

VI. HOUSING PLAN

A. HOUSING GOALS

In achieving Danville's Housing Goals, the Town must strike a balance between the need to provide affordable housing and preservation and enhancement of existing neighborhoods, maintenance of high development standards, and protection of environmental resources. Expanded discussion relative each major goal, along with supporting policies and implementation measures, is provided in the following sections.

- GOAL 1 Increase the supply of housing with a priority on the development of affordable housing.
- GOAL 2 Improve housing affordability for both renters and homeowners.
- GOAL 3 Increase the supply of appropriate supportive housing for special needs populations.
- GOAL 4 Conserve and improve the quality of existing housing stock and residential neighborhoods.
- GOAL 5 Mitigate governmental constraints to housing development and affordability.
- GOAL 6 Promote equal opportunity for all residents to reside in the housing of their choice.
- GOAL 7 Preserve the existing affordable housing stock in Danville.

B. HOUSING PROGRAMS

The housing programs presented in this Housing Plan define the specific actions Danville will undertake to implement its stated housing goals and policies. The programs presented are a mixture of existing programs and new programs. Some of the programs listed tie back to Contra Costa County-administered programs. Because Danville is part of the Urban County Area, access to these programs is available throughout the entire Contra Costa County area, except for the cities of Concord, Pittsburg, and Richmond.

GOAL 1 INCREASE THE SUPPLY OF HOUSING WITH A PRIORITY ON THE DEVELOPMENT OF AFFORDABLE HOUSING

Policy 1.1 Develop a comprehensive strategy to facilitate infill residential development that provides affordable housing and/or housing for special needs populations.

Comments: As Danville approaches a built out condition, infill development becomes a more important component for meeting future housing needs. Implementation of an effective infill development strategy will require the use of a variety of related strategies, including: (i) mixed use development; (ii) density bonuses; (iii) intensification of underdeveloped lots; (iv) development of second units; (v) rezoning non-residential land for residential use; and (vi) redevelopment efforts. The objective of this policy is to facilitate the development of small infill single family and multiple family residential projects that might otherwise not occur, with assistance coming in the form of authorizing project densities to exceed those otherwise allowed by right under current zoning. Authorization of development should be linked to the inclusion of an affordable component and/or the accommodation of the needs of special housing populations.

Programs:

- 1.1.1. By the end of 2011, establish alternatives to density standards (e.g., floor area ratio standards, lot coverage standards and/or other design standards) that would serve as a catalyst for the development of small infill projects.
- 1.1.2. By the end of 2011, conduct a feasibility study of offering a tiered density bonus program based on lot size to encourage consolidation of small lots for multiple family residential projects, with implementation of the findings of the study to occur by the end of 2012.

Associated Units:

16-24 low/special needs dus

Agencies/Officials Responsible for Implementation:

Develop. Services Dept. - Planning & Bldg. Division

Time Frame:

As indicated

Pertinent Financial Resources:

Not identified

Policy 1.2 Promote mixed use development projects that supply housing located in close proximity to urban services, shopping and/or public transportation.

Comments: Mixed use development combines residential uses with one or more other uses, typically office use or retail use. Mixed use development can be either “vertical” integration (i.e., mixing uses within a single structure) or “horizontal” (i.e., mixing uses on a large site, with each use confined to a separate building or portion of the site). The intent of this policy would be to facilitate the development of mixed use projects containing housing that might otherwise not occur, with assistance coming in the form of authorizing underutilized parcels to redevelop at higher densities than would be allowed by right under current zoning. Qualifying projects would be eligible for relaxed development criteria (e.g., would be allowed to provide less parking in recognition that residential uses have a parking demand that is off-peak from the parking demand of most commercial uses or higher floor area ratio yield).

Programs:

- 1.2.1. On an ongoing basis, refer commercial project developers to successful housing developers when commercial sites are in the early stages of review so as to encourage developers to consider a mixed use approach inclusive of a residential component.
- 1.2.2. On an ongoing basis, provide incentives, such as density bonuses and increases in floor area ratios, when proposed mixed use development projects include a housing component.
- 1.2.3. By the end of 2011, prepare development criteria for residential-over-retail projects.
- 1.2.4. By the end of 2011, conduct a feasibility study of expanding the areas within the DBD; Downtown Business District that allow non-ground floor residential uses by right, specifically reviewing the merits of modifying use restrictions in the Old Downtown Core/DBD - Areas 1, 2 and 2A and/or in the North Hartz Avenue/DBD - Area 4, with implementation of the findings of the study to occur by the end of 2012.

Associated Units:

Up to 100 units

Agencies/Officials Responsible for Implementation:

Develop. Services Dept. - Planning & Bldg. Division

Time Frame:

As indicated

Pertinent Financial Resources:

Comm. Dev. Agency of the Town of Danville
- Housing Set Aside Funds

Policy 1.3 Consistent with the 2002 amendment to California Government Code §65852.2 and Danville’s Second Dwelling Unit Ordinance, facilitate the development of second units as an affordable housing alternative.

Objective: A second dwelling unit is an attached or detached residential dwelling unit that includes permanent provisions for living, sleeping, eating, cooking, and sanitation and which is located on the same lot as the corresponding primary residence. It is the Town's objective to increase upon the relatively strong historic production rate of second units within existing single family neighborhoods. In areas where the dominant land use is single family residential, second units provide a source of housing, typically being housing affordable-by-design to lower income households.

Programs:

- 1.3.1. On an ongoing basis encourage development of second units through application of the Town's second dwelling unit ordinance.
- 1.3.2. On an ongoing basis, encourage second units in new construction as a development option to meet the requirements of the Town's Inclusionary Housing Ordinance.
- 1.3.3. By the end of 2010, initiate multi-jurisdictional discussions (using the Tri-Valley Affordable Housing Committee or an equivalent forum) with a goal of presenting a coordinated, multi-jurisdictional voice to pertinent utility agencies seeking reduction of capital facility and/or connection fees assessed on new second units.
- 1.3.4. By the end of 2011, update and make general distribution (using the Town's quarterly newsletter and/or posting on the Town's website) of the Town's "How-to" brochure for development of second units, with updates to include "value engineering" suggestions to assist potential applicants as to ways to minimize development costs associated with construction regulations, impact fees, and capital facility and/or connection fees.
- 1.3.5. By the end of 2011, initiate a zoning text amendment to review the development standards applicable to second dwelling units (e.g., review of minimum setback requirements), with such review to consider the merits of a trial three-year program to relax the residency requirement that leads to the requirement that owners of second units occupy either the primary residence or the second unit (i.e., restricts both units from being "rentals").
- 1.3.6. By the end of 2012, investigate the merits of developing "off-the-shelf" standardized plans (comparable to standard pool plans) to simplify the design costs for second units.
- 1.3.7. Consider an amnesty program to legalize illegal second units if these units meet the requirements specified in the zoning regulations and are modified to address deficiencies identified through a life/safety inspection performed by the Town Building Division and where the property owners agree to deed restrict the second units as housing affordable to lower income households for a minimum period of ten years.

