

V. HOUSING ACCOMPLISHMENTS

A. EVALUATION OF ACCOMPLISHMENTS UNDER THE 1999 - 2006 HOUSING ELEMENT

This section assesses the achievements of the adopted 1999 - 2006 Housing Element, in accordance with State housing law. These results are quantified where appropriate and compared to what was projected in the adopted Element. **Appendix C** provides an expanded, policy-by-policy discussion of the housing programs and their implementation.

B. COMPARISON OF THE 1999 - 2006 RHNA ALLOCATION WITH UNITS BUILT

The Association of Bay Area Governments (ABAG) assigned 1,110 residential units to the Town of Danville as Danville's Regional Housing Needs Allocation (RHNA) for the 1999 - 2006 Housing Element planning period. This allocation included 140 very low income household units, 88 low income units, 216 moderate income units and 666 above moderate income units. Housing developed or issued certificates of occupancy between January 1, 1999 and December 31, 2006 are applied to the 1999 - 2006 RHNA. Residential units developed or issued with certificates of occupancy after January 1, 2007 will be applied to Danville's 2007 - 2014 RHNA.

Between 1999 and 2006, there was a net production of 838 housing units (after accounting for 36 demolitions) within the corporate limits of Danville (**see Tables 35 and 36 and Appendix B**). In addition to the housing added in Danville, and reflective of ABAG's methodology for determining housing production credit for the 1999 - 2006 RHNA planning period for housing developed within a city's sphere of influence (SOI) area, an additional 446 units are credited to Danville's housing production in recognition of the 600 unit production/4 unit demolition that occurred in Danville's SOI (**refer to Tables 35 and 36 and Appendix D**). For the 1999 - 2006 RHNA planning period, ABAG directed that 75% of housing produced in a city's SOI was to be credited to that city's RHNA. Total net housing production for Danville was 1,284 units, or 174 units in excess of the gross housing totals called for by the 1999 - 2006 RHNA for Danville. Of the 1,324 units produced (being total new unit production prior to accounting for the corresponding demolition of 40 units), 50 were extremely low income units, 39 were very low income units, 67 were low income units, 166 were moderate income units, and 1,002 were above moderate income units (**see Table 36**). A measurable amount of the affordable units that were constructed were developed as a result of implementation of either the Town's inclusionary housing policies or redevelopment agency inclusionary housing policies. **Table 37** and **Figure C** provide information on the thirty-five residential development projects acted on since the Town's adoption of an inclusionary housing ordinance in 1999. More than 70% of the projects subject to inclusionary requirements (i.e., Entries 8 through 32 on **Table 35**) secured their planning entitlement approval during the 1999 - 2006 Housing Element planning period.

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Table 35

HOUSING PRODUCTION FOR 1999 - 2006 RHNA BY PRODUCT TYPE (March 2009)
- Town of Danville

Year Completed (1) / 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>Finals in 1999</i>	223	7	-	7	0	237
<i>Finals in 2000</i>	203	-	38	16	0	257
<i>Finals in 2001</i>	79	-	-	7	1	85
<i>Finals in 2002</i>	71	3	-	6	2	79
<i>Finals in 2003</i>	24	-	74	8	14	92
<i>Finals in 2004</i>	21	3	-	5	3	26
<i>Finals in 2005</i>	27	2	-	6	9	26
<i>Finals in 2006</i>	15	-	22	7	7	37
SUBTOTAL	663	15	134	62	36	838
Danville SOI 1999- 2007(2)	351	27	72	-	4 (3)	446
TOTAL	1,014	42	206	62	40	1,284
AVE. YEARLY OUTPUT	126.7 Units	5.3 Units	25.7 Units	7.8 Units	5.0 Units	160.5 Units

Footnotes: (1) Unit-by-unit listing of residential housing production for the 1999 - 2006 RHNA planning period is provided in Appendix E of the Housing Element.

(2) Contra Costa County housing production figures for the period are based on date of permit issuance. Danville reports are based on date of completion. To provide conversion of the two housing production methodologies for housing produced in Danville's sphere of influence (SOI), unit completions were compiled for the period of 1999 through 2007. Pursuant to the ABAG methodology for the RHNA 1999 - 2006 planning period, 75% of housing production in Danville's SOI area is to be credited towards Danville's RHNA obligation and 25% is credited towards Contra Costa County's RHNA obligation.

(3) Based on review of aerial photographs to determine units demolished to accommodate the Intervening Properties and the Wendt Ranch projects.

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

Table 36

HOUSING PRODUCTION FOR 1999 - 2006 RHNA BY INCOME CATEGORY (March 2009)
- Town of Danville

Year Completed (1) / Subtotals & Household Income Level	Total Units in Sub- group	Completed Housing Production for Extremely Low Income Households	Completed Housing Production for Very Low Income Households	Completed Housing Production for Low Income Households	Completed Housing Production for Moderate Income Households	Completed Housing Production for Above Moderate Income Households
<i>Units Completed 1999</i>	237	-	-	6	10	221
<i>Units Completed 2000</i>	257	-	2	14	48	193
<i>Units Completed 2001</i>	86	-	-	7	2	77
<i>Units Completed 2002</i>	80	-	-	6	6	68
<i>Units Completed 2003</i>	106	50	24	-	7	25
<i>Units Completed 2004</i>	29	-	-	4	-	25
<i>Units Completed 2005</i>	35	-	-	5	3	27
<i>Units Completed 2006</i>	44	-	6	7	16	15
<i>SOI Units Completed 1999 - 2007 (2)</i>	450	-	7	18	74	351
TOTALS	1,324	89 (50 Extremely Low plus 39 Very Low) (3)	67 Low	88 Low	166 Moderate	1,002 Above Mod.
1999 - 2006 RHNA	1,110	140 Extremely Low or Very Low	88 Low	216 Moderate	666 Above Moderate	

Footnotes: (1) Unit-by-unit listing of residential housing production for the 1999 -2006 RHNA planning period is provided in Appendix E of the Housing Element.

(2) Contra Costa County is reporting housing production based on date of permit issuance rather than date of completion. To provide conversion of housing production that occurred in Danville's sphere of influence (SOI), unit completions through the end of 2007 were compiled. Pursuant to the ABAG methodology for the 1999 - 2006 planning period, 75% of housing production in Danville's SOI area is to be credited towards Danville's RHA and 25% is credited towards Contra Costa County's RHNA.

(3) Production is shown in the extremely low and very low categories for reporting purposes - and then lumped back together for comparison to the RHNA.

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

Table 37

SUMMARY OF INCLUSIONARY HOUSING EFFORTS (MAY 2009)
- Town of Danville

#	PROJECT NAME	NAME OF DEVELOPER	TOTALB MRS	TOTAL UNITS	APPROVAL DATE
1	Bas II	Bas Homes, Inc.	14(1)	72	December, 1990
2	Cottages	Laurel Cottages Partners	1(2)	6	November, 1991
3	Redwoods	Braddock & Logan Group	2(1)	18	August, 1993
4	Shadowhawk	Kaufman & Broad of Northern Ca.	20(1)	196	January, 1994
5	Tassajara Ridge	Pinn Brothers	16(1)	143	November, 1994
6	Lawrence Estates	Pulte Home Corporation	4(1)	33	December, 1995
7	Culet Estates	Pulte Home Corporation	1(1)	14	December, 1995
8	Creekview	Mardell, LLC	2(1)	19	May, 1996
9	Autumn Creek	Standard Pacific of Northern Ca.	2(1)	13	November, 1996
10	Creekside Commons	Danville Land and Development Co.	1(1)	14	May, 1995
11	Oakmont of Danville	Oakmont of Danville, LLC	15(3)	76	January, 1997
12	Valerosa	Braddock & Logan Group	4(4)	20	November, 1997
13	Victoria Place	Davidon Homes	4(4)	23	January, 1998
14	Old Blackhawk Village	Richmond American	3(1)	35	January, 1998
15	Laurel Court	Laurel Drive Associates, LLC	2(2)	6	June, 1998
16	Lawrence Estates II	Pulte Home Corporation	2(1)	21	July, 1998
17	Greentree Manor Apts.	Castle Construction Company	38(5)	38	October, 1998
18	Crossings	Davidon Homes	3(4)	16	October, 1998
19	San Michelle	Braddock & Logan Group	10(4)	49	September, 1998
20	Ryland Cottages	Ryland Homes	8(1)	39	December, 1998
21	Old Town	Taylor Woodrow Homes, Inc.	1(1)	16	October, 1999
22	Quail Gardens	Castle Construction Company	2(1) 2 (6)	40	February, 2000
23	Sycamore Oaks	Lenox Homes, Inc.	2(4)	12	March, 2000
24	Pintado Point	Affinity Land & Construction, Inc.	1(7)	9	September, 2000
25	Laurel Senior Apts.	Town of Danville/Bridge Housing Corp	74(7)	74	June, 2001
26	Laurel Grove	Cinco Casas, LLC	2(2)	7	October, 2002
27	Smith/Bonnell	Castle Construction Companies	5(4)	9	March, 2003
28	Tassajara Lane	Braddock & Logan Group	10(4)	32	June, 2003
29	Willow Commons	Morris Land Co., LLC/Storer	22(7)	22	June, 2003
30	Tassajara Cottages	Standard Pacific of Northern Ca.	2(1)	21	July, 2003
31	Rose Garden	Blake Hunt Ventures/Castle Companies	55(5)	55	March, 2005
32	Hansen Lane	Clarum Homes	3(4)	13	August, 2006
33	The Preserve @ IHT	Castle Companies	5(1)	34	February, 2007
34	Weber Property	Davidon Homes	5(4)	22	May, 2007
35	Elworthy Ranch	Elworthy Family Trust, Trustees	6(7)	96	July, 2008
		Totals	347	1,316	

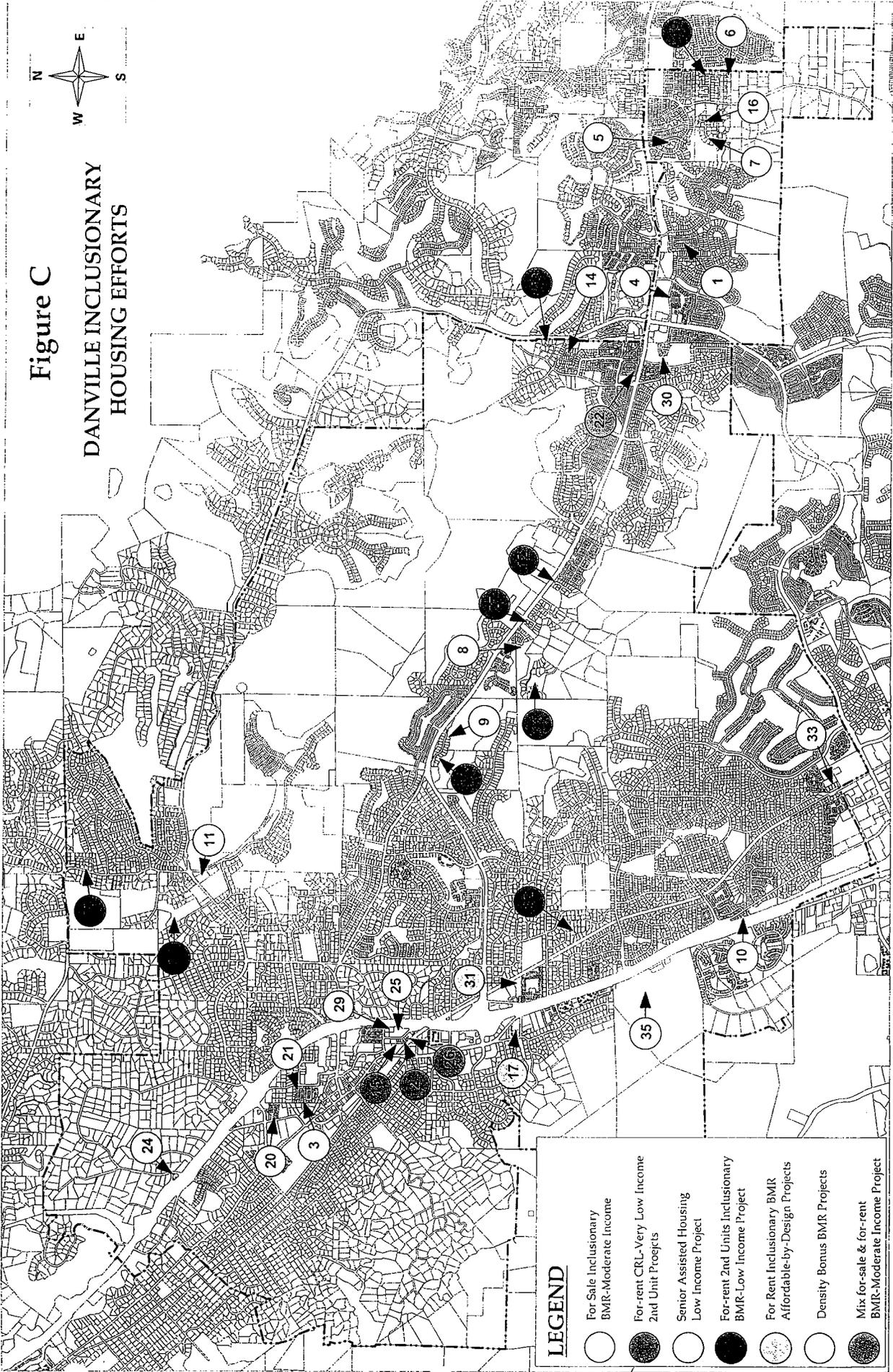
Footnotes: (1) Below market rate units in these projects were made available as for-sale units and were units that were sized to accommodate four-person Moderate Income Households earning up to 110% of median income. Units are deed restricted to control resale values and requiring future buyers to meet income restrictions for a period of twenty years.

(2) Below market rate units in these projects were made available as for-rent secondary units for one- or two-person Very Low Income Households. The project locations were within Danville's Redevelopment Area and the projects were developed consistent with the provisions of California Redevelopment Law inclusionary housing requirements.

- (3) Below market rate units in this project were made available as for-rent senior assisted living units. The project developer secured tax exempt funding that required a minimum of 20% of the units to be made available to Low Income Households. The requirement to provide 15 of 76 units as Low Income units was more restrictive than would have been required through imposition of the Town's Inclusionary Housing Ordinance (which would have required seven units be made available for Moderate Income Households).
- (4) Below market rate units in these projects were made available as for-rent second dwelling units built on selected lots within the project (minimum of 25% of the lots per the Inclusionary Housing Ordinance). Where the property owners receive rental income for the units, the affordable housing agreement stipulates that owners rent to qualifying Low Income Households (i.e., households earning below $\leq 80\%$ of median income). In practice, the units developed in these projects are assumed to be affordable-by-design by way of their relative size (most in the 450 to 600 square foot range) and their physical relationship to the primary residence (consciously set to make it cost prohibitive to "absorb" the area of the second unit into the primary residence).
- (5) Below market rate units in these projects were made available as for-rent units with a year-by-year accounting to assure the rent schedule in place for the entire project makes all units affordable to Moderate Income Households earning $\leq 100\%$ median income (i.e., a 10% "deeper" affordability standard than otherwise dictated by the Town's Inclusionary Housing Ordinance). With this arrangement, the projects are deemed to be affordable-by-design projects, consistent with provisions set forth in the Town's Inclusionary Housing Ordinance. If and when market rate rents rise to the point that the project rent schedule no longer makes units affordable to households earning $\leq 100\%$ of median income, the projects are obligated to identify 15% of the project units as designated below market rate units and to screen tenants for eligibility as households earning $\leq 110\%$ of median income.
- (6) Town Council authorization was secured by the developer to have two of the four below market rate units in the project retained in builder ownership and made available to qualifying moderate income households as for-rent housing – with rental levels set at 35% of actual household income of qualifying households.
- (7) Below market rate units in these projects were developed as a result of a density bonus process. For the Pintado Point project, the unit is a for-sale unit with a purchase price making it affordable to Low Income Households. For the Laurel Senior Housing project, the units are senior for-rent units affordable to Extremely Low and Very Low Income Households. For the Willow Commons project, the units are mixed for-rent units with either one senior Very Low Income or two senior Low Income units; up to six units for the Developmentally Disabled (which would be managed as Section 8 - Very Low Income units) and the remainder as senior for-rent Moderate Income units. For the Elworthy project, the below market rate units are to be for-rent very low income units.

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

Figure C
DANVILLE INCLUSIONARY HOUSING EFFORTS



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

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C. APPROPRIATENESS OF GOALS, POLICIES, AND IMPLEMENTATION MEASURES

There is no substantive difference between the overarching goals set forth in the 1999 - 2006 Housing Element and the 2007 - 2014 Housing Element. As indicated in the prior section, and as measured by housing production figures for the past planning period, Danville was relatively successful in meeting the goals and objectives for the past planning period.

Many of the policies set forth in the 1999 - 2006 Housing Element are being carried forward as policies for the 2007 - 2014 Housing Element. Where a policy has been retained, adjustments have been made to reflect changes in baseline conditions between the two planning periods, to reflect progress made (or lack of progress) in the implementation of programs during the planning period, and/or to reflect changes in State law.

Some of the programs set forth in the 1999 - 2006 planning period were not completed or, in some cases, not initiated due to staffing limitations. Focus during the past planning period by necessity went to larger scale efforts rather than on the initiation, or furtherance, of more minor programs or efforts. Given the current state of the economy, and in recognition that the Town is gearing up for a scheduled update to its general plan, it is envisioned that relatively more time will be available to be put towards implementation of programs called for in the 2007 - 2014 Housing Element. Staffing limitations, difficulties encountered during the general plan update effort, and/or a change in the number and scope of planning entitlements (an economy-driven change) will have a direct impact on the achievement of the new housing programs.

The primary focus of the 2007 - 2014 Housing Element will be to address the identified shortfall of lower income units.

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