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

ABAG, as the council of government for the nine-county Bay Area Region, was directed by the State to develop and assign the Regional Housing Needs Allocation (RHNA) for the region for the 2014-2022 Housing Element planning period. After developing the final methodology for the 2014-2022 RHNA, ABAG assigned shares of the region's future housing need to each Bay Area Region jurisdiction. **Table 1** reflects Danville's housing share for the Bay Area Region. **Appendix A** is provided to give insight into the methodology utilized for the 2014-2022 RHNA. 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 Residential 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 32, 33 and 34 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, estimated development potential, and development status.

Table 32
Sites Available for Residential Development with Land Use and Zoning Designation (October 2014) - Town of Danville

[Amends and replaces Table 29 of the Danville 2007-2014 Housing Element]

Site #	Property Owner / Developer	Site APN / GP Designation	Property Size / GP Density Range	Street/Address / Zoning	Estimated Development Yield	Project Status
Group "A" Census Tract 3451.07						
Drops Off	Braddock & Logan	207-061-029 thru -050	22.3 acres	Tassajara Ln.	~~26 sfr w/ 8 2nds~~	Fully Developed
	Same	R – CE	1 du/ac	P-1	-	(SD 8339 & 2 MSs)
A-1	Tseng TRE	207-510-004	4.8 acres	Bolero Heights	3-4 sfr	No application
3451.07	Future	R – SF – LD	1 – 3 dus/ac	R-15	Vacant	pending
A-2	Tseng TRE	207-510-005	70.60 acres	Turnbridge Rd.	12-14 sfr w/ 4 2nds	No application
3451.07	Future	P & OS – AG	GOS	P-1	Measure S - if GPA	pending
A-3	Gross TRE	207-061-25 207-071-03	26.5 acres	Tassajara Ln.	3-4 sfr	MS 853-02
3451.07	Unknown	R – CE & R – SF – LD	1du/5 ac&1du/ac	P-1(R-40)	Vacant	Pending
A-4	Heffley Trust	218-010-008 thru -012	102.0 acres	Borica / Como	16-20sfr w/4-5 2nds	No application
3451.07	Future	P & OS – AG	1 du/20 ac	A-4	Measure S - if GPA	pending
A-5	De Saranos Inc.	217-010-022	45.4 acres	Sherbourne Hills	5-8 sfr w/1-2 2nds	Pre-submittal
3451.07	Unknown	R – RR	1 du/ac	P-1(R-100)	Vacant	For 8 estate lots
A-6	Qarshi	207-061-010	6.0 acres	Tassajara Ln.	2-3 sfr	Expired Tentative Map
3451.07	Unknown	R – CE	1 du/ac	P-1	Vacant	
A-7	Kent & Tass HldgsInc	207-061-008 & -009	8.5 acres	Tassajara Ln.	5-7 sfr w/1 2nds	LEG07-03
3451.07	Unknown	R – CE	1 du/ac	P-1	Vacant	Pending
A-8	Sherman TRE	207-061-020	2.2 acres	Cross Bridge Dr.	5-6 sfr w/1 2nds	No application
3451.07	Unknown	R – SF – LD	1 – 3 dus/ac	P-1	Vacant	pending
A-9	Akabane TRE	217-010-008	5.5 acres	2550 C.Tassajara	15-17 sfr w/ 4 2nds	No application
3451.07	Future	R – SF – LD	1 – 3 dus/ac	P-1	Comm. Nursery	pending
A-10	Misson TRE	217-010-003	6.8 acres	Sherbourne Hills	2-4 sfr	No application
3451.07	Future	R – CE	1 du/ac	P-1(R-40)	1 existing sfr	pending
A-11	GSP Associates Inc	217-010-018	13.3 acres	Sherbourne Hills	3-4 sfr	Prior Tent Map expired
3451.07	Future	R – SF – LD	1 – 3 dus/ac	P-1(R-100)	Vacant	- nothing pending
A-12	Tomassini TRE	217-030-031	0.8 acres	3 Woodside Ct.	2 sfr	No application
3451.07	Future	R – SF – LD	1 – 3 dus/ac	P-1	1 existing sfr	pending
A-13	Ricca TRE	217-030-032	2.7 acres	2830 C.Tassajara	5-7 sfr w/1-2 2nds	No application
3451.07	Future	R – SF – LD	1 – 3 dus/ac	P-1	1 existing sfr	pending
A-14	Azar	217-030-009	1.1 acres	2860 C.Tassajara	2-3 sfr	No application
3451.07	Future	R – SF – LD	1 – 3 dus/ac	P-1(A-2)	1 existing sfr	pending
A-15	Brooks TRE	217-030-004	0.8 acres	2850 C.Tassajara	2 sfr	No application
3451.07	Future	R – SF – LD	1 – 3 dus/ac	P-1(A-2)	1 existing sfr	pending
A-16	Wood & Company	217-040-021	3.33 of 17.1 acres	2900 C.Tassajara	43-73 mfr	No application
3451.07	Future	Mixed Use	13 – 23 dus/ac	P-1	13-23 du/ac	pending
A-17	Misc. Tassajara Lane	207-061-015 to -017	8-12 acres	Tassajara Ln.	3-6sfr w/ 2-4 maps	No application
3451.07	Unknown	R – CE	1 du/ac	P-1	Future Minor Subs	pending
				SUBTOTALS (308-312 acres)	85-111 single family residential units	
					16-19 second dwelling units	
					43-73 multifamily residential units	
					No existing units to be removed	