Associated Units:

35-70 traditional 2nd units
20-40 inclusionary 2nd units

Agencies/Officials Responsible for Implementation:

Develop. Services Dept. - Planning & Bldg. Division

Time Frame:
As indicated

Pertinent Financial Resources:
Not identified

Policy 1.4 **Continue to cooperate with sub-regional initiatives to generate funding for affordable housing and to promote the development of affordable housing.**

Comments: The Tri-Valley Affordable Housing Committee (TVAHC) continues to function as the sub-region’s affordable housing forum and Danville will continue to be an active participant. One outgrowth of the TVAHC was the opening of the Tri-Valley Housing Opportunity Center in Livermore, operating as a non-profit organization with initial financial support from the U.S. Department of Housing and Urban Development (HUD) and the five member cities. The Center offers classes on how to find, qualify for, and buy a home as well as credit counseling and financial preparation. Participants can also obtain information about local (City/County) and lender programs, including down payment assistance programs, first-time homebuyer programs, as well as receiving housing counseling, introduction to mortgage products, etc.

Programs:

- 1.4.1. Continue participation in the Tri-Valley Affordable Housing Committee and related support of the Tri-Valley Housing Opportunity Center.

Units Associated with Policy: Agencies/Officials Responsible for Implementation:

Not quantified

Develop. Services Dept. - Planning & Bldg. Division

Time Frame:
Ongoing

Pertinent Financial Resources:
Comm. Dev. Agency of the Town of Danville
- Housing Set Aside Funds
Community Development Block Grant (CDBG)

Policy 1.5 **Maintain an up to date site inventory that details the amount, type and size of vacant and underutilized parcels and assist developers in identifying land suitable for residential development.**

Comments: As part of the 2007 - 2014 Housing Element update, an analysis of the residential development potential in Danville was conducted (**refer to Tables 28, 29 and 30 and Figure A**). Based on that assessment, the corporate limits of Danville can potentially accommodate over 750 new units on vacant or underutilized properties during the current housing element planning period. Sharing this information with potential developers will facilitate the development of new housing.

Programs:

- 1.5.1. Annually update the residential development site inventory of the housing element (i.e., Tables 28, 29 and 30 and Figure A) to be able to disseminate

current information as to the amount, type, location and size of vacant and underutilized land suitable for residential development.

- 1.5.2. Upon the completion of the scheduled update of the Danville 2010 General Plan, review the 2007 - 2014 Housing Element for internal consistency against the Plan to determine those amendments, if any, necessary to be made to the stated development yield and/or flood hazard constraints of the vacant or underutilized properties cited as being available for future residential development to satisfy the RHNA.

Associated Units:

Not quantified

Agencies/Officials Responsible for Implementation:

Develop. Services Dept. - Planning & Bldg. Division

Time Frame:

Ongoing

Pertinent Financial Resources:

Not identified

Policy 1.6 Support the development of additional affordable housing by non-profit developers through financial assistance and/or use of zoning incentives.

Comments: The Town partnered with Bridge Housing, Inc. to develop of a 75-unit rental project in the Downtown area. Subsidies required to make the project affordable to extremely low and very low income senior households required Danville's Community Development Agency to pre-assign the majority of future housing set-aside funds to the payoff of bonds issued for the project. Similar, smaller subsidized housing projects may be possible for other sites in the Downtown area and/or its periphery. The Town holds ownership of a couple of Downtown sites (one purchased with housing set-aside funds) that would be available to leverage affordability of possible future Downtown mixed use projects with a residential component.

Programs:

- 1.6.1. Support affordable housing development by fee waiver or reduction, through direct financial assistance, by way of zoning incentives (e.g., density bonuses, relaxation of parking requirements, etc.), and/or by way of land write-downs on properties owned by the Community Development Agency.
- 1.6.2. Assign Community Development Agency housing set-aside funds towards the development of affordable housing (including payoff of bonds issued for the existing Bridge Housing senior apartment project).
- 1.6.3. By 2011, directly solicit, evaluate, and utilize the expertise of the affordable housing development community to achieve the Town's goals for affordable workforce and special needs housing, with such contact to be in the form of a Request for Qualifications (RFQ) process, or the equivalent.

Associated Units:

25-50 low, very low or
extremely low income units

Agencies/Officials Responsible for Implementation:

Develop. Services Dept. - Planning & Bldg. Division
Economic Development Staff
Community Development Agency Staff
City Attorney

Time Frame:

Ongoing efforts

Pertinent Financial Resources:

Comm. Dev. Agency of the Town of Danville
- Housing Set Aside Funds
Community Development Block Grant (CDBG)
Bond financing

Policy 1.7 To address the projected 2007 - 2014 RHNA adequate site shortfall for extremely low and very low income housing units and the projected 2007 - 2014 RHNA adequate site shortfall for low income housing units, amend general plan and zoning regulations, followed by corresponding changes to land use and zoning designations, so as to assure the provision of adequate sites to meet the State's minimum sites test for the identified shortfalls.

Comments: ABAG's Regional Housing Needs Allocation (RHNA) for Danville anticipates the need to accommodate the construction of 583 new housing units during the 2007 - 2014 planning period, with this allocation broken into categories for extremely low, very low, low, moderate, and above moderate income housing need. Comparing projected residential development to Danville's 2007 - 2014 RHNA reveals a projected shortfall of adequate sites for 187 extremely low and very low income units and a projected shortfall of adequate sites for 34 low income units. The projected residential development reveals a projected excess of 36 of moderate income units and 303 above moderate income units during the 2007 - 2014 planning period. Early on in the planning period, Danville will need to implement various programs to address the identified areas of shortfall for lower income units. These programs will be directly linked to the efforts to update of the Danville 2010 General Plan, which commenced in Fall 2009.

Programs:

- 1.7.1. As part of the scheduled update to the Danville 2010 General Plan, recalibrate the density ranges of the current multiple family residential land use designations to move the Residential - Multiple Family - High/Medium density range from a 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 to address the projected 34 unit low income RHNA adequate site shortfall.
- 1.7.2. As part of the scheduled update to the Danville 2010 General Plan, amend 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) to address the projected 187 unit extremely low and very low income RHNA adequate site shortfall.

- 1.7.3. As part of the scheduled update to the Danville 2010 General Plan, select and designate that number of sites from the preliminary site listing for increased densities (i.e., Table 33 of this Housing Element) necessary to designate 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 187 unit extremely low and very low income RHNA adequate site 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).
- 1.7.4. As part of the scheduled update to the Danville 2010 General Plan, select and designate that number of sites from the preliminary site listing for increased densities (i.e., Table 33 of this Housing Element) necessary to designate 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 34 unit low income RHNA adequate site 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).

Associated Units:
Not quantified

Agencies/Officials Responsible for Implementation:
Develop. Services Dept. - Planning & Bldg. Division

Time Frame:
Initiate upon adoption of
Housing Element in conjunction
with scheduled update of General Plan

Pertinent Financial Resources:
Not identified

Policy 1.8 Prepare a new overlay zoning district for multiple family residential properties that applies floor area ratio standards on smaller, underutilized multiple family residential parcels, steering these properties towards a multiple family residential for-rent redevelopment option.

Comments: Several of the remaining vacant or underutilized multiple family residential parcels in Danville are less than one acre in size (**refer to Table 30**). Their relatively small size may serve as a barrier from their being redeveloped with multiple family uses or, as applicable, denser multiple family uses than current present. While several smaller multiple family properties have

successfully redeveloped from their historic single or multiple family residential use to become multiple family residential for-rent or for-sale projects (e.g., 1/3rd acre properties along the east side of El Dorado Avenue and along the west side of Laurel Drive), steps should be taken to facilitate the transition of these underdeveloped sites to the densities provided for under the general plan. A zoning text amendment process should be initiated (with requisite authorization provided through the update of the Danville 2010 General Plan) to allow application of a zoning overlay that applies floor area ratio, building coverage and building height standards for these properties that would facilitate their redevelopment with newer, denser multiple family residential uses.

Programs:

- 1.8.1. As a part of the Danville 2010 General Plan update, provide policy framework for the development of a zoning overlay district for smaller, underutilized multiple family residential parcels that would facilitate their redevelopment with new, or denser, multiple family residential uses.

Associated Units:
Not quantified

Agencies/Officials Responsible for Implementation:
Develop. Services Dept. - Planning & Bldg. Division

Time Frame:
As indicated

Pertinent Financial Resources:
Not identified

Policy 1.9 **In preparation of the Housing Element planning period that follows the current 2007-2014 planning period, make early identification of possible sites where residential densification might have merit.**

Comments: ABAG's Regional Housing Needs Allocation (RHNA) for Danville anticipates the need to accommodate the construction of 583 new housing units during the 2007 - 2014 planning period. With the provision of these units, Danville will have moved yet closer to a built out condition. While it is not possible to estimate Danville's RHNA for the housing element planning period that follows the 2007 - 2014 planning period, it is likely that Danville will need to identify sites for residential densification for that future RHNA. To be in a position to have those sites available early in that Housing Element planning period, related studies should commence both as part of the update to the Danville 2010 General Plan Update effort and, as a separate and subsequent review of additional/alternate sites, during the later stages of the current Housing Element planning period.

Programs:

- 1.9.1. During the later stages of the current Housing Element planning period, conduct a Town-initiated general plan amendment/rezoning to study with the goal of identifying candidate sites where higher density residential development might be feasible and appropriate.

Associated Units:
Not quantified

Agencies/Officials Responsible for Implementation:
Develop. Services Dept. - Planning & Bldg. Division

Time Frame:
Initiate by end of 2013

Pertinent Financial Resources:
Not identified

GOAL 2 IMPROVE HOUSING AFFORDABILITY FOR BOTH RENTERS AND HOMEOWNERS

Policy 2.1 Promote density bonuses to developers that build affordable housing units.

Comments: Consistent with Government Code §65915, Danville provides density bonuses and additional housing incentives to qualified new housing projects. The obligation to provide a density bonus is triggered when a residential development sets aside units for one or more of the following: (i) at least 5 percent of the total units as units affordable to very low income households; (ii) at least 10 percent of the total units as units affordable to low-income households; (iii) at least 10 percent unit ownership in a planned development for moderate income households; or (iv) 100 percent of the units for occupancy by senior citizens. Development concessions or incentives may include, but are not limited to: (i) a reduction in site development standards; (ii) a modification of zoning code requirements (e.g., a reduction in setbacks); (iii) approval of mixed use zoning (under specified conditions); or (iv) other regulatory incentives or concessions proposed by the developer or the Town which result in identifiable cost reductions. A project that receives a density bonus and concession or incentive must retain affordability for at least 30 years.

Programs:

- 2.1.1. By the end of 2011, update the Town's existing density bonus ordinance to bring it into compliance with the minimum standards set forth by state statute. As part of the update process, identify areas where more liberalized standards than set forth by state regulations might be utilized to enhance the delivery of affordable housing.
- 2.1.2. Utilize the applicable density bonus regulations (i.e., state regulations until the local ordinance is updated) to encourage the development of affordable housing.

Associated Units:
Not quantified

Agencies/Officials Responsible for Implementation:
Develop. Services Dept. - Planning & Bldg. Division

Time Frame:
As indicated

Pertinent Financial Resources:
Not identified

Policy 2.2 Promote energy conserving practices in the location, construction, renovation, and maintenance of housing in Danville.

Comments: Conservation of energy remains an important issue in housing policy because of historic and projected rises in energy costs. The residential sector offers an opportunity to achieve energy savings through conservation measures, awareness and the application of appropriate technology. Energy consumption can be reduced by assuring new residential development is compact in design; is located near jobs, services and public transportation; is designed to maximize solar orientation; and/or complies with State energy conservation. Conserving energy reduces the percentage of household income devoted to housing related costs through utility bill savings.

Programs:

- 2.2.1. Promote mixed use projects that contain a residential component in areas designated for mixed use development.
- 2.2.2. Allow minor variations to minimum zoning setbacks where such flexibility serves to increase energy efficiency of new housing units.
- 2.2.3. Enforce the State's energy efficiency standards for new residential construction and renovations to existing structures (i.e., the California 2008 Building Energy Efficiency Standards).
- 2.2.4. Encourage innovative design to maximize passive energy efficiencies, while retaining compatibility with surrounding neighborhoods. As a part of the Danville 2010 General Plan update, and as framed by the greenhouse gas emissions inventory completed for Danville in June 2008 and the first phase of the Climate Action Plan adopted by the Town in May 2009, identify appropriate land use policies to direct new development in a manner consistent with the Town goal of reducing the current level of greenhouse emissions by 15% by the year 2020.

Associated Units:
Not quantified

Agencies/Officials Responsible for Implementation:
Develop. Services Dept. - Planning & Bldg. Division

Time Frame:
Ongoing

Pertinent Financial Resources:
Not identified

Policy 2.3 Require a minimum percentage of low or moderate income housing to be provided in new residential developments.

Comments: Under the Town's Inclusionary Housing Ordinance, the Town requires between 10 and 15 percent of housing in new developments be provided as low or moderate income housing. Pursuant to the inclusionary regulations, this housing is to be provided with appropriate deed restrictions to assure long term affordability of the below market rate units is maintained. While the ordinance provides an opportunity to use an "in lieu" fee, the Town will

continue to use its discretion to push for development of affordable housing within each new qualifying project.

Programs:

- 2.3.1. Continue to require new developments to provide the requisite minimum percentage of low or moderate income housing in their project through imposition of the regulations contained in the Town's Inclusionary Housing Ordinance.
- 2.3.2. By the end of 2011 review current regulations contained in the Town's Inclusionary Housing Ordinance to determine the merits of requiring smaller residential projects (i.e., projects below the current eight-unit threshold) to comply with inclusionary housing requirements and to consider the merits of imposing longer terms of affordability (e.g., 30-year term versus the 20-year term of affordability that is currently imposed).
- 2.3.3. By the end of 2012, review current regulations contained in the Town's Inclusionary Housing Ordinance to address both constraints and opportunities associated with small infill developments.

Associated Units:

4-8 moderate income units/year
4-8 low income units/year

Agencies/Officials Responsible for Implementation:

Develop. Services Dept. - Planning & Bldg. Division

Time Frame:

As indicated

Pertinent Financial Resources:

Not identified

Policy 2.4

Continue to facilitate the development of home occupations to enhance neighborhood safety, to contribute to the sense of community, to support local retail businesses, and to lessen the burden of housing costs.

Comments:

Working at home is linked to the affordability of housing because a home-based business may reduce the need to rent business space elsewhere and thereby can lessen a household's overall financial burden by leveraging housing expenses. Home businesses can also save considerable time and expense associated with commuting and allows residents who must be at home a means to supplement their income. The Town made substantive changes to its home occupation during the last Housing Element planning period. Among changes made were a generally liberalization of the range of businesses that may be considered for operation out of the home and the relative loosening of the operational restrictions for home occupations (e.g., loosening of restrictions regarding presence of non-occupant employees).

Programs:

- 2.4.1. By the end of 2012, review such home occupation regulations for potential amendment where such changes serve to facilitate appropriate types of home occupations.

Associated Units:
Not quantified

Agencies/Officials Responsible for Implementation:
Develop. Services Dept. - Planning & Bldg. Division

Time Frame:
As indicated

Pertinent Financial Resources:
Not identified

Policy 2.5 **Convene the Town Council in its role as the Housing Advisory Committee to provide a forum of ongoing review and support of the goals, policies and implementation measures of the 2007 - 2014 Housing Element and to make the requisite annual reports of housing efforts to the Housing and Community Development Department (HCD).**

Comments: Providing a forum for regular, ongoing review of progress made to implement adopted housing goals, policies and implementation measures will help assure the Town stays on point to develop and implement the programs set forth in the 2007 - 2014 Housing Element in a timely and thorough manner.

Programs:

- 2.5.1. On a minimum once-a-year basis, conduct a noticed public hearing before the Town Council to review progress made to further the goals, policies and implementation measures of the 2007 - 2014 Housing Element, with such effort to parallel the annual mandated reports to HCD.
- 2.5.2. Secure direction from the Town Council to prioritize housing implementation efforts on a minimum once-a-year basis.

Associated Units:
Not quantified

Agencies/Officials Responsible for Implementation:
Develop. Services Dept. - Planning & Bldg. Division
Housing Advisory Committee

Time Frame:
As indicated

Pertinent Financial Resources:
Not identified

Policy 2.6 **Continue to fulfill the obligation to provide replacement housing for housing units removed in the redevelopment area administered by the Community Development Agency of the Town of Danville.**

Comments: In compliance with State law, the Community Development Agency of the Town of Danville has actively facilitated the provision of replacement housing for housing units occupied by lower and moderate income households within the redevelopment area. With the approval and construction of the 75-unit Bridge Housing/Town of Danville affordable senior housing apartment project, the Danville Redevelopment Agency assumed the responsibility to assure replacement housing required under California Redevelopment Law was provided. While the majority of the

replacement units have been provided, the obligation to replace a couple of additional units is still outstanding.

Programs:

- 2.6.1. By the end of 2010, conduct a mid-term review of the AB 1290 Redevelopment and Housing Implementation Plan and update the Plan as necessary.
- 2.6.2. Continue to facilitate the development of replacement housing in the redevelopment project areas as required.

Associated Units:

Two units still need to be replaced

Agencies/Officials Responsible for Implementation:

Develop. Services Dept. - Planning & Bldg. Division
Economic Development Staff
Community Development Agency
City Attorney

Time Frame:

As indicated

Pertinent Financial Resources:

Comm. Dev. Agency of the Town of Danville
- Housing Set Aside Funds

Policy 2.7 Assure that all affordable housing development receiving governmental sector and/or private sector subsidies contain mechanisms providing for long term affordability.

Comments: Once affordable housing is developed, it is important to determine ways to assure that the housing continues to be affordable for as long as feasible. This is especially true of housing projects benefiting from governmental and/or private sector subsidies since the typical magnitude of the required subsidy that is provided to make units available to lower income households is so large that it would be an irresponsible expenditure of funding if a long term of affordability was not built into the project's affordability program.

Programs:

- 2.7.1. Maintain affordability for intended period of time through well written contracts and/or deed restrictions and ongoing monitoring for compliance.

Associated Units:

Not quantified

Agencies/Officials Responsible for Implementation:

Develop. Services Dept. - Planning & Bldg. Division
City Attorney

Time Frame:

Ongoing

Pertinent Financial Resources:

Not identified

Policy 2.8 Increase the number of low income and moderate income households that own their homes through partnership in various County-administered first-time homebuyer programs.

Comments: Participate with Contra Costa County, non-profit organizations, and other agencies to offer first-time homeownership programs.

Programs:

- 2.8.1. Participate, where opportunities present themselves through County-administered housing programs, with first-time homeownership programs (e.g., the Contra Costa County's American Dream Down Payment Initiative program and the Mortgage Credit Certificate program).

Associated Units:

2 - 5 units for 2007 - 2014
planning period

Agencies/Officials Responsible for Implementation:

Develop. Services Dept. - Planning & Bldg. Division
Contra Costa County Community Development Dept.

Time Frame:

Ongoing

Pertinent Financial Resources:

Mortgage Credit Certificate

Policy 2.9

Research the opportunities and merit of supporting shared housing opportunities in Danville through Town-contribution to appropriate County agencies and/or community-based organizations.

Comments:

Contra Costa County has established programs to encourage and support the provision of shared housing. Under a shared housing program, a person who has a home to share is matched with a person, or persons, in search of a home to share. Typically, providers are senior residents with living space to share while home seekers are typically lower income adults in need of an inexpensive place to stay. To support such a program, Danville could make contributions to County agencies already providing the service and/or could support community-based organizations to support programs that would help residents find affordable housing opportunities, including shared housing and roommate referrals.

Programs:

- 2.9.1. By the end of 2012, research the opportunities and merits of supporting shared housing opportunities in Danville through Town-contribution to appropriate County agencies and/or community-based organizations.

Associated Units:

Not quantified

Agencies/Officials Responsible for Implementation:

Develop. Services Dept. - Planning & Bldg. Division
Contra Costa County Community Development Dept.

Time Frame:

As indicated

Pertinent Financial Resources:

Not identified

GOAL 3 INCREASE THE SUPPLY OF APPROPRIATE SUPPORTIVE HOUSING FOR SPECIAL NEEDS POPULATIONS

Policy 3.1 Continue efforts to identify and meet the housing needs for special needs populations.

Comments: In addition to the development of affordable housing in general, Danville should work to identify and address the housing needs of special needs households and individuals in Danville, including the mentally and physically disabled persons, seniors, large family households, persons with developmental disabilities, etc.

Programs:

- 3.1.1. Allow techniques such as use of smaller unit sizes, parking standard reductions and common dining facilities and fewer amenities for senior projects.
- 3.1.2. Facilitate the development and operation of proposed small family residential care facilities (6 or fewer beds) and large family residential care facilities (7 - 12 beds) serving special needs households and individuals, with special emphasis on meeting the housing needs of Danville residents with developmental disabilities.
- 3.1.3. As merit is determined, support the development of housing for special needs populations through direct financial assistance, zoning incentives (e.g., density bonuses) and/or land write-downs (e.g., fee waiver or reduction), with a priority given to the housing needs of extremely low income households.
- 3.1.4. By 2012 address and, where appropriate and legally possible, remove governmental constraints, or provide reasonable accommodations for, housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.
- 3.1.5. By 2012 review the single family and multiple family zoning regulations to assure appropriate and clear flexibility is built into the regulations to allow variation either by right or through the administrative variance process that is “armed” up front with clearly defined findings that would allow authorization to grant minor variances to provide reasonable accommodation.
- 3.1.6. By 2012 analyze the Town’s fee schedule and planning entitlement review and permitting process to assure reasonable accommodation is provided to future housing projects serving special needs groups, including seniors and persons with disabilities, with funding assistance and other regulatory concessions/incentives, as appropriate and subject to funding availability.
- 3.1.7. By 2011 review, and update as necessary, the definitions of “family” and “single family residence” to comply with all federal and State fair housing

laws – making sure the definitions do not distinguish between related and unrelated persons and do not impose limitations on the number of persons that may constitute a family.

- 3.1.8. Enforce Universal Design requirements issued by the California Department of Housing and Community Development.

Associated Units:	Agencies/Officials Responsible for Implementation:
6 - 12 beds yearly for the 2007 - 2014 planning period	Develop. Services Dept. - Planning & Bldg. Division

Time Frame:	Pertinent Financial Resources:
As indicated	Not identified

Policy 3.2 **Strive to ensure that homeless individuals and families can obtain decent, suitable and affordable shelter.**

Comments: While there are not any homeless shelters within the San Ramon Valley, there are various facilities in Contra Costa County operating as a result of funding made available to the Urban County. As a member-jurisdiction of the Urban County, these facilities are available to qualifying households and individuals from Danville. In recognition of Senate Bill 2 (enacted in 2007), the Town's zoning regulations will need to be amended to make emergency shelters a permitted use upon issuance of a ministerial permit. Emergency shelters currently may be considered only upon issuance of a conditional land use, with such requests permitted to be processed in any residentially zoned area in Danville.

Programs:

- 3.2.1. Continue to support the creation and operation of transitional housing programs operated by Contra Costa County and non-profit housing groups.
- 3.2.2. Establish and maintain an active relationship with agencies serving the Valley's homeless population (e.g., Shelter, Inc.) to secure up-to-date information about the number, type, and needs of the homeless population in the Valley.
- 3.2.3. Consistent with SB 2, and within one year of the adoption of the 2007 - 2014 Housing Element, initiate and complete a zoning text amendment review to amend the Danville Municipal Code to permit the establishment of emergency shelters through a ministerial permit process within DBD; Downtown Business District - Area 3 Old Town Mixed Use, with such review verifying that there is sufficient capacity to accommodate the need for the emergency shelter and to develop at least one shelter.
- 3.2.4. Within one year of the adoption of the 2007 - 2014 Housing Element, amend the Municipal Code to provide a definition of homeless shelters that is consistent with the definition contained within Health and Safety Code Section 50801(e).

Associated Units:
Not quantified

Agencies/Officials Responsible for Implementation:
Develop. Services Dept. - Planning & Bldg. Division
Danville Police Department

Time Frame:
As indicated

Pertinent Financial Resources:
Not identified

Policy 3.3 **Consistent with the intent and requirements of SB 2, facilitate and encourage the creation and operation of supportive housing.**

Comments: California Health and Safety Code §50675.2 defines supportive housing as housing with no limit on length of stay, that is occupied by the low-income adults with disabilities, and that is linked to onsite or offsite services. To facilitate and encourage the provision of an adequate amount of supportive housing in Danville, the Municipal Code will need to be amended to clearly define supportive housing and to identify zoning districts that permit or conditionally permit supportive housing. Actions taken will need to be consistent with the intent and requirements of Senate Bill 2 adopted in 2007. Supportive housing serving 8 or fewer residents should be permitted by right in all residential zones. Large supportive housing facilities serving 9 - 14 persons that function like group quarters should be provided for as conditionally permitted uses in one or more zoning districts and/or by imposition of a zoning overlay district(s). The zoning text amendment review utilized will need to clearly establish the land use permit review process to be required for large supportive housing facilities (i.e., identify performance standards to be applied and document that such standards are not uniquely applicable to large supportive housing facilities). Potentially applicable performance standards, to be imposed through individual land use permits, may address such things as hours of operation, security, loading requirements, management, etc.

Programs:

- 3.3.1. Within one year of the adoption of the 2007 - 2014 Housing Element, initiate and complete a zoning text amendment review to amend the Danville Municipal Code consistent with the intent and requirements SB 2 to define supportive housing and to indicate that supportive housing is considered a residential use of property, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone, while differentiating between potential small family facilities (i.e., facilities serving 8 or fewer persons), large family facilities (i.e., facilities serving 9 to 14 persons), and those potential facilities serving in excess of 14 persons - as is appropriate and consistent with state law. Through the zoning text amendment process, clarify the land use permit process that would be required to be followed where authorization is sought to establish transitional housing facilities serving nine or more persons.

Associated Units: 6-12 beds for 2007 - 2014 planning period
Agencies/Officials Responsible for Implementation: Develop. Services Dept. - Planning & Bldg. Division

Time Frame: As indicated
Pertinent Financial Resources: Not identified

Policy 3.4 **Consistent with the intent and requirements of SB 2, facilitate and encourage the creation and operation of transitional housing.**

Comments: Transitional housing is temporary housing utilized by homeless individuals or homeless families who are transitioning to permanent housing. Transitional housing may also be temporary housing utilized by youth who are moving out of the foster care system. Transitional housing often includes a supportive services component to allow individuals to gain necessary life skills in support of independent living. To facilitate and encourage the provision of transitional housing in Danville, the Municipal Code will need to be amended to clearly define transitional housing and to identify zoning districts that permit or conditionally permit transitional housing. Actions taken will need to be consistent with the intent and requirements of Senate Bill 2 adopted in 2007. Transitional housing serving 8 or fewer residents should be permitted by right in all residential zones. Large transitional housing facilities serving 9 - 14 persons that function like group quarters will need to be conditionally permitted in one or more zoning districts and/or zoning overlay districts. The zoning text amendment review utilized for this review will need to clearly establish the land use permit review process to be required for large transitional housing facilities (i.e., identify performance standards and document that such standards are not uniquely applicable to large transitional housing facilities). Potentially applicable performance standards, to be imposed through individual land use permits, may address such things as hours of operation, security, loading requirements, management, etc.

Programs:

- 3.4.1. Within one year of the adoption of the 2007 - 2014 Housing Element, initiate and complete a zoning text amendment review to amend the Danville Municipal Code consistent with the intent and requirements SB 2 to define transitional housing and to indicate that transitional housing is considered a residential use of property, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone, while differentiating between potential small family facilities (i.e., facilities serving 8 or fewer persons), large family facilities (i.e., facilities serving 9 to 14 persons), and those potential facilities serving in excess of 14 persons - as is appropriate and consistent with state law. Through the zoning text amendment process, clarify the land use permit process that would be

required to be followed where authorization is sought to establish transitional housing facilities serving nine or more persons.

Associated Units: 8-14 beds for 2007 - 2014 planning period
Agencies/Officials Responsible for Implementation: Develop. Services Dept. - Planning & Bldg. Division

Time Frame: As indicated
Pertinent Financial Resources: Not identified

Policy 3.5 By 2012, and consistent with the intent and requirements of SB 2, revise the Danville Municipal Code to facilitate and encourage the creation and operation of Single Room Occupancy (SRO) Units by revising the Municipal Code.

Comments: Single Room Occupancy (SRO) units are one-room units intended for residential occupancy by a single individual. They are distinct from studio or efficiency units in that those units must contain, among other things, a kitchen and bathroom (i.e., must have all the components under the building code to constitute the unit as a residential living unit). Although SRO units are typically not required to have a kitchen or bathroom, many SROs have one or the other, or both. The Danville Municipal Code does not currently recognize or accommodate SROs. To accommodate the development of SROs in Danville, the Municipal Code will need to be amended to be consistent with the intent and requirements of Senate Bill SB 2, enacted in 2007. SB 2 requires jurisdictions to identify sites for, and facilitate and encourage the development of, a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing (emphasis added).

Programs:
3.5.1. Within one year of the adoption of the 2007 - 2014 Housing Element, initiate and complete a zoning text amendment review to amend the Danville Municipal Code consistent with the intent and requirements SB 2 to add SROs as conditionally permitted second floor uses in those portions of the DBD; Downtown Business District that allow residential uses. Develop criteria during the zoning amendment process that would be used to review land use permit applications for SROs, with such criteria to be performance standards that are not specific to the proposed use. Potential conditions for approval of such facilities could include hours of operation, requirements for basic security, loading requirements, and facility management. To be consistent with SB 2 mandate, conditions of approval for such uses would need to be similar to those for other similar uses in the same zones and so as to not serve as a constraint to the development of SROs.

Associated Units: 8-14 SRO units 2007 - 2014 planning period
Agencies/Officials Responsible for Implementation: Develop. Services Dept. - Planning & Bldg. Division

Time Frame: As indicated
Pertinent Financial Resources: Not identified

GOAL 4 CONSERVE AND IMPROVE THE QUALITY OF EXISTING HOUSING STOCK AND RESIDENTIAL NEIGHBORHOODS

Policy 4.1 Participate in the Weatherization Program administered by Contra Costa County and the Low Income Home Energy Assistance and the Energy Crisis Intervention Programs administered by the State Department of Community Services and Development

Comments: The County-administered weatherization program provides free energy efficiency upgrades to the dwellings of eligible low income households to lower their monthly utility bills. The California Department of Community Services and Development (CSD) administers the federally funded Low-Income Home Energy Assistance Program, which assists with energy bills and offset heating and/or cooling energy costs for eligible low income households. CSD also administers the Energy Crisis Intervention Program, which provides assistance to low-income households that are in a crisis situation (e.g., households that have received a service termination notice or have an energy-related crisis of life-threatening emergency).

Programs:

- 4.1.1. Through the Town's quarterly newsletter and web site disseminate information on the Weatherization Program and the Low Income Home Energy Assistance and the Energy Crisis Intervention Programs.
- 4.1.2. Provide education on energy conservation.

Associated Units: Not quantified
Agencies/Officials Responsible for Implementation: Develop. Services Dept. - Planning & Bldg. Division
Contra Costa County Dept. of Conservation and Dev.
State Dept. of Comm. Services & Development
Contra Costa Community Services Bureau

Time Frame: Ongoing
Pertinent Financial Resources: Community Development Block Grant (CDBG)
U.S. Department of Energy
Department of Health and Human Services

Policy 4.2 Participate in the County-administered Housing Choice Voucher and Shelter Care Plus Programs to provide rental assistance to qualifying extremely low and very low income households, including family, senior and disabled households.

Comments: The Contra Costa County Housing Authority administers the Housing Choice Voucher and Shelter Care Plus programs, providing housing and rental assistance to lower income individuals and families. The Authority actively seeks to reduce the historic geographic isolation of lower income households and has established payment standards applicable to the Danville area, thereby promoting tenant mobility and addressing a goal of de-concentration of tenant-based assistance in some of the County's historically concentrated lower income areas. The relatively high rental costs for housing in Danville can serve as a barrier for use of this program, but the program criteria may allow some number of existing or future rental units in Town to qualify. Educating property owners of rental properties about the program may lead to higher utilization of the program in Danville.

Programs:

- 4.2.1. Through the Town's quarterly newsletter and web site, disseminate information about the Housing Choice Voucher and Shelter Care Plus programs to apartment project owners/managers and to potential program recipients.

Associated Units:

Not quantified

Agencies/Officials Responsible for Implementation:

Develop. Services Dept. - Planning & Bldg. Division
Contra Costa County Community Development Dept.

Time Frame:

Ongoing

Pertinent Financial Resources:

Section 8 Rental Assistance Program

Policy 4.3 Participate in the Contra Costa County Housing Authority-administered Neighborhood Preservation Program to provide rehabilitation loans to qualifying rental projects.

Comments: The Contra Costa County Housing Authority administers the Neighborhood Preservation Program, providing loans for such things as essential repairs or improvements, repair or replacement of major housing systems, energy-related improvements, etc. for qualifying rental projects who serve lower income households.

Programs:

- 4.3.1. Through the Town's quarterly newsletter and web site, disseminate information about the Neighborhood Preservation Program to owners of rental projects.

Associated Units:

Not quantified

Agencies/Officials Responsible for Implementation:

Develop. Services Dept. - Planning & Bldg. Division
Contra Costa County Housing Authority

Time Frame:

Ongoing

Pertinent Financial Resources:

Community Development Block Grant (CDBG)

Policy 4.4

Maintain and improve public facilities such as roads, sidewalks, street lighting, landscaping, utilities and other improvements which enhance and improve residential neighborhoods and assist in private efforts to improve neighborhoods.

Comments: Continue the high level of maintenance of public improvements.

Programs:

- 4.4.1. Continue to develop and maintain critical infrastructure through the Capital Improvement Program and the Lighting and Landscape District.

Associated Units:

Not quantified

Agencies/Officials Responsible for Implementation:

Development Services Dept. - Engineering Division
Community Services Dept. - Maintenance

Time Frame:

Ongoing

Pertinent Financial Resources:

Not identified

Policy 4.5

Enforce both State and local regulations governing the maintenance of buildings and properties.

Comments: Continue code enforcement and inspection activities as a means to preserve and maintain the appearance and safety, and prevent deterioration, of residential neighborhoods. The code enforcement function is handled through the Planning and Building Division of the Development Services Department. Where applicable and feasible, investigation efforts should be directed to County-administered rehabilitation loan and grant programs.

Programs:

- 4.5.1. Continue to carry out code enforcement activities as a means to maintain the quality of the housing stock and residential neighborhoods.
- 4.5.2. Continue to refer eligible homeowners and rental project owners to various County-administered programs for assistance.

Associated Units:
Not quantified

Agencies/Officials Responsible for Implementation:
Develop. Services Dept. - Planning & Bldg. Division

Time Frame:
Ongoing

Pertinent Financial Resources:
Community Development Block Grant (CDBG)

Policy 4.6 Consider the merits of developing and funding Town-sponsored pilot rehabilitation loan and grant programs for income qualifying households seeking assistance to perform needed health and safety home repairs.

Comments: The Countywide rehabilitation programs have been limited over the past several years due to funding constraints. Investigation of the merits of developing parallel, Town-defined rehabilitation loan and grant programs should be conducted during the current planning period.

Programs:

- 4.6.1. By the end of 2011, investigate the merits and feasibility of developing and implementing Town-sponsored pilot rehabilitation programs with implementation, as warranted, by the end of 2012.

Associated Units:
Not quantified

Agencies/Officials Responsible for Implementation:
Develop. Services Dept. - Planning & Bldg. Division

Time Frame:
Ongoing

Pertinent Financial Resources:
Community Development Agency Housing Set funds

GOAL 5 MITIGATE GOVERNMENTAL CONSTRAINTS TO HOUSING DEVELOPMENT AND AFFORDABILITY

Policy 5.1 Conduct a review of the Zoning and Subdivision Ordinances to ensure that Danville policies and regulations do not constrain housing development and affordability.

Comments: The Town engages in an ongoing process of review of its regulations for the environmental and development review and permitting process for consistency with State laws to ensure that Danville's requirements do not act as a constraint to new development.

Programs:

- 5.1.1. Perform regular reviews of regulations for the environmental and development review and permitting process for State law consistency.
- 5.1.2. Expedite the development review process for housing projects with long-term affordability restrictions.

- 5.1.3. Through various outreach efforts, promote the Town's interests in working cooperatively to increase housing development.
- 5.1.4. Promote the utilization of the Town's pre-development application review.
- 5.1.5. On an on-going basis, pursue technological enhancements to the Town's development review process that will speed up and/or simplify the process.

Associated Units:
Not quantified

Agencies/Officials Responsible for Implementation:
Develop. Services Dept. - Planning & Bldg. Division

Time Frame:
As indicated

Pertinent Financial Resources:
Not identified

Policy 5.2 **Continue to encourage use of the Planned Unit Development (P-1) process to allow more creative and flexible design for residential developments.**

Comments: The use of the Planned Unit Development (P-1) process leads to the development of more creatively and flexibly designed residential projects than could occur under conventional zoning regulations. The flexibility allowed often leads to variation in otherwise applicable standards for structure type, lot sizes, yards and setbacks and enables the development plan to better respond to specific needs or environmental constraints that are present at the development site. The P-1 regulations also allow more flexibility to mix different types of housing product within the same project. The Town eliminated the five-acre minimum parcel size restriction for P-1 projects in the mid 1990s, making the process available for use by most new projects.

Programs:

- 5.2.1. Encourage utilization of the P-1; Planned Unit Development to allow use of, where deemed appropriate and warranted on a project-specific/location-specific basis, reduced street widths, reduced number and/or size of sidewalks, roll curbs (instead of formed curbs and gutters), and/or use of utility or sidewalk easements instead of right-of-ways.
- 5.2.2. Encourage utilization of the P-1; Planned Unit Development process, particularly in areas where the underlying general plan land use designation is Residential - Multi-Family - Medium or Medium/High.

Associated Units:
Not quantified

Agencies/Officials Responsible for Implementation:
Develop. Services Dept. - Planning & Bldg. Division

Time Frame:
Ongoing

Pertinent Financial Resources:
Not identified

Policy 5.3 Offer fee deferrals, reductions, or waivers to developers of housing projects with long-term affordability restrictions.

Comments: Planning, Building and Engineering fees, combined with costs for required site improvements imposed through the development review process, add to the end-cost of housing. While Danville's processing fees are comparable to fees levied by other Contra Costa and/or Tri-Valley jurisdictions, fee deferrals, reductions, or waivers provided to affordable housing projects would assist the development of such projects.

Programs:

- 5.3.1. By the end of 2011, in conjunction with the annual review of the fee schedule, determine appropriate mechanisms to provide for fee deferrals, reductions, or waivers to developers of housing projects with long-term affordability restrictions.

Associated Units:
Not quantified

Agencies/Officials Responsible for Implementation:
Develop. Services Dept. - Planning & Bldg. Division

Time Frame:
As indicated

Pertinent Financial Resources:
Not identified

GOAL 6 PROMOTE EQUAL OPPORTUNITY FOR ALL RESIDENTS TO RESIDE IN THE HOUSING OF THEIR CHOICE

Policy 6.1 Continue to support local non-profit organizations for fair housing counseling and legal services.

Comments: Fair housing is defined as a condition in which individuals of similar income levels in the same housing market have a like range of choice available to them regardless of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, or any other arbitrary factor. The County allocates CDBG funds to local non-profit organizations for fair housing counseling and legal services. Services offered typically include advocacy and collaboration in support of fair housing; public outreach and education regarding fair housing rights; specialized fair housing training; and discrimination complaint processing and investigation.

Programs:

- 6.1.1. Promote fair housing practices and provide educational information on fair housing to developers, realtors, building owners, and renters through the distribution of brochures and flyers.
- 6.1.2. Provide referral to appropriate agencies for services.

6.1.3. Actively enforce building regulation accessibility requirements for new multiple family housing and for housing that requires extensive renovation.

Associated Units:
Not quantified

Agencies/Officials Responsible for Implementation:
Develop. Services Dept. - Planning & Bldg. Division
Co. Co. County Housing Services Collaborative

Time Frame:
Ongoing

Pertinent Financial Resources:
Community Development Block Grant (CDBG)

GOAL 7 PRESERVE THE EXISTING AFFORDABLE HOUSING STOCK IN DANVILLE

Policy 7.1 Preserve existing affordable housing developments at risk of converting to market-rate housing.

Comments: As of 2009, a total of 74 publically assisted housing units in multiple family developments are located in Danville. Of these units, none are at risk of conversion to market rate housing during the 2007 - 2014 planning period.

Programs:

- 7.1.1. Monitor the at-risk units by continuing to maintain close contact with the project owners regarding their long-term plan for their project.
- 7.1.2. Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing units at risk.

Associated Units:
Not quantified

Agencies/Officials Responsible for Implementation:
Develop. Services Dept. - Planning & Bldg. Division

Time Frame:
Ongoing

Pertinent Financial Resources:
Not identified

Policy 7.2 Adopt a condominium conversion ordinance.

Comments: The Town should adopt a Condominium Conversion Ordinance to supplement notification requirements in place by way of the State Subdivision Map Act (Government Code §66427.1). While there are limited apartment projects in Danville that may be at-risk to convert to condominiums, those projects represent an important source of affordable housing for lower income households. The Ordinance would require a discretionary permit to be secured for conversion, while establishing procedures and requirements for conversion and making provision for

protecting the rights of tenants currently residing in the units approved for conversion.

Programs:

- 7.2.1. By the end of 2013, develop and adopt a condominium conversion ordinance to supplement State Subdivision Map Act regulations.

Associated Units:

Not quantified

Agencies/Officials Responsible for Implementation:

Develop. Services Dept. - Planning & Bldg. Division
City Attorney

Time Frame:

As indicated

Pertinent Financial Resources:

General Fund

Table 38
QUANTIFIED OBJECTIVES (2007 - 2014)
- Town of Danville

Subgroup	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
<i>RHNA (1)</i>	92	104	130	146	111	583
<i>Units to be Constructed (2)</i>	15	24	150	319	414	922
<i>Units to be Rehabilitated</i>	5	5	5	5	--	20
<i>At-Risk Units to be Preserved</i>	--	--	--	--	--	--
<i>Households to be Assisted</i>	--	--	5	5	--	10

Footnotes: (1) Pursuant to AB 2634, local jurisdictions are required to project the housing needs of extremely low income (ELI) households (i.e., households earning $\leq 30\%$ of the area median income). In estimating the number of ELI households, a jurisdiction may use 50% of the very low income (VLI) allocation or apportion the VLI figure based on Census data. Per the table above, the Town's RHNA of 196 VLI units was split according to the second methodology, putting 92 units into the ELI sub-category and 104 units into the VLI subcategory. Comprehensive Housing Affordability Strategy (CHAS) data (refer to Table 7B) supports this apportionment given the presence of 473 ELI households and 535 VLI households in Danville in 2000 (a 46.9% ELI to 53.1% VLI "split").

- (2) The projected number of units to be constructed in Danville during the 2007 - 2014 housing element 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 97-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 90-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 per 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).