	South of Chevron (eight property site aggregation)	200-140-07;09;-11;&-12	1.3 acres	Hartz Ave, Prospect Ave & Railroad Ave	Assumes 23 units as a Mixed Use Project	Assumes 16 units as a Mixed Use Project
		Downtown Master Plan	Not Listed	Downtown Business District - Area 4	Reflects GP Category providing 25-35 du/ac	Reflects GP Category providing 20-25 du/ac
H-8	Various Rose St / Hartz Ave Property Owners (six property site aggregation)	200-140-07;09;-11;&-12	1.9 acres (includes Town-owned lot)	Rose St, Prospect Ave & Railroad Ave	Assumes 23 units as a Mixed Use Project	Assumes 16 units as a Mixed Use Project
		Downtown Master Plan	Not Listed	Downtown Business District - Area 4	Reflects GP Category providing 25-35 du/ac	Reflects GP Category providing 20-25 du/ac
H-9	Comm. Development Agency of the Town of Danville (assumes sale to private)	Railroad Ave Muni Lot (ptn.)	0.5 acres	Railroad Ave & Prospect Ave	Assumes 17 units as a Mixed Use Project	Assumes 12 units as a Mixed Use Project
		Downtown Master Plan	Not Listed	Downtown Business District - Area 7	Reflects GP Category providing 25-35 du/ac	Reflects GP Category providing 20-25 du/ac
H-11	Various SRV Blvd & Sonora Ave. Prop. Owners (four site aggregation)	208-043-07,-21,-22 & -23	0.8 acres	SW Corner of SRV Blvd/Sonora Ave	Assumes 23 units as a Mixed Use Project	Assumes 16 units as a Mixed Use Project
		Downtown Master Plan	Not Listed	Downtown Business District - Area 4	Reflects GP Category providing 25-35 du/ac	Reflects GP Category providing 20-25 du/ac
H-12	Curtis Family Trust (redevelop Darby office project site)	200-040-012	2.2 acres (taking out creek area)	425 El Pintado Rd	45 - 55 units	29 - 44 units
		Commercial-Limited Office	Not Listed	P-1/Office Project	Reflects GP Category providing 20-25 du/ac	Reflects GP Category providing 13-20 du/ac
H-15	Various Elsie Drive & Cathy Lane Prop. Owners (ten property site aggregation)	200-140-01, -02, -03, -08, -09, -10, -11, -13, -15, & -16	4.0 acres	South side of Elsie Ln & Cathy Ln	32 - 52 units	16 - 31 units
		Residential-Single Family-Low (1-3 dus/ac)	Not Listed	R-15 / Single Family Residential	Reflects GP Category providing 8-13 du/ac	Reflects GP Category providing 4-8 du/ac
H-16	Barbara Parks Trust	196-201-046	0.9 acres	317 Ilo Ln	17 - 22 units	11 - 16 units
		Residential-Multiple Family-Low (7-12 dus/ac)	Not Listed	8dus in 4 duets 1975 era apts.	Reflects GP Category providing 20-25 du/ac	Reflects GP Category providing 13-20 du/ac
H-17	Danville Park RE, LLC (redevelopment of apartment site)	196-380-084	4.5 acs. net creek (5.9 acs. gross)	218 W. El Pintado Rd	112 - 156 units	90 - 111 units
		Residential-Multiple Family - High/Med. (18-22 dus/ac)	Not Listed	M-29/96 apartments - 1963 era construction	Reflects GP Category providing 25-35 du/ac	Reflects GP Category providing 20-25 du/ac
H-18	Janlois Family Partnership (redevelopment of apartment site)	216-120-012	1.6 acs. net creek (2.1 acs. gross)	363 Diablo Rd	41 - 57 units	33 - 40 units
		Downtown Master Plan	Not Listed	DBD - Area 6 / Apartment Project	Reflects GP Category providing 25-35 du/ac	Reflects GP Category providing 20-25 du/ac
H-19	Danville Office Partners (redevelopment of Stanley offices)	216-120-037	3.8 acs. net creek (4.3 acs. gross)	373 Diablo Rd	94 - 133 units	75 - 93 units
		Downtown Master Plan	Not Listed	DBD - Area 6 / Office project	Reflects GP Category providing 25-35 du/ac	Reflects GP Category providing 20-25 du/ac
H-21	Glen Arms Estate, Inc. (redevelopment of bowling alley)	216-080-004 & -072	1.7 acres (includes 0.1 ROW abandon)	200 Boone Ct	43 - 60 units	34 - 42 units
		Downtown Master Plan	Not Listed	Downtown Business District - Area 7	Reflects GP Category providing 25-35 du/ac	Reflects GP Category providing 20-25 du/ac
H-22	Deblot & Ryness Trust (redevelopment of adjoining office projects)	207-011-002 & -009	1.2 acres	SRV Blvd & Podva Ln	25 - 30 units	16 - 24 units
		Commercial-Limited Office	Not Listed	O-1/Abutting office projects	Reflects GP Category providing 20-25 du/ac	Reflects GP Category providing 13-20 du/ac
H-23	Schuler/Buckley & SR Medical (2 mfr sites plus ptn. of office parking lot)	208-190-25,-26 & -27(ptn.)	1.7 acres	South terminus Podva Ln. plus partial	34 - 42 units	22 - 33 units
		COM-Limited Office & Residential-MF-Low	C-2 (Schuler) & C-5 (Buckley)	M-12 (Schuler & Buckley) & P-1	Reflects GP Category providing 20-25 du/ac	Reflects GP Category providing 13-20 du/ac
H-24	Casale Family Trust (vacant site)	215-090-032	0.8 acres	Camino Tassajara	17 - 20 units	10 - 16 units
		Residential-Country Estate (1 ac/du)	Not Listed	P-1 / Vacant	Reflects GP Category providing 20-25 du/ac	Reflects GP Category providing 13-20 du/ac

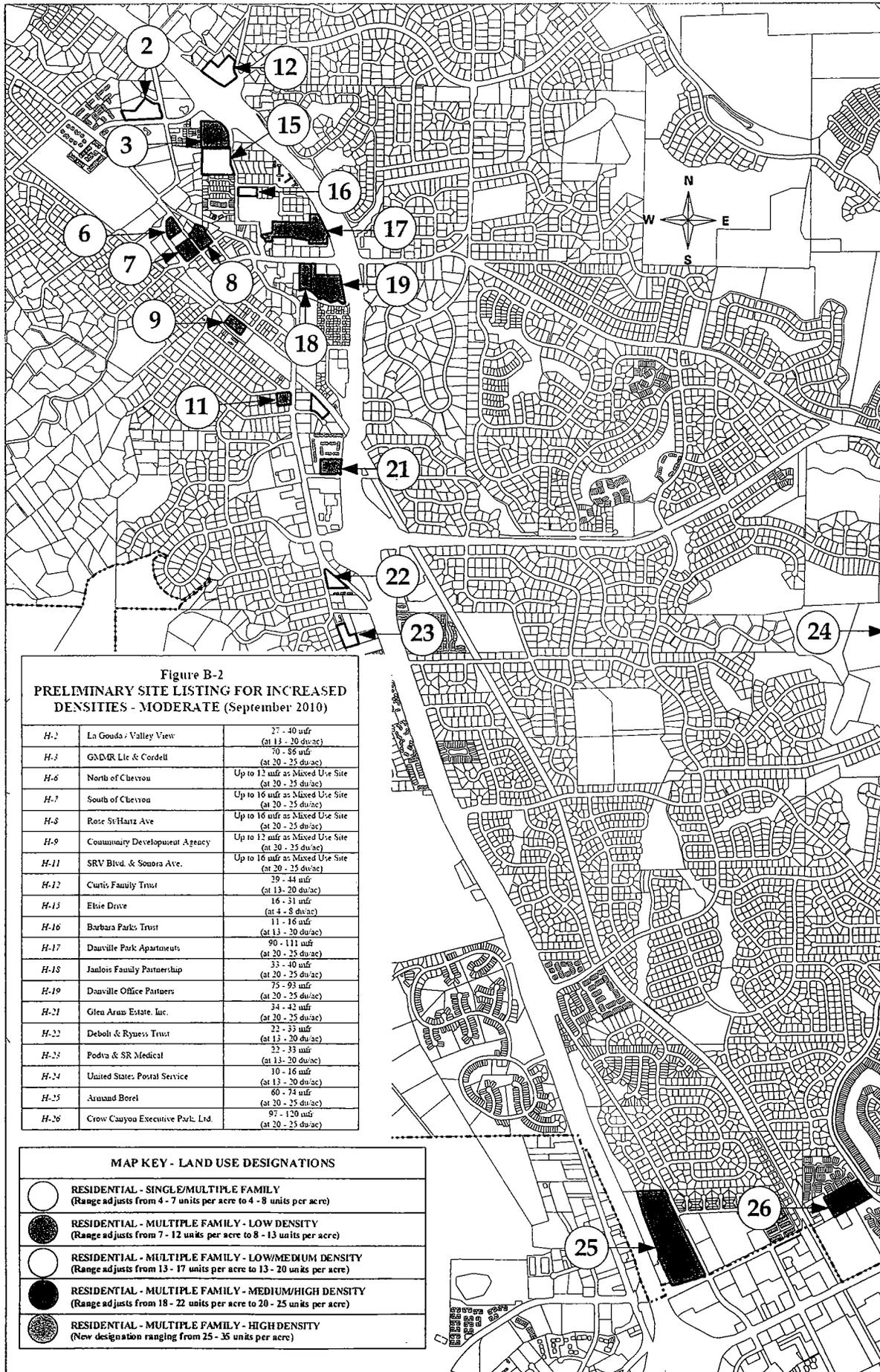
Site (1)	Property Owner and/or Developer	Site APN	Property Size	Project location	Potential Yield	Potential Yield
		Current General Plan Designation	Map Number - Table 29	Current Zoning and Land Use	Aggressive Alternate GP Designation	Moderate Alternate GP Designation
H-25	Armand Borel (portion of 16.7 acre vacant site)	218-090-031	3.0 ptn. of 16.7 acres	Camino Ramon	75 - 105 units	60 - 74 units
		Commercial-Commercial	Shares G-2 site	A-4 / Walnut Orchard	Reflects GP Category providing 25-35 du/ac	Reflects GP Category providing 20-25 du/ac
H-26 (2)	Crow Canyon Executive Park, Ltd. (redevelopment of office/L-1 uses)	218-040-022 & 030	4.9 acres	Fostoria Way and El Capitan Dr	121 - 169 units	97 - 120 units
		Commercial-Controlled Manufacturing	Not Listed	P-1 / Vacant	Reflects GP Category providing 25-35 du/ac	Reflects GP Category providing 20-25 du/ac
SUBTOTALS						
RESIDENTIAL - SINGLE/MULTIPLE FAMILY (Range adjusts from 4 - 7 units per acre to 4 - 8 units per acre)					Potential for a range of (N/A) mfr units at 4 - 8 dus/ac density range over (N/A) acres	Potential for a range of 16 - 31 mfr units at 4 - 8 dus/ac density range over 4.0 acres
RESIDENTIAL - MULTIPLE FAMILY - LOW DENSITY (Range adjusts from 7 - 12 units per acre to 8 - 13 units per acre)					Potential for a range of 32 - 52 mfr units at 8 - 13 dus/ac density range over 4.0 acres	Potential for a range of (N/A) mfr units at 8 - 13 dus/ac density range over (N/A) acres
RESIDENTIAL - MULTIPLE FAMILY - LOW/MEDIUM DENSITY (Range adjusts from 13 - 17 units per acre to 13 - 20 units per acre)					Potential for a range of (N/A) mfr units at 13 - 20 dus/ac density range over (N/A) acres	Potential for a range of 115 - 173 mfr units at 13 - 20 dus/ac density range over 8.9 acres
RESIDENTIAL - MULTIPLE FAMILY - MEDIUM/HIGH DENSITY (Range adjusts from 18 - 22 units per acre to 20 - 25 units per acre)					Potential for a range of 179 - 220 mfr units at 20 - 25 dus/ac density range over 8.9 acres	Potential for a range of 531 - 638 mfr units at 20 - 25 dus/ac density range over 28.4 acres
RESIDENTIAL - MULTIPLE FAMILY - HIGH DENSITY (New designation ranging from 25 - 35 units per acre)					Potential for a range of 675 - 904 mfr units at 25 - 35 dus/ac density range over 28.4 acres	Potential for a range of (N/A) mfr units at 25 - 35 dus/ac density range over (N/A) acres
TOTALS					Potential for a range of 886 - 1,176 mfr units at range of densities covering 41.3 acres	Potential for a range of 660 - 842 mfr units at range of densities covering 41.3 acres

- Footnotes: (1) Seven sites preliminarily listed on Table 34 were deleted by the Town Council following receipt of public testimony at the public hearing on December 15, 2010, the meeting where the Town Council adopted the Danville 2007-2014 Housing Element. Sites included in the Draft Danville 2007-2014 Housing Element that were deleted at that meeting included sites: H-1; H-4; H-5; H-10; H-13; H-14; and H-20. The original numbering of sites was retained on Table 34 so site-by-site comparisons between Table 34 and Appendices N and O can be made.
- (2) Site H-26 was added to Table 34 by the Town Council following receipt of public testimony at the public hearing of December 15, 2010, the meeting where the Town Council adopted the Danville 2007-2014 Housing Element.

Source: Town of Danville Development Services Department. December, 2009 (Updated September, 2010).



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Housing Element to housing programs that will supply a minimum of 7.9 acres of land for the 25 - 35 units per acre land density range for the 187 unit extremely low and very low income RHNA adequate site shortfall and a minimum of 1.7 acres of land for the 20 - 25 units per acre land density range for the 34 unit low income RHNA adequate site shortfall.

4. Quantified Objectives for 2007 – 2014 Housing Element Planning Period

The setting of quantified objectives follows a locality's work in identifying housing needs, surveying land and financial resources, analyzing constraints, and developing appropriate programmatic and policy responses which reflect a community's unique needs and circumstances. This information is used to establish reasonable estimates of the number of units, by income level, these programs and policies can accomplish.

The quantified objectives should estimate the number of units likely to be constructed, rehabilitated or conserved/preserved by income level during the planning period. The quantified objectives do not represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve based on needs, resources and constraints.

Ideally, construction objectives will be equal to identified needs. However, when a locality has determined total housing needs exceed the locality's ability to meet those needs with existing resources, the quantified objectives may be less than the total identified need as specified in the locality's regional housing need allocation. Under these circumstances, localities may target limited resources to areas of greatest local need based on the analysis completed.

The projected number of units to be constructed in Danville during the 2007 - 2014 housing element planning period (i.e., Danville's "quantified objectives" for the planning period) equals the aggregate number of housing units projected to be completed that are detailed on **Table 32** - Rows A through J and an additional 221 units projected to be built from the subgroup of units shown on **Table 32** - Row K. The **Table 32** - Row K units would be units developed on sites receiving new or modified multiple family residential designations as a result of actions taken with the scheduled update of the Danville 2010 General Plan.

The household income distribution of the 221 **Table 32** - Row K units is assumed to be as follows: 15 extremely low income units; 15 very low income units; 54 low income units; 137 moderate income units; and no above moderate income units. The household income distribution of these units assumes the development of the following three representative projects, or their equivalent, to take advantage of a minimum of 7.9 acres of newly designated 25-units an acre multiple family sites and/or a minimum of 1.7 acres of newly designated 20-units an acre multiple family sites created through the update of the Danville 2010 General Plan:

- (a) A 96-unit project of 25 units an acre minimum density with a household income distribution substantially equivalent to that of the 96-unit Braddock & Logan Group-built Villas at Monterossa – a subsidized multiple family residential project

completed within Danville’s eastern SOI in 2006 (provided 10 very low income units, 25 low income units and 61 moderate income units);

- (b) A 91-unit market-rate project of 25 units an acre minimum density that would receive Town of Danville subsidy to “buy-down” affordability of 15 units (taking the units affordability down to a mix of extremely low and very low income levels) and with “affordable by design” designation for the remaining 75 units of the project (as anticipated per current experiences for for-rent projects developed under the Town’s Inclusionary Housing Program); and
- (c) A 34-unit market-rate project of 20 units an acre minimum density that would receive Town of Danville subsidy to “buy-down” affordability of 5 units (taking the units affordability down to a mix of extremely low and very low income levels) and with “affordable by design” designation for the remaining 29 units of the project (as per the Town’s Inclusionary Housing Program)

The Housing Element policies for the 2007 – 2014 planning period are weighted to support the development of housing for extremely low and very low income households – recognizing the gap of development in these two are that will be present absent such focused attention.

B. FINANCIAL RESOURCES

The Town of Danville has access to a variety of existing and potential funding sources for affordable housing activities. Many of these funding sources involve programs administered by Contra Costa County (e.g., CDBG and HOME funded programs, as described in more detail below).

1. Community Development Block Grant Program

Contra Costa County administers the Community Development Block Grant (CDBG) Program for all Contra Costa jurisdictions except the cities of Antioch, Concord, Pittsburg, Richmond and Walnut Creek. These five cities individually receive CDBG funding directly from HUD because they have populations in excess of 50,000 residents and have chosen to not be part of the Urban County for funding distribution purposes. The remaining fourteen cities and the unincorporated areas of the County participate in the CDBG program through the County and are collectively referred to as the Contra Costa Urban County. The CDBG program is funded through the federal Department of Housing and Urban Development (HUD).

Based on previous allocations, the County anticipates receiving annual allocations of approximately \$3.5 million in CDBG funds during the 2007 - 2014 Housing Element planning period. Approximately one half of the funds each year are reserved for programs and projects to increase and maintain the supply of affordable housing in the Urban County. CDBG funds are used for site acquisition, rehabilitation, first-time homebuyer assistance, development of emergency and transitional shelters, and fair housing/housing counseling activities. Additional activities in support of the new construction of affordable housing include site acquisition, site clearance, and the

financing of related infrastructure and public facility improvements. A measurable contribution of CDBG funds (\$1,800,000) was expended on the 75-unit Bridge Housing / Town of Danville affordable senior housing apartment project completed in 2004.

2. Home Investment Partnership Act Program

Contra Costa County also administers the Home Investment Partnership Act (HOME) Program on behalf of the Contra Costa Urban County (joining in with the other five previously mentioned jurisdictions to form the Contra Costa Consortium for purposes of participating in the HOME Program). Based on previous allocations, the Consortium anticipates receiving annual allocations of approximately \$2.9 million in HOME funds during the 2007 - 2014 Housing Element planning period. All projects funded with HOME funds must be targeted to very low and low income households and must have permanent matching funds from non-federal resources equal to 25% of the requested funds. HOME Program priorities include site acquisition, rehabilitation and new construction of affordable multiple family rental housing, owner-occupied housing rehabilitation programs for low income households, and first-time homebuyer assistance for low income households. A locally established priority is to have allocation of both HOME and CDBG funds go to projects that include a portion of the units affordable to extremely low income households.

3. Emergency Shelter Grants Program

The Emergency Shelter Grants (ESG) Program was established as part of the federal Stewart B. McKinney Homeless Assistance Act. The program provides funds for homeless shelters, social services for the homeless, and for homeless prevention efforts. On behalf of the Urban County, Contra Costa County receives approximately \$154,000 annually in ESG funds from HUD. These funds are awarded to local non-profit and public agencies to provide emergency shelter and services for the homeless. In the past, ESG funds have been used in combination with Contra Costa County General Fund and other financial resources to support two emergency shelters for adults, one in the West County area and one in Central County. Additional projects have included homeless prevention activities, the homeless hotline and shelter and services for battered women and families.

4. Redevelopment Agency Housing Set Aside Account

In accordance with California Redevelopment Law, the Community Development Agency of the Town of Danville sets aside 20% of all tax increment revenue generated from its redevelopment project area to fund projects that increase, improve, or preserve the supply of affordable housing. Bonds sold to facilitate the development of the 75-unit Bridge Housing/Town of Danville affordable senior housing apartment project completed in 2004 in the Downtown area will be paid off through the assignment of a majority of future the housing set aside funds generated through the Community Development Agency (CDA). The CDA purchased the property where the affordable senior housing apartment project is located for \$3,000,000. Funding sources for the purchase were as follows: (1) \$377,000 of inclusionary housing in-lieu fees; (2) \$700,000 borrowed from

the Community Redevelopment Agency's facilities account; and (3) \$1.9 million of accrued housing set aside funds.

The Town's total financial involvement in the senior project was approximately \$5.3 million. Sale of bonds authorized in November, 2001 served to allocate a majority of the future housing set aside fund revenue stream to the project in the form of bond payments. The bond sale generated approximately \$3.57 million, breaking down as follows: (1) \$700,000 to repay the money loaned by the Community Redevelopment Agency towards the land purchase; (2) \$195,000 for bond issuance expenses; (3) \$2,300,000 million towards project construction costs; and (4) \$375,000 towards the fund reserve (as assurance of bond repayment).

With the sale of the bonds, virtually all the housing set aside accrual for an initial period of five years was to go towards debt service. The ongoing projected annual debt service was projected to be such that from 2010 on there will be a limited amount of monies available in the housing set aside fund for use towards other housing programs.

5. Bond Financing

As cited in the prior entry, the Town of Danville issued tax-exempt mortgage revenue bonds to support the development of the 75-unit Bridge Housing/Town of Danville affordable senior housing apartment project completed in 2004 in the downtown area. The proceeds from the bond sales are being used to cover land acquisition costs and construction costs associated with this project that targeted extremely low income and very low income senior households.

6. Mortgage Credit Certificates

The Mortgage Credit Certificate Program, authorized by Congress in the Tax Reform Act of 1984, provides financial assistance to qualifying first time homebuyers for the purchase of new or existing single family residences. In 1985, the State adopted legislation authorizing local agencies (for Danville this means Contra Costa County) to make Mortgage Credit Certificates (MCCs) available in California. Contra Costa County MCC authority can be used in all cities as well as the unincorporated areas of the County.

7. Low Income Housing Tax Credits

Created by the 1986 Tax Reform Act, the Low Income Housing Tax Credit (LIHTC) Program is used in combination with County and other resources to assist the construction or rehabilitation of rental housing serving low income households. The program allows investors an annual tax credit over a ten year period, provided that the housing project making use of the funding meets specified minimum low income housing occupancy requirements. The 75-unit Bridge Housing/Town of Danville affordable senior housing apartment project completed in 2004 in the downtown area was funded in part by LIHTC proceeds, which were secured through a competitive review process.

8. Section 8 Assistance

The Section 8 program is a federal program that provides rental assistance to very low income persons in need of affordable housing. The Section 8 program offers a voucher that pays the difference between the current fair market rent (with specified maximum allowable rent levels) and what a tenant can afford to pay (e.g., 30% of their household income). The voucher allows a tenant to choose housing that may cost above the payment standard, but the tenant must pay the extra cost. The County has approximately 7,000 residents who receive Section 8 assistance. The 22-unit Willow Commons apartment project completed in 2006, a private venture serving seniors and up to six developmentally disabled one-person households, pursued and secured Section 8 vouchers for the developmentally disabled households in the project.

C. ADMINISTRATIVE RESOURCES

Described below are major public and non-profit agencies that have been involved in affordable housing activities. The agencies/organizations listed have the potential to play an important role in the production, improvement, preservation and management of affordable housing and related supportive services and programs for the existing and future residents of Danville.

1. Danville Development Services Department

The Danville Development Services Department oversees Danville's affordable housing program, maintaining responsibility for the development of housing and community development plans, policies and strategies, including the Housing Element. In addition, the Department implements programs designed to increase and maintain affordable housing.

2. Contra Costa County Department of Conservation and Development

The administrative efforts provided by Contra Costa County Department of Conservation and Development (DCD) staff for the affordable housing programs involving the coalition of agencies involved with the Contra Costa Urban County and the Contra Costa Consortium represent a substantial resource for the provision of affordable housing in the community. The Redevelopment Division of the DCD, among other tasks, administers the following housing programs: CDBG; Home Investment Partnership; ESG; the tax exempt and mortgage revenue bond programs; and MCC.

3. Housing Authority of the County of Contra Costa

The Housing Authority of the County of Contra Costa (HACCC) plays a major role in supporting and implementing Contra Costa County's housing programs. The HACCC is responsible for the County's public housing and rental assistance program (e.g., Section 8 certificates and vouchers), operates rental housing rehabilitation programs for several jurisdictions in the County (Danville not currently included) and is the project sponsor for selected affordable housing projects (none in Danville). The HACCC retains ongoing

responsibility for facility management of the County-operated homeless shelters including the Central County Emergency Shelter.

4. Community Development Agency of the Town of Danville

The Community Development Agency of the Town of Danville supports and provides resources for affordable housing development in Danville. In accordance with State law, the Agency reserves a minimum of 20% of its annual tax increment revenues as a Housing Fund for the support of affordable housing programs. A large portion of the Agency's housing set aside fund will be tied up for the remaining life of the Agency as a result of the bond payment obligations created through the Bridge Housing/Town of Danville affordable senior housing apartment completed in 2004 in the downtown area.

5. Danville Building Inspection Division

The Danville Building Inspection Division carries out building inspection and code enforcement activities that are designed to ensure the safety of the Town's housing stock. The Division staff is available for use as a resource by renters and owners of units in Town that may be in need of rehabilitation and/or other improvements designed to increase efficiency in energy use.

6. Contra Costa County Health Services Department

The County Health Services Department (HSD) is responsible for the development of plans and programs to assist homeless households and adults throughout the County by providing emergency and permanent supportive housing and supportive services designed to enable this population to achieve greater economic independence and a stable living environment. HSD coordinates the activities of, and provides staff support to, the Contra Costa Interagency Council on Homelessness (CCICH). The CCICH works with the HSD to develop and refine the Ten Year Plan to End Homelessness, and to develop the County's McKinney Act application, to educate the public with respect to homelessness, and to advocate for increased funding for homeless programs.

7. Non-profit Housing Developers

The Bay Area is fortunate to have a large number of successful non-profit and for-profit housing developers who have produced thousands of high-quality, well-managed affordable housing projects for lower and moderate income households. Collectively, they have produced multi-family developments, single-family developments, rental and ownership opportunities, sweat-equity developments, mixed income projects, mixed use developments, and housing that is specifically designed to meet the needs of seniors, disabled persons, farm workers, female-headed households, people with substance abuse problems, and/or homeless persons.

As such, it is appropriate for the Town to directly solicit, evaluate, and utilize the expertise of the affordable housing development community to achieve its goals for affordable workforce and special needs housing. Such contact should come in the form of a Request for Qualifications (RFQ) process, or the equivalent. Active affordable

housing developers in the region include BRIDGE Housing Corporation, Shelter, Inc., Mercy Housing California/Contra Costa Interfaith Housing, Ecumenical Association for Housing, Eden Housing, Inc., Resources for Community Development, Habitat for Humanity East Bay, and East Bay Housing Organizations.

Bridge Housing Corporation

Based out of San Francisco, Bridge Housing Corporation develops and manages affordable housing for lower income households in the Bay Area and throughout California. Bridge Housing is the non-profit affordable housing group who developed and is managing the 75-unit affordable senior rental project completed in 2004 in the downtown area. Bridge Housing has expressed an interest and desire to partner with Danville on another affordable housing project.

Shelter, Inc.

Shelter, Inc. is a non-profit community-based service organization and affordable housing provider based out of Martinez that is active in Central and East Contra Costa County. Shelter, Inc. provides homeless prevention services as well as transitional and special needs housing.

Mercy Housing California/Contra Costa Interfaith Housing

Mercy Housing California is a non-profit housing developer that has been active in Contra Costa County developing homeownership and rental housing projects. Mercy Housing worked in partnership with Contra Costa Interfaith Housing to develop a permanent supportive housing project for the homeless in the Pleasant Hill area called Garden Park. This facility combines conventional leased housing for up to 27 homeless households with voluntary, onsite, and ongoing health and human services for formerly homeless people with special needs.

EAH

Established in 1968, EAH Housing was founded to address the needs of low income households living in Marin County. Originally named the Ecumenical Association for Housing, EAH was organized from grassroots efforts in response to the death of Dr. Martin Luther King, Jr. EAH develops and manages affordable housing projects in order to expand the supply of high quality affordable housing and to enable families attain financial stability. The agency has completed a number of affordable developments in the County and has previously been in discussion with the Town regarding potential affordable housing projects.

Eden Housing, Inc.

Based in Hayward, Eden Housing assists communities through an array of affordable housing development and management activities, as well as through social services that meet the need of lower income households. The agency service low and moderate income households, seniors, disabled households and the formerly homeless. Eden

Housing projects include existing Contra Costa projects in Antioch, Brentwood, Clayton, Concord, Hercules, Martinez, and Richmond predevelopment projects in Lafayette and Orinda.

Resources for Community Development

Resources for Community Development (RCD) creates and preserves affordable housing through partnerships with local governments, lenders, investors, funders, and donors to provide quality housing and support services to low income individuals and families. RCD has developed award-winning properties in Alameda, Contra Costa, and Solano counties.

RCD has developed over 1,600 units, a large number of which serve people with special needs for supportive housing so they can live independently in the community. RCD's higher density multi-family housing is generally located in public transit corridors near existing retail and services, giving residents access to jobs and to provide support to local businesses.

Habitat for Humanity East Bay

Founded in 1988, Habitat for Humanity East Bay was formed as an independent affiliate of Habitat for Humanity International serving Alameda and Contra Costa Counties. Their mission is to create successful homeownership opportunities for families with limited incomes by building sustainable housing and revitalizing neighborhoods.

Over the past 20 years, Habitat for Humanity East Bay has served 219 low and very-low income families in Alameda and Contra Costa Counties by providing affordable homeownership opportunities to low-income families who earn an income between 40%-80% of area median income, have a need for housing, and are willing to partner with Habitat for Humanity and contribute 500 sweat equity hours to the construction of their own home, or their neighbor's home. Habitat for Humanity East Bay approaches the challenge of providing affordable homeownership opportunities to low-income families in an innovative way. Affordable homes are built using a large amount of volunteer labor, donated funds and materials. Then the homes are sold at affordable prices to qualifying low-income families.

East Bay Housing Organizations

East Bay Housing Organizations (EBHO) is a 25-year-old membership non-profit organization dedicated to working with communities in Alameda and Contra Costa counties to preserve, protect and expand affordable housing opportunities through education, advocacy, and coalition building.

EBHO's membership, made up of over 200 organizations and individuals, includes non-profit housing developers; development consultants; affordable housing and homeless advocates; architects; fair housing and tenants rights agencies; community and neighborhood organizations; clergy, congregations, and inter-faith groups; homeless and

social service providers; municipal housing agencies and staff; financial institutions; and elected officials.

D. OPPORTUNITIES FOR ENERGY CONSERVATION

Utility-related costs can directly affect the affordability of housing, particularly in light of the ongoing trend of rising energy costs. Conservation of energy is 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.

The Town's Building Division actively enforces California's energy regulations (Title 24 of the California Administrative Code) through its plan checking and building inspection process. These regulations establish minimum levels of wall, ceiling and floor insulation as well as establishing standards for maximum glazing (window) area, minimum glazing U-values and establishing standards for energy efficiency for air conditioner and water heating system delivery systems.

Energy conservation is also addressed through the Town's environmental and development review and permitting process. The initial environmental analysis prepared for new construction projects is used to identify potential energy use impacts and, as may be necessary, results in the imposition of project revisions and/or project conditions of approval the serve to reduce energy consumption.

Utility companies serving Danville offer various programs to promote the efficient use of energy and other resources. Pacific Gas & Electric (PG&E) provides a variety of energy efficiency rebates and energy conservation services for residents. PG&E also participates in several energy assistance programs for lower income households, which help qualified homeowners and renters conserve energy and control energy costs. These include the California Alternate Rates for Energy (CARE) Program and the Relief for Energy Assistance through Community Help (REACH) Program.

In addition, the State Department of Health and Human Services funds the Home Energy Assistance Program (HEAP) which provides financial assistance to qualified residents to offset the costs of heating and/or cooling dwellings.

The East Bay Municipal Utility District (EBMUD), which serves the residents of Danville, offers a variety of conservation services and incentives to its customers, including onsite usage surveys as well as providing water conservation devices (e.g., low-flow showerheads and faucet aerators) and providing rebates towards the purchase of high-efficiency clothes washers and high-efficiency toilets.

The Town of Danville completed a greenhouse gas emissions inventory in June 2008. The results of that study will be pulled into goals and policies of the scheduled update to the Danville 2010 General Plan.

Consistent with recommendations contained in the December 2008 AB 32 Scoping Plan adopted by the California Air Resources Board, the Town of Danville has established a

goal of reducing the Town's current level of greenhouse gas emissions by 15% by the year 2020. In order to achieve this goal, the Town has committed to employ the "Best Practices" in the Town's day to day operations. With the adoption of its Climate Action Plan, the Town also committed to look for ways to encourage and assist residents and business owners within the Town to meet the State of California's overall goal of reducing Greenhouse Gas Emissions.

The adopted Climate Action Plan did not implement land use policies that would serve to reduce greenhouse gas emissions as that discussion was knowingly push forward to be a part of the scheduled update of the Danville 2010 General Plan.