Site #	Property Owner / Developer	Site APN GP Designation	Property Size GP Density Range	Street/Address Zoning	Estimated Development Yield	Project Status
Group "B" Census Tract 3452.01						
Drops Off	Flynn & Erfani Unknown	200-152-004; -005 R – SF – LD	1.7 acres (gross) 1 – 3 dus/ac	481-485 La Gonda Way P-1	~~3-5 sfr~~ ~~2 Existing~~	No application pending
Drops Off	Various B & H Investors LLC	199-160-15-16-17& -18 R – SF – LD	7.4 acres 1 – 3 dus/ac	Margaret Ln. R-65	~~2 new 1 ex 1 replace~~ ~~MS 852-05~~	Recorded Parcel Map - See Ind. Parcel List
Drops Off	198 Diablo Rd LLC Unknown	200-211-020 Downtown Master Plan	0.38 acres GPA for Resdt'l	198 Diablo Rd. DBD – Area 2	~~7 mfr in prior appl.~~ ~~FDP08-61~~	No application Pending
Drops Off	Various Phillips	199-310-07; -13; & -14 R – SF – LD	1.0 acres 1 – 3 dus/ac	310WLinda Mesa R-10	~~2 addt'l sfr~~ ~~MS 851-07~~	Built Out Three-Parcel Minor Subdivision
Drops Off	Elwood522Hartz LLC Unknown	208-022-044 Downtown Master Plan	0.33 acres GPA for Resdt'l	522-544 Hartz DBD - Area 1	~~6 mfr in prior appl~~ ~~FDP08-76~~	No application Pending
Drops Off	Weinberg TRE Todd Weinberg	208-010-025 Downtown Master Plan	0.16 acres LUP for Resdt'l	154EProspectAve DBD - Area 1	~~3 for rent mfr~~ ~~DEV11-44~~	Completed Mixed Use Project w/ 3 rental dus
Drops Off	Carter TRE/Adams Unknown	208-361-009; & -010 R – RR	3.3 acres 1 du/5acs	Westridge Ave. A-2	2 addt'l sfr Measure S - if GPA	No application pending
B-1 3452.01	Pollock Unknown	197-110-013 R – SF – LD	2.5 acres 1 – 3 dus/ac	932 La Gonda Way R-20	4-6 sfr (-1 for exist sfr)	No application Pending
B-2 3452.01	GMRR, LLC Unknown	200-140-011 R – MF – H/M	1.6 acres 20 – 25 dus/ac	375 W El Pintado P-1	32-40 mfr Vacant	No application Pending
B-3 3452.01	R.CatholicBishopOak Unknown	200-152--008 R – SF – LD	6.9 acres 1 – 3 dus/ac	La Gonda Way P-1(O-1)	3-4 sfr Office & Parking	No application Pending
B-4 3452.01	Kerr Unknown	208-041-003 R – MF – L/M	0.34 acres 13-20 dus/ac	114 El Dorado M-20	4-7 mfr (-2 for exist duplex)	No application Pending
B-5 3452.01	Boyle Unknown	208-041-004 R – MF – L/M	0.34 acres 13-20 dus/ac	124 El Dorado M-20	4-7 mfr (-2for exist duplex)	No application Pending
B-6 3452.01	Ekstrum TRE Unknown	208-041-005 R – MF – L/M	0.34 acres 13-20 dus/ac	134 El Dorado M-20	4-7 mfr (-1 for exist sfr)	No application Pending
B-7 3452.01	Fischer Unknown	208-031-001 R – MF – L/M	0.34 acres 13-20 dus/ac	144 El Dorado M-20	4-7 mfr (-1 for exist sfr)	No application Pending
B-8 3452.01	Diablo Off Partners Unknown	216-120-037 Downtown Master Plan	3.75 acres (net) 25 – 30 dus/ac	373 Diablo Rd DBD – Area 12	94-113 mfr Replace exist off.	No application Pending
B-9 3452.01	Close TRE (Bev&Mo) Unknown	208-010-023 Downtown Master Plan	1.01 acres (net) 20 – 25 dus/ac	155 Diablo Rd DBD – Area 11	20-25 mfr Replace exist retail	No application Pending
B-10 3452.01	Poursohl (Faz Rest) Unknown	208-022-041 Downtown Master Plan	1.19 acres (net) 20 – 25 dus/ac	600 Hartz Ave DBD – Area 11	24-30 mfr Replace exist rest.	No application Pending
B-11 3452.01	Durkee Unknown	200-200-004 R – MF – LOW	0.3 acres (net) 8 – 13 dus/ac	249W El Pintado M-12	3-4 sfr (-1 exist sfr)	No application Pending
B-12 3452.01	Parks TRE Unknown	196-201-051 R – MF – LOW	0.8 acres (net) 8 – 13 dus/ac	317 Ilo Ln D-1	2-4 addt'l mfr (7 exist mfr)	No application Pending
B-13 3452.01	Elvidge Unknown	200-080-11, -13, -14 R – SF – LD	3.7 acres (gross) 1 – 3 dus/ac	805/813 La Gonda DBD–1,2,2a,3,9,12	3-6 sfr (-2 exist sfr)	No application Pending
B-14 3452.01	Podva Unknown	208-160-007; & 008 R – RR	112 acres 1 du/5acs	SR Valley Blvd A-2	19-22 sfr 2-3 2nds SD 9309/DEV14-11	Approval of Tentative Map Secured 4/14
B-15 3452.01	Elworthy West, LLC KB Homes	208-230-20;-21;-30;-31 P & OS – AG	459 acres 1 du/5 ac	SR Valley Blvd A-4	26 sfr & 0 mfr SD 9009/PUD05-02	SFR:15 finals, 13 UC; 30 PC & 13 MFR PC
B-16 3452.01	Kahn Unknown	208-184-008 R – SF – LD	1.5 acres 1 – 3 dus/ac	841 Podva Rd. R-15	3-5 sfr (-1 sfr)	No application pending
B-17 3452.01	DanvilleHotelHoldings ..Same	208-023-03;04;08;09 & 24 Downtown Master Plan	0.8 acres 20 – 25 dus/ac	411 Hartz Ave DBD – Area 11	16-18 mfr Mixed Use Project	Permits issued 4/14 for 16 dus-may go+2
B-18 3452.01	Onsori ..Same	199-330-013 Downtown Master Plan	0.12 acres 20 – 25 dus/ac	120WLinda Mesa DBD – Area 4	3 mfr Mixed Use Project	Planning approval/no bldg. permits 12/31/13
B-19 3452.01	Various Owners	Various	13 – 20 dus/ac	Downtown Area	8-12 mfr	No application pending
	Unknown	Downtown Master Plan	Mixed Use	DBD–1,2,2a,3,9,12	Future PUD/FDP	
				SUBTOTALS	61-73 single family residential units	
					2-3 second dwelling units	
					215-273 multifamily residential units	
					-7 sfr and -4 mfr as a result of development	

Site #	Property Owner / Developer	Site APN GP Designation	Property Size GP Density Range	Street/Address Zoning	Estimated Development Yield	Project Status
Group "C" Census Tract 3452.02						
C-1 3452.02	FerreiraTRE/RyanTRE Unknown	207-011-005 & -006 R – MF – L/MD	0.49 acres 13 – 20 dus/ac	852 & 856 Podva Rd. M-12	6-9 mfr (-1 sfr)	No application pending
C-2 3452.02	Buckley & Schueler & Devicenzi	208-190-25/26 & 670-7 R – MF –L/MD	1.135 acres 13 – 20 dus/ac	855/910/918PodvaLn M-12	15-23 mfr (-6 mfr/ -2 sfr exist)	No application pending
				SUBTOTALS	No single family residential units	
					No second dwelling units	
					21-32 multifamily residential units	
					-3 sfr / -6 mfr as a result of development	

Site #	Property Owner / Developer	Site APN / GP Designation	Property Size / GP Density Range	Street/Address / Zoning	Estimated Development Yield	Project Status
Group "D" Census Tract 3462.01						
Drops Off	Weber	196-310-002 & -005	15.0 acres	Matadera Way	~~22 sfr w/ 5 2nds~~	Fully Developed
	Davidon Homes	R – SF – LD	1 – 3 dus/ac	P-1	~~SD 8189 (-1 exist sfr)~~	
Drops Off	O'Brien	196-330-054 thru -061	4.6 acres	Hill Rd.	~~7 sfr (+1 exist)~~	Fully Developed
	Davidon Homes	R – SF – LD	1 – 3 dus/ac	R-15	~~SD 8641~~	
D-1 3462.01	Lee	195-080-021	3.5 acres	Hope Ln.	2-4 sfr	No application pending
	Unknown	R – SF – LD	1 – 3 dus/ac	R-15	Vacant	
D-2 3462.01	Various Owners	Various	3-9 acres	Diablo Rd Area	4-8 sfr w/ 3-6 maps	No application Pend ing
					3 sfr demos	
				SUBTOTALS	6-12 single family residential units	
					No second dwelling units	
					No multifamily residential units	
					-3 sfr as a result of development	

Site #	Property Owner / Developer	Site APN / GP Designation	Property Size / GP Density Range	Street/Address / Zoning	Estimated Development Yield	Project Status
Group "E" Census Tract 3462.02						
E-1 3462.02	Parsons	196-270-029	2.7 acres	828 Diablo Rd.	6-8 sfr w/ 1-2 2nds	No application pending
	Unknown	R – SF – LD	1 – 3 dus/ac	R-15	(Sloat Nursery)	
E-2 3462.02	Chapman	202-010-022	2.47 acres	853 Diablo Rd.	4 addt'l sfr	Approved Tentative Map (SD 9335)
	KT Builders	R – SF – LD	1 – 3 dus/ac	R-15	(Tyler Court)	
E-3 3462.02	Johnson	202-010-019	1.24 acres	861 Diablo Rd.	2-3 sfr	No application pending
	Unknown	R – SF – LD	1 – 3 dus/ac	R-15	(-1 exist sfr)	
E-4 3462.02	Cordes	216-172-08 & -09	3.3 acres (gross)	Willow Dr.	3 sfr	Approved Application MS 853-07)
	Unknown	R – SF – LD	1 – 3 dus/ac	R-20	Vacant	
E-5 3462.02	Teardrop Partners	202-050-071, 073, 078, 079, and 080; 202-100-017, 019, 038, and 040, and 215-040-002	410 acres	Diablo Rd/ Green Valley Rd/ McCauley Rd	69 sfr w/ 7 2nds	Approved Tentative Map (SD 9291) with LEG 10-04(PUD)
	Summerhill Homes	P & OS – AG P & OS – GOS R – RR R – SF – LD	1 du/5 acs	P-1	Approval has been litigated	
E-6 3462.02	Zaballos	203-160-007	3.9 acres	3511 Old Blackhawk	1 addt'l sfr	No application pending
	Unknown	R – SF – LD	1 – 3 dus/ac	P-1	(1 sfr 1 2nd exist)	
E-7 3462.02	Various	203-183-02-09	3.6 acres	Old Blackhawk	4 addt'l sfr	Recorded Maps (SD 9078 & MS 851-12)
	Tamalark Dev. Inc.	R – SF – LD	1 – 3 dus/ac	P-1	(-1 exist sfr+3sfr)	
E-8 3462.02	BlackhawkMeadows LLC	215-050-004	2.7 acres (net)	2500 Blackhawk Rd	5 sfr	Pending Application (SD 9321)
	Same	R – SF – LD	1 – 3 dus/ac	R-20	(-1 exist sfr)	
E-9 3462.02	Anderson & Battaglini TREs	203-182-47 &	3.9 acres	3743&3755OldBlkhk	8-12 sfr	No application pending
	Unknown	R – SF – LD	1 – 3 dus/ac	P-1	(-2 exist sfr)	
E-10 3462.02	Casale	215-090-032	0.8 acres	Tassajara Ln	7 sfr	Under Construction as of 12/31/13
	Ryder TassajaraLLC	R – MF – LOW	8 – 13 dus/ac	P-1	SD 9287/PUD10-02	
E-11 3462.02	Various Owners	Various	8-12 acres	Lawrence Rd SP	4-8 sfrw/ 3-6 maps	No application pending
				SUBTOTALS	113-124 single family residential units	
					8-9 second dwelling units	
					No multifamily residential units	
					-6 sfr as a result of development	

Site #	Property Owner Developer	Site APN / GP Designation	Property Size / GP Density Range	Street/Address / Zoning	Estimated Development Yield	Project Status
Group "F" Census Tract 3551.04						
F-1 3551.04	Lonvest XI LP	206-020-059	20.1 acres	5320 CTassajara	4 sfr	No application pending
	Unknown	R - SF-LD/P-&-OS-GOS	1 du/ac+1du/5ac	A-2	Vacant	
F-2 3551.04	Hackler TRE	206-470-011	2.5 acres	Lawrence Road	6 sfr	Later phase of SD 8047/PUD 97-01
	Unknown	R – SF – LD	1 – 3 dus/ac	P-1	(-1 exist sfr)	
F-3 3551.04	Lee	206-690-01-05	5.1 acres	1240 Casolyn Rn	5 sfr	SD 8652 5/31/06 MB 490-27
	Unknown	R – SF – LD & R – CE	Mixed	P-1(R-100)	(-1 exist sfr)	
F-4 3551.04	Denning	206-160-014	5.2 acres	40 Meadow Lake	2 sfr	Approved Tentative Map
	Page	R – CE	1 du/2.3ac	P-1(R-40)	(-1 exist sfr)	
F-5 3551.04	Tu	206-170-011	10.0 acres	1625LawrenceRd	2 sfr	Pending Application (MS 852-08)
	Unknown	R – CE	1 du/2.3ac	P-1(R-100 stnds)	(-1 exist sfr)	
F-6 3551.04	Ryan	206-160-016	5.0 acres	1475LawrenceRd	3 addt'l sfr	MS 851-02 lapsed
	Unknown	R – CE	1 du/ac	P-1(R-40)	(1 exist sfr)	
F-7 3551.04	Zimmerman	206-570-01 thru -05	11.4 acres	30Hidden Hills Pl	4 addt'l sfr	SD 8219 2005 Roll MB 471-7
	Individual Builders		1 du/ac	P-1(R-40&r-100)	(1 exist sfr)	
F-8 3551.04	Various Owners	Various	8-12 acres	Lawrence Rd SP	3-6sfr w/ 2-4 maps	No application pending
	Unknown	R – CE	1 du/2.3ac	P-1(R-100 stnds)	Future	
				SUBTOTALS	29-32 single family residential units	
					No second dwelling units	
					No multiple family residential units	

					-5 sfr as a result of development	
Site #	Property Owner / Developer	Site APN GP Designation	Property Size GP Density Range	Street/Address Zoning	Estimated Development Yield	Project Status
Group "G" Census Tract 3451.05						
Drops Off	Castle Arms LLC Castle Companies	218-086-01 to -06 R – MF – H/MD	1.8 acres 18 – 22 dus/ac	Fostoria Way P-1	~~34 mfr~~ –	Fully Developed (SD 9094)
G-1 3451.05	Novotny / Berney Glennmont LLC	218-371-010 R – MF – LOW	0.8 acres 8 – 13 dus/ac	943 C.Ramon P-1	9 mfr PUD 2007-01	Approved Tentative Map (SD 9204)
G-2 3451.05	Borel / EBRPD Unknown	218-090-031 ptn. R – MF – H/M	2.0 ptn of 16.7 ac 20 – 25 dus/ac	3020 C. Ramon P-1	40-50 mfr LEG13-02 (PUD)	No application Pending
G-3 3451.05	Borel / EBRPD Unknown	218-090-031 ptn. R – MF – H	5.0 ptn of 16.7 ac 25 – 30 dus/ac	3020 C. Ramon P-1	125-150 mfr LEG13-02 (PUD)	No application Pending
				SUBTOTALS	No single family residential units No second dwelling units 165-200 multifamily residential units -1 sfr (G-1) as a result of development	

TOTALS	294-352 single family residential units 26-31 second dwelling units 453-587 multifamily residential units -25 sfr and -10 mfr

Legend for General Plan Land Use Categories:

Table	General Plan Land Use Category
C – C	Commercial - Commercial
Mixed	Commercial - Mixed Use
Downtown Master Plan	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 - Multifamily - Low Density
R – MF – L/M	Residential - Multifamily - Low/Medium Density
R – MF – H/M	Residential - Multifamily - High/Medium Density
R – MF – H	Residential - Multifamily - High
P & OS – AG	Public & Open Space - Agricultural
P & OS – GOS	Public & Open Space - General Open Space

Source: Town of Danville Community Services Department. October, 2014.

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 ~~875-1,075 net~~800 to 1,000 new units for the 2014-2022 planning period as of the start of 2014. **(Refer to Table 32)** The sites with residential development density standards of at least 8-13 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 are not considered to be fully developed). The inclusion of partially developed/underutilized sites indicates the determination that the current level of development of the property, due to the limited nature of the land use activity or the age and/or condition of structures present on the site, does not constitute a significant obstacle to the redevelopment of the site for a more intensive use reflective of its land use and zoning designations.

Table 33
Existing Vacant Single Family Residential Parcels (January 2015)
- Town of Danville

[Amends and replaces Table 30 of the Danville 2007-2014 Housing Element]

#	APN	ADDRESS	ACRES	USE	ZONING	STATUS OF PROPERTY	LAND USE DESIGNATION
1	195-021-016	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	189 Hope LN.	1.33	17	P-1	Undeveloped sfr lot (Lot 3 SD 8106 MB 435-8)	SFR - Medium
3	195-150-006	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~~	~~40 Diablo Rd.~~	~~0.95~~	~~17~~	~~R-40~~	~~Undeveloped sfr lot (last lot of five-lot subdivision)~~	~~SFR - Low~~
~~5~~	~~196-290-032~~	~~Diablo Rd.~~	~~0.31~~	~~17~~	~~R-20~~	~~Undeveloped sfr lot (12-4-04 Parcel B of 188 PM 48)~~	~~SFR - Medium~~
4	196-391-025	Hornet Dr.	0.41	17	R-15	Undeveloped sfr lot (Parcel B of 101 PM 49 & 50)	SFR - Low
5	196-391-026	Hornet Dr.	0.38	17	R-15	Undeveloped sfr lot (Parcel C of 101 PM 49 & 50)	SFR - Low
6	196-391-027	Hornet Dr.	0.41	17	R-15	Undeveloped sfr lot (Parcel D of 101 PM 49 & 50)	SFR - Low
7	196-391-029	850 Hornet Dr.	0.42	17	R-15	Undeveloped sfr lot (Parcel B of 131 PM 12 & 13)	SFR - Low
8	197-120-022	315 El Pinto	2.47	17	R-100	Undeveloped sfr lot (9-22-06 Parcel B of 198 PM 23)	SFR - Estates
9	197-120-028	El Pinto	2.34	17	R-100	Prior residence demolished (10-21-84 Parcel C of 113 PG 20)	SFR - Estates
10	197-130-019	487 El Alamo	2.30	17	R-100	Undeveloped sfr lot (12-11-90 Parcel B of 91 PM 26 & 27)	SFR - Estates
11	197-130-020	481 El Alamo	2.51	17	R-100	Undeveloped sfr lot (12-11-90 Parcel C of 91 PM 26 & 27)	SFR - Estates
12	197-140-029	812 El Pintado Rd.	2.67	17	R-100	Prior residence demolished (3-28-77 Parcel B of 53 PM 14)	SFR - Estates
13	197-150-050	El Pintado Rd.	1.50	17	R-65	Undeveloped sfr lot (1-5-66 Parcel B of 39 LSM 16)	SFR - Estates
14	197-150-051	El Pintado Rd.	1.50	17	R-65	Undeveloped sfr lot (1-5-66 Parcel C of 39 LSM 16)	SFR - Estates
15	197-250-007	El Pintado Rd.	2.35	17	R-100	Undeveloped sfr lot (11-5-85 Parcel C of 119 PM 27 & 28)	SFR - Estates
16	197-460-005	38 Alamo Springs Pl.	0.77	17	P-1	Undeveloped sfr lot (Lot 9 of SD 7452 MB 397-31)	SFR - Low
~~19~~	~~199-070-044~~	~~Starview Dr.~~	~~0.93~~	~~17~~	~~R-40~~	~~Undeveloped sfr lot (12-17-85 Parcel B 120 Pm 85)~~	~~SFR - Estates~~
~~20~~	~~199-070-050~~	~~Starview Dr.~~	~~1.12~~	~~17~~	~~R-40~~	~~Undeveloped sfr lot (12-29-11 Parcel 1 207 Pm 1)~~	~~SFR - Estates~~
17	199-080-012	17 Hilfred Way	1.12	17	R-65	Undeveloped sfr lot (Portion of Lot 5 of SD 6680)	SFR - Estates
18	199-120-004	Montair Dr.	1.98	17	R-65	Undeveloped sfr lot (Lot 5 of SD 5639 MB 242-23)	SFR - Estates
19	199-440-020	Glen Alpine	2.04	17	R-65	Undeveloped sfr lot (12-4-87 Parcel A 130 PM 47)	SFR - Estates
20	199-440-021	Glen Alpine	1.70	17	R-65	Undeveloped sfr lot (12-4-87 Parcel B 130 PM 47)	SFR - Estates
21	199-450-011	490 Montcrest Pl.	1.44	17	R-65	Undeveloped sfr lot (Portion of Lot 5 of SD 5639)	SFR - Estates
22	200-010-024	Toyon Terr.	1.54	17	R-65	Undeveloped sfr lot, non-subdividable parcel	SFR - Estates
23	200-030-010	544 El Rio Rd.	1.05	17	R-65	Prior residence demolished (Lot 38 of Rancho El Rio)	SFR - Estates
24	200-030-028	Toyon Terr.	2.14	18	R-65	Undeveloped sfr lot (10-3-72 Parcel D 24 PM 34)	SFR - Estates
25	200-040-017	El Rio	0.44	17	R-15	Undeveloped sfr lot (3-30-78 Parcel B 64 PM 26)	SFR - Low
26	200-080-014	La Gonda Way	0.40	17	R-20	Undeveloped sfr lot (no recent mapping information)	SFR - Low
~~31~~	~~200-220-015~~	~~1 Ohlson Ln.~~	~~0.80~~	~~17~~	~~R-40~~	~~Undeveloped sfr lot (no recent mapping information)~~	~~SFR - Estates~~
27	201-160-049	50 Fairmayden Ln.	0.55	17	R-20	Undeveloped sfr lot (Lot 6 of SD 5750 MB 271-50)	SFR - Low

#	APN	ADDRESS	ACRES	USE	ZONING	STATUS OF PROPERTY	LAND USE DESIGNATION
28	201-160-056	40 Fairmayden Ln.	0.45	17	R-20	Undeveloped sfr lot (Lot 7 of SD 5750 MB 271-50)	SFR - Low
29	201-260-019	251 Kuss Rd.	1.14	17	R-40	Undeveloped sfr lot (7-24-75 Parcel A 39 PM 2 & 3)	SFR - Estates
30	202-040-010	689 Gwen Ct.	3.65	17	P-1	Undeveloped sfr lot (no recent mapping information)	GOS
~~36~~	~~203-183-009~~	~~Tamalark Ln~~	~~0.39~~	~~17~~	~~P-1~~	~~Undeveloped sfr lot (1/17/13 Parcel B 208 PM 8)~~	~~SFR - Low~~
31	206-020-059	Camino Tassajara	20.14	63	A-2	Undeveloped sfr lot (9-20-78 Parcel D 81 PM 10)	GOS & SFR-LOW
~~38~~	~~206-160-025~~	~~1583 Lawrence Rd.~~	~~1.55~~	~~62~~	~~P-1(R-40)~~	~~Undeveloped sfr lot (12-26-08 Parcel A 203 PM 39)~~	~~SFR - Estates~~
~~39~~	~~206-160-025~~	~~1587 Lawrence Rd.~~	~~1.45~~	~~62~~	~~P-1(R-40)~~	~~Undeveloped sfr lot (12-26-08 Parcel B 203 PM 39)~~	~~SFR - Estates~~
32	206-570-004	Lawrence Rd.	3.97	62	P-1(R-100)	Undeveloped sfr lot (Lot 4 SD 8219 MB 471-1)	Rural Resid
33	206-570-005	Lawrence Rd.	3.19	62	P-1(R-100)	Undeveloped sfr lot (Lot 5 SD 8219 MB 471-1)	Rural Resid
34	207-071-001	2491Tassajara Ln.	12.21	63	P-1	Undeveloped sfr lot (Lot 5 Record of Survey 18 LSM 18)	Rural Resid
35	208-130-033	580 Highland Dr.	5.98	17	R-65	Undeveloped sfr lot (4-28-85 Parcel B 166 PM 28)	SFR - Estates
36	208-570-006	1900 Peters Ranch Rd.	5.34	17	P-1	Undeveloped sfr lot (Lot 348 SD 5718 MB 254-17)	Rural Resid
37	208-570-014	1651 Peters Ranch Rd.	7.01	17	P-1	Undeveloped sfr lot (Ptn Lots 343 & 344 SD 5718 MB 254-17)	Rural Resid
38	208-580-001	1800 Peters Ranch Rd.	6.02	17	P-1	Undeveloped sfr lot (Lot 350 SD 5718 MB 254-17)	Rural Resid
39	208-650-005	269 Montego Dr.	2.89	17	R-100	Undeveloped sfr lot (Lot 6 SD 6098 MB 279-3)	Rural Resid
40	217-010-018	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

Key: Land Use Designation – Danville 2030 General Plan

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 (Entries for Column 5):

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

Source: Town of Danville Community Services Department – Planning Division. January, 2015.

Table 34
Multifamily Residential Land Available for Development (October 2014)
- Town of Danville

[Amends and replaces Table 31 of the Danville 2007-2014 Housing Element]

#	Table 29 Key	Property Owner / Address	Site APN / GP Designation	Net Acres / GP Density Range	Zoning / Yield	Contributing to RHNA for Low or Very Low Income Households: Capacity Given Residential - Multifamily High/Mod (20-25 units/acre)	Capacity Given Residential - Multifamily High (25-30 units/acre)
1	A-16	Wood & Company 2900 Camino Tassajara	217-040-021 ptn. Mixed Use	3.33 ptn. of 17.06 ac 13 - 23 units/acre	P-1 43-73 units	-	-
2	B-2	GMRR, LLC 375 W El Pintado	200-140-011 R - MF - H/M	1.59 acres 20 - 25 units/acre	P-1 32-40 units	32-40 units	-
3	B-4	Kerr 114 El Dorado Ave	208-041-003 R - MF - LOW	0.34 acres 13 - 20 units/acre	M-20 4-7 units	-	-
4	B-5	Boyle 124 El Dorado Ave	208-041-004 R - MF - LOW	0.34 acres 13 - 20 units/acre	M-20 4-7 units	-	-
5	B-6	Ekstrum TRE 134 El Dorado Ave	208-041-005 R - MF - LOW	0.34 acres 13 - 20 units/acre	M-20 4-7 units	-	-
6	B-7	Fischer 144 El Dorado Ave	208-031-001 R - MF - LOW	0.34 acres 13 - 20 units/acre	M-20 4-7 units	-	-
7	B-8	Diablo Off Partners 373 Diablo Rd	216-120-037 Downtown Master Plan	3.75 acres 25 - 30 units/acre	DBD - Area 12 94-113 units	-	94-113 units
8	B-9	Close TRE (BevMo) 155 Diablo Rd	208-010-023 Downtown Master Plan	1.01 acres 20 - 25 units/acre	DBD - Area 11 20-25 units	-	-
9	B-10	Poursohl (Faz Rest) 600 Hartz Ave	208-022-041 Downtown Master Plan	1.19 acres 20 - 25 units/acre	DBD - Area 11 24-30 units	-	-
10	B-11	Durkee 249 W El Pintado	200-200-004 R - MF - LOW	0.30 acres 8 - 13 units/acre	M-12 1-3 addt'l	-	-
11	B-12	Parks TRE 317 Ilo Ln	196-201-051 R - MF - LOW	0.90 acres 8 - 13 units/acre	D-1 1-3 addt'l	-	-
12	B-17	Danville Hotel Holdings Same	208-023-03;04;08;09 & 24 Downtown Master Plan	0.8 acres 20 – 25 dus/ac	411 Hartz Ave DBD - Area 11	16-18 units	-
13	C-1	Ferreira & Ryan 852 & 866 Podva Rd	207-011-05 & -06 R - MF - L/MD	0.49 acres 13 - 20 units/acre	M-12 6-9 units	-	-
14	C-2	Various 855/910/918 Podva Ln	208-190-25, -26 & -27 R - MF - L/MD	1.14 acres 13 - 20 units/acre	M-12 15-23 units	-	-
15	E-10	Ryder Tassajara LLC 2320-2390 Tassajara Ln	215-440-01 thru -07 R - MF - LOW	0.79 acres 8 - 13 units/acre	P-1 6-10 units	-	-
16	G-1	Glennmont LLC 943 Camino Ramon	218-371-010 R - MF - LOW	0.76 acres 8 - 13 units/acre	P-1 6-10 units	-	-
17	G-2	Borel/EBRPD 3020 Camino Ramon	218-090-031 ptn. R - MF - H/M	2.0 ptn. of 16.65 ac 20 - 25 units/ac	P-1 40-50 units	40-50 units	-
18	G-2	Borel/EBRPD 3020 Camino Ramon	218-090-031 ptn. R - MF - HIGH	5.0 ptn. of 16.65 ac 25 - 30 units/ac	P-1 125-150 units	-	125-150 units
19	N/A	2nd Dwelling Units Various Locations	Various Various	3.85 ac.equiv. of low 2nd units of ≤1,000 sf	Various 30 low 46 mod	30 units	-
Demonstrated Development Capacity						118-138 units	219-263 units
RHNA Assignments for Low and Very Low Income Households						111 units	196 units

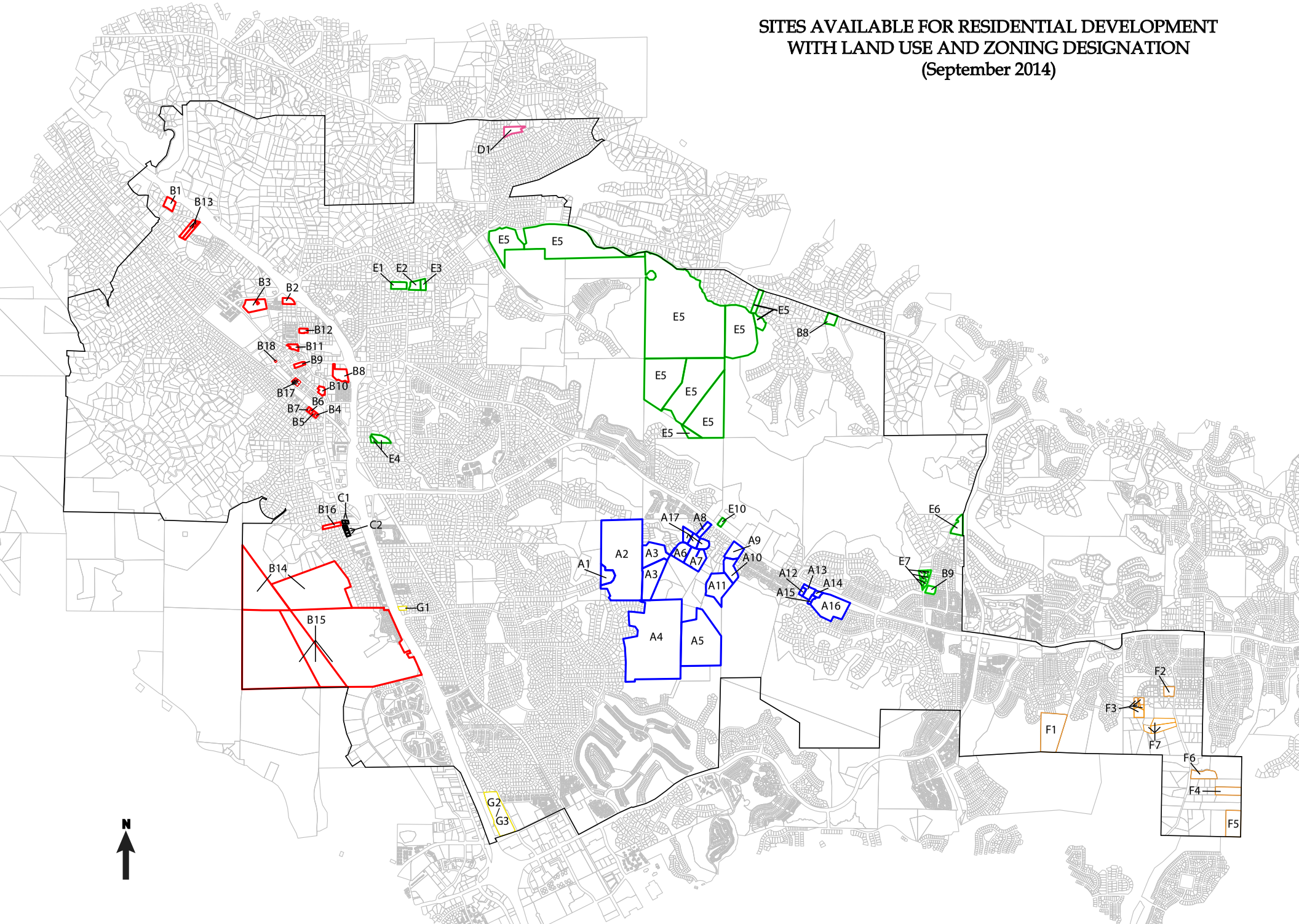
Legend for General Plan Land Use Categories:

Table	General Plan Land Use Category
Mixed Use	Per the Special Concern Area language for the Historic Wood Family Ranch Headquarters in the Danville 2030 General Plan.
R - MF – LOW	Residential - Multifamily - Low Density (8 - 13 units per net acre) with a minimum density is 8 units per net acre.
R - MF - L/MD	Residential - Multifamily - Low/Medium Density (13 - 20 units per net acre) with a minimum density is 13 units per net acre.
R - MF - H/M	Residential - Multifamily - Low/Medium Density (13 - 20 units per net acre) with a minimum density is 13 units per net acre.
R - MF - HIGH	Residential - Multifamily - High/Medium Density (20 - 25 units per net acre) with a minimum density is 20 units per net acre.
Downtown Master Plan	Area 11 is designated DBD: Special Opportunity District - allowing 20 - 25 units per net acre for non-ground floor residential use.
	Area 12 is designated DBD: Multifamily Residential High Density - allowing 25 - 30 units per net acre for residential components use.

Source: Danville 2030 General Plan. October, 2014

Figure A

SITES AVAILABLE FOR RESIDENTIAL DEVELOPMENT
WITH LAND USE AND ZONING DESIGNATION
(September 2014)



Much of the multifamily development that has occurred in Danville since its incorporation, or has been granted planning entitlement approval to occur, involves land not previously designated for multifamily residential use by the general plan.

Table 42 – Summary of Inclusionary Housing Efforts lists many of these sites, including: Creekside Commons (Entry #10 - leading to 14 units on 1.6 acres); Ryland Cottage (Entry #20 - leading to 39 units on 2.9 acres); Pintado Point (Entry #24 - leading to 9 units on 0.5 acres); Laurel Senior Apartments (Entry #25 - leading to 74 units on 2.75 acres); Willow Commons (Entry #29 - leading to 22 units on 0.5 acres); Tassajara Cottages (Entry #30 - leading to 21 units on 2.8 acres); Rose Garden Apartments (Entry #31 - leading to 55 units on 2.5 acres); The Preserves @ IHT (Entry #33 - leading to 27 units on 2.6 acres); and the Danville Hotel (Entry #38 – which will lead to 18 units on 1.0 acres for a vertical mixed use project). In addition to these sites are the GMMR, LLC site (Entry B-2 on **Table 32** that will lead to a minimum of 32 units on 1.6 acres) and the Casale/Ryder Tassajara LLC site (Entry E-10 on **Table 32** which will lead to 7 units on 0.7 acres).

Additional significant projects where the Town approved general plan amendment requests to allow multifamily development include StoneyBrook (River Rock Lane at Hartz Way leading to 88 units on 6.9 acres) and the Green Terraces (Fostoria Circle at Fostoria Way leading to 144 units on 8.1 acres). The recent recognition of a need to provide flexibility for smaller sites to make multifamily residential development a viable option are the land use permit approvals recently granted by the Town in the Downtown area for the Weinberg site (lead to three for-rent multifamily units on a 0.16 acre horizontal mixed use project) and for the Onsori site (will lead to three for-rent multifamily units on a 0.10 acre vertical mixed use project).

There are no identified significant environmental constraints or service limitations that would limit development of residential uses on the sites listed on **Tables 32, 33 and 34**. 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 32, 33 and 34** and depicted on **Figure A** would provide for the requisite variety of housing types deemed necessary by the RHNA, including multifamily rental, factory-built, mobile homes, transitional housing, supportive housing, and emergency shelters.

The column labeled "Estimated Development" on **Table 32** reflects the assumed development yield on a property-by-property basis for the 57 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 2030 General Plan as regards the methodology to calculate a property's maximum development potential.

Seventeen of the 57 sites are double-listed (but not double-counted), as they appear both on **Tables 32 and 34**. These are the properties that currently carry multifamily residential land use and zoning designations. Each of these sites is subject to minimum development density standards where a residential use is established.

Table 34 independently lists one additional site, being the mixed residential/commercial project with 18-unit multifamily units that secured building permit issuance after January 1, 2014 (i.e., the Danville Hotel project) – a project that will provide two for-rent moderate income units to meet its inclusionary housing requirement. The site is seeing multifamily use established as a "residential over commercial" component following Town approval of a general plan amendment that changed their historic commercial land use designations to a Downtown Business District designation that allows residential uses as a second story by-right use (i.e., DBD Area 11 – Special Opportunity District).

Two additional sites listed on **Tables 32 and 34** (i.e., sites B-11 and B-12) were designated DBD Area 11 through the same general plan amendment action and have comparable residential development potential to the Danville Hotel project site.

In terms of estimated development potential for the single family residential sites listed on **Table 32**, it is assumed these sites will develop at, or near, the maximum allowable development densities. The development review process utilized in Danville since the implementation of its inclusionary housing program 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., 36 of 40 projects). **(Refer to Table 41**) 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 32.**

3. Progress Made to Satisfy Danville's 2014-2022 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 2014-2022 planning period will come from several categories of residential development activity, which are summarized on **Tables 35 and 36**. The following provides expanded discussion of the subcategories of residential activity included on those tables.

As of January 1, 2014, the sites in Danville available for residential development (i.e., sites with land use and zoning designations in place to accommodate residential development) have a demonstrated capacity to accommodate between ~~875-1,075~~ approximately 800 and 1,000 new residential units. **(Refer to Tables 32, 33 and 34 and Figure A)**

A total of 66 net new housing units were completed in Danville during the 2014 calendar year (being net production after accounting for the loss of seven units through demolition). **(Refer to Line A of Tables 36 and 37 and Pages 25-28 of Appendix B)** The 73 new units constructed were determined to have the following household income distribution: no units for extremely low income households; seven units for very low income households; four units for low income households; eight units for moderate income households; and 54 units for above moderate income households. The 73 new units constructed are not a subset of the 800 to 1,000 unit development capacity (i.e., these units are above and beyond the cited development capacity).

As of January 1, ~~2014~~2015, there were ~~45~~52 housing units under construction ~~(net after accounting for the loss of five units through demolition)~~ and ~~68~~27 additional units that either had a building permit status of either "Issued" or "Approved" or were at an earlier stage in the building permit plan check process. **(Refer to Lines B and C of Tables 36 and 37 and Pages ~~25-28 and 30~~29-34 of Appendix B)** These

Table 35
Projected Housing Production Capacity 2014 - 2022 by Product Type (January 2015) - Town of Danville

[Amends and replaces Table 32 of the Danville 2007-2014 Housing Element]

Year or Subgroup / Subtotals & Housing Product Category (as of January 1, 2015)		Replacement Single Family Detached (RSFD)	New Single Family Detached (NSFD)	New Single Family Attached (NSFA)	New Multifamily (NMF)	New Second Dwelling Unit (NSD)	Demolitions	Net Housing Units Produced
A	"Finalized" Building Permit 1/1/14 thru 12/31/14	7	46	-	13	7	(7)	66
B	"Under Construction" Building Permit Status	7	22	-	16	7	(7)	45
C	"Approved"/"Issued"/"1st or 2nd Plan Check" or "Applied"	6	4	9	5	3	(6)	21
D	Approved Planning Entitlement – Building Permit Not Initiated	-	152	-	-	10	(8)	154
E	Pending Planning Entitlement	-	30	-	-	-	(3)	27
F	Vacant Single Family Lots of Record(1)	-	13 to 15	-	-	-	-	13 to 15
G	Second Dwelling Units Beyond those as Inclusionary Units (2)	-	-	-	-	84	-	84
H	Anticipated Additional Multifamily Development(3)	-	-	-	358 to 431	-	(5)	353 to 426
I	Anticipated Additional Single Family Development(4)	-	112 to 118	-	-	13	(12)	113 to 119
J	Anticipated Replacement Single Family Detached(5)	52	-	-	-	-	(52)	No net new units
	Totals	72	379 to 387	9	392 to 465	124	(100)	876 to 957

Source: Town of Danville Community Services Department – Planning Division. January, 2015.

Notes:

1. Reflects assumption that 13 to 15 of the 40 individual lots of record not associated with a subdivision that were present as of January 1, 2015 will see construction by the end of the 2014-2022 planning period.
2. Reflects assumption that the current second dwelling unit regulations (amended September 2014) will result in the production of an average of eight second dwelling units per year – supplying 30 low income units, 46 moderate income units, and eight above moderate income units during the 2014-2022 planning period.
3. Reflects an assumed yield of 358 to 431 units of new multifamily residential from the 650 to 800 remainder lots of the 800 to 1,000 unit development potential on Table 29 not provided for in Line A through G.
4. Reflects an assumed yield of 112 to 118 ~~net~~ new single family residential units from the 650 to 800 remainder units of the 800 to 1,000 unit development potential on Table 29 not provided for in Line A through H.
5. Reflects assumption that the rate of development of construction of replacement single family detached units (RSFD units) during the 2007-2014 planning period will continue through the 2014-2022 planning period (i.e., eight RSFD units per year - with table accounting for RSFD activity for 2014 separately). As each RSFD is associated with a corresponding demolition permit, no net new units are created with RSFD construction.

Table 36
Projected Housing Production Capacity 2014 - 2022 by Income Level (January 2015)
- Town of Danville

[Amends and replaces Table 33 of the Danville 2007-2014 Housing Element]

Year or Subgroup / Subtotals & Housing Product Category (as of January 1, 2015)		Housing for Extremely Low Income Households	Housing for Very Low Income Households	Housing for Low Income Households	Housing for Moderate Income Households	Housing for Above Moderate Income Households	Demolitions	Net Housing Produced
A	"Finalized" Building Permit 1/1/14 thru 12/31/14(1)	-	7 (7 MFR)	4 (4 2nd dus)	8 (2 2nd du & 6 MFR)	54 (7 RSFD; 46 SFR; & 1 2nd du)	(7)	65
B	"Under Construction" Building Permit Status	-	-	3 (3 2nd dus)	2 (2 2nd du)	47 (7RSFD; 22 SFR; 16 MFR & 2 2nd dus)	(7)	45
C	"Approved"/"Issued"/"1st or 2nd Plan Check" or "Applied"	-	-	1 (1 2nd du)	6 (1 2nd du & 5 MFR)	20 (6 RSFD; 13 SFR; 1 2nd du)	(6)	21
D	Approved Planning Entitlement – Building Permit Not Initiated	-	-	9 (9 2nd dus)	1 (1 2nd du)	152 (152 SFR)	(8)	154
E	Pending Planning Entitlement	-	-	-	-	30	(3)	27
F	Vacant Single Family Lots of Record(2)	-	-	-	-	13 to 15	-	13 to 15
G	Second Dwelling Units Beyond those as Inclusionary Units (3)	-	-	30	46	8	-	84
H	Anticipated Additional Multifamily Development(4)	105 to 126	114 to 137	72 to 90	6 to 7	61 to 71	(5)	353 to 426
I	Anticipated Additional Single Family Development(5)	-	-	13	-	112 to 118	(12)	113 to 119
J	Anticipated Replacement Single Family Detached(6)	-	-	-	-	52	(52)	No net new units
	Totals	105 to 126	121 to 144	132 to 150	69 to 70	548 to 566	(100)	876 to 957

Source: Town of Danville Community Services Department – Planning Division. January, 2015.

Notes:

1. The affordability of the seven very low income units is assured through deed restriction (30 year term). The four cited low income units are detached second dwelling units whose size (they range from 320 to 657 square feet) qualifies them for a low income household affordable "by-design" designation. The two cited moderate income units are detached second dwelling units whose size (i.e, 811 and 864 square feet) qualifies them for a moderate income household affordable "by-design" designation. The final second unit is 1,250 square feet in size and is assumed appropriate for an above moderate income household.
2. Reflects assumption that 13 to 15 of the 40 individual lots of record not associated with a subdivision that were present as of January 1, 2015 will see construction by the end of the 2014-2022 planning period.
3. Reflects assumption that the current second dwelling unit regulations (amended September 2014) will result in the production of an average of eight second dwelling units per year – supplying 30 low income units, 46 moderate income units, and eight above moderate income units during the 2014-2022 planning period.
4. Reflects an assumed yield of 358 to 431 units of new multifamily residential from the 650 to 800 remainder lots of the 800 to 1,000 unit development potential on Table 29 not provided for in Line A through G.
5. Reflects an assumed yield of 112 to 118 ~~net~~ new single family residential units from the 650 to 800 remainder lots of the 800 to 1,000 unit development potential on Table 29 not provided for in Line A through G.
6. Reflects assumption that the rate of development of construction of replacement single family detached units (RSFD units) during the 2007-2014 planning period will continue through the 2014-2022 planning period (i.e., eight RSFD units per year - with table accounting for RSFD activity for 2014 separately). As each RSFD is associated with a corresponding demolition permit, no net new units are created with RSFD construction.

~~113~~79 units are projected to have the following household income distribution upon their ~~construction~~completion: no units for extremely low households; ~~seven~~no units for very low income households; ~~nine~~four units for low income households; ~~15~~eight units for moderate income households; and ~~82~~67 units for above moderate income households. ~~The 113 units are~~The 79 units are not a subset of the ~~above-cited 875-1,075~~800 to 1,000 unit development capacity (i.e., these units are above and beyond the cited development capacity).

As of January 1, ~~2014~~2015, ~~121~~154 additional units (being net production after accounting for the loss of eight units through anticipated demolition) had been authorized for development (i.e., had secured the requisite planning entitlements to allow development) but had not yet initiated the building permit plan check process. **(Refer to Line D of Tables 35 and 36 and Page ~~31~~35 of Appendix B)** ~~These 121 units~~When the 162 new units are constructed, they are projected to have the following household income distribution~~ upon their construction~~: no units for extremely low households; no units for very low income households; nine units for low income households; ~~no units~~one unit for moderate income households; and ~~112~~152 units for above moderate income households. The ~~121 units~~162 new units authorized for development are a subset of the ~~above-cited 875-1,075~~800 to 1,000 unit development capacity cited above.

As of January 1, ~~2014~~2015, there were ~~40~~27 additional residential units (being net production after accounting for the loss of three units through anticipated demolition) linked to pending planning entitlement requests. **(Refer to Line E of Tables 35 and 36 Page ~~32~~36 of Appendix B)** ~~These 40~~When the 30 new units are constructed, they are projected to have the following household income distribution upon their construction: no units for extremely low households; no units for very low income households; ~~four~~no units for low income households; no units for moderate income households; and ~~36~~30 units for above moderate income households. The ~~40~~30 new units are a subset of the above-cited ~~875-1,075~~800 to 1,000 unit development capacity cited above.

In addition to the projected housing production discussed above~~-cited subsets of units~~, and based on recent development trends, it is reasonable to anticipate 84 individually sponsored second units (i.e., second units on existing developed single family residential lots) will be constructed between January 1, ~~2014~~2015 and the end of the ~~2022~~the 2014-2022 planning period, providing an average of ~~twelve~~ten and one half second dwelling units per year~~ for the 2014-2022 planning period~~. **(Refer to Line G of Tables 35 and 36)** Based on the anticipated sizes of these units 84 units (as extrapolated from the size of the 101 units built or under construction during the 2007-2014 planning period **– refer to Appendix M – Tables M-1 and M-2**), these 84 units are projected to have the following household income distribution upon their construction: no units for extremely

low households; no units for very low income households; 30 units (35% of the units) for low income households; 46 units (55% of the units) for moderate income households; and eight units (15% of the units) for above moderate households units. The 84 units are not a subset of the ~~above cited 875-1,075~~800 to 1,000 unit development capacity (i.e., these units are above and beyond the cited development capacity).

Because Danville is within the high income Alameda and Contra Costa Counties Area, the rental market rate value of second dwelling units in this size range makes many of the units developed affordable to one- and two-person low or moderate income households. Assuming a maximum of ~~30%~~35.0% of household income is devoted to ~~rental housing costs~~ rent or utilities, a one-person low income household can assign up to a maximum of ~~$1,075 a month~~$1,250 month to housing costs. This increases to ~~$1,245~~$1,450 a month for two-person low income households. These assumptions are consistent with findings contained in the Draft 2014-2022 City of Albany Housing Element, specifically the determination that the prevailing market rate rental cost per square foot value for second dwelling units in Berkeley, Albany, and El Cerrito area in 2013 was $2.50 – making a 500 square foot second dwelling unit affordable to one person low income households and making a 550 square foot second dwelling unit affordable to two person low income households.

A one-person moderate income household can assign up to a maximum of $2,180 a month to housing. This increases to $2,510 a month for two-person low income households. For the 2007-2014 planning period, the Town assumed any second dwelling unit built at 750 square feet or less in size would command rental rates making them affordable to low income households. The Town further assumed any second dwelling unit between 751 square feet and 1,000 square feet in size would command rental rates making them affordable to moderate income households. These assumptions were verified through Craigslist rental surveys and through discussions with local real estate representatives and with developers who were building second dwelling units to satisfy their inclusionary housing requirement.

Recognizing that rental rates have increased over the past couple of years, the assumptions on the linkage between unit size and affordability are being adjusted for the 2014-2022 planning period. After reviewing the various unit sizes of the 101 second dwelling units either built or under construction between 2007-2014 (see Appendix B), the, the Town has determined it is reasonable to assume the following unit size breakdown for second units constructed in the 2014-2022 planning period: (1) 35% of units at ≤550 square feet; (2) 55% of the units between 551 square feet and 1,000 square feet; and (3) 10% of the units over 1,000 square feet in size. For the 2014-2022 planning period, the Town has

determined it is reasonable to assume that units in the first tier of unit size (i.e., <550 square feet) will command rental rates making them affordable to low income households and that units in the second tier of unit size (i.e., between 551 square feet and 1,000 square feet) will command rental rates making them affordable to moderate income households. The Town will assume that second dwelling units greater than 1,000 square feet in size will be affordable only to above moderate income households.

These assumptions reflect findings of a Craigslist rent survey conducted in January 2015 **(refer to Appendix M – Table M-3)** and are further supported by the extrapolation of findings from a recent research paper that analyzed second unit production and affordability for a nearby sub-area of Alameda County (see Appendix M – Reference Article Excerpts M-4). Pertinent findings from the research paper *(Yes in My Backyard: Mobilizing the Market for Secondary Units* - June 2012, as prepared by the University of California Center for Community Innovation) include the following:

- Secondary units can be anticipated to rent for less than other rental units because of the informal way they are often supplied and managed;
- Most secondary units are small – roughly two-thirds can be anticipated to be either studios or one-bedroom units;
- As supported by Craigslist rental advertisement studies, secondary units will likely offer substandard cooking facilities (i.e., they will often not be supplied with a stovetop range and/or an oven);
- Secondary units will generally be occupied by people using them as housing (the cited study revealed this to be the case for 85% of the units surveyed);
- Secondary units can be anticipated to have roughly a 50%/50% split of occupant-households between occupant-households that are strangers who pay rent to the home-owning household and occupant-households being occupants that are staying for free or else are friends or family, who are likely to be receiving reduced rent;
- By far, the most common means by which secondary unit occupants find their housing are either already knowing the homeowner household, or Craigslist (meaning a measurable number of these units would not be revealed through a rental advertisement study);
- Secondary units are far more likely to share utility costs with another dwelling (presumably, in most or all cases, the main house) than other types of rental housing;
- The average occupied secondary unit can be anticipated to contain 1.5 adults - but is unlikely to have children (0.2 on average for the cited study);
- Secondary units are disproportionately likely to house young adults; the average age of the adults residing in them can be anticipated to be under 40

years of age (it was 39 for the cited study - as compared to 50 for the average age for homeowner households in the study area); and

- As supported by analysis of rental unit advertisements on Craigslist, the average secondary unit can be anticipated to be advertised at a rental rate that makes it affordable to low income households (for the cited just under one half of the secondary units were occupied by a low income household).

~~Another subset of the above-cited 875-1,075 unit development capacity are~~Additional units that can be anticipated to be developed during the planning period are units that would be constructed on existing individual lots of record ~~available for single family development that are~~ not included in any other ~~total~~sub-category. At the time of adoption of the 2014-2022 Housing Element there were ~~48~~32 such lots. It is anticipated that a range of ~~16 to 19~~13 to 15 units of these lots would be developed during the 2014-2022 planning period. **(Refer to Line F of Tables 35 and 36)** Residential development on ~~this subset of 16 to 19~~these 13 to 15 units is projected to have the following household income distribution upon occupancy: no units for extremely low, very low, low, or moderate income households; and ~~16 to 19~~13 to 15 units for above moderate income households. These 13 to 15 units are a subset of the 800 to 1,000 unit development capacity cited above.

~~An additional subset of the above-cited 875-1,075 unit development capacity are the~~Additional units that can be anticipated to be constructed during the 2014-2022 planning period are replacement single family detached (RSFD) units ~~anticipated to be constructed during the 2014-2022 planning period~~. Reflecting the rate of development of RSFD units during the 2007-2014 planning period, it is anticipated that ~~54~~52 RSFD units will be developed during the ~~2014-2022~~ planning period. As each RSFD is associated with a corresponding demolition of an existing single family residence, the construction of RSFD units would not result in any net new residential units. All 52 projected RSFD units developed would be anticipated to serve the housing needs of above moderate income households. The 52 units are not a subset of the 800 to 1,000 unit development capacity (i.e., these units are above and beyond the cited development capacity).

After accounting for the aggregate number of anticipated units listed above that are a subset of the cited 800 to 1,000 unit development capacity (i.e., a range of ~~374 to 377~~205 to 207 units), there are approximately ~~500 to 700~~650 to 800 units of development potential remaining from the above-cited ~~875-1075 unit~~ development capacity. During the course of the 2014-2022 planning period it is projected that a range of ~~449 to 528~~483 to 562 units of the remaining ~~500 to 700~~650 to 800 units of development capacity will be constructed. **(Refer to Lines H and I of Tables 35 and 36)**

Residential development of this subset of ~~449 to 528~~483 to 562 units has the capacity to have the following household income distribution upon their construction: 105 to 126 extremely low income units; 114 to 137 very low income units; 85 to 103 low income units; 6 to 7 moderate income units; and 173 to 189 above moderate income units. ~~(Refer to Lines H and I of **Table 33**)~~

It was established through analysis contained within the Danville 2007-2014 Housing Element that the Town had a RHNA "shortfall" for the 2007-2014 planning period. The 2007-2014 Housing Element established that Danville needed to fill a shortfall of multifamily land with minimum development densities adequate to accommodate the needs of 187 extremely low and very low income households and to fill a shortfall of multifamily land with minimum development densities adequate to accommodate the needs of 34 low income households.

In response to the identified RHNA shortfall, by way of the Town's adoption of the 2030 General Plan in March 2013, the Town designated 8.75 acres to a newly established Residential – Multifamily – High (25-30 units per acre) land use designation and designated an additional 2.0 acres to the Residential – Multifamily – High/Medium (20-25 units per acre) land use designation. The High/Medium land use designation was recalibrated by the adoption of the 2030 Plan from an 18 units per acre minimum density to a 20 units per acre minimum density to meet HCD's requirements to qualify as land suitable to accommodate the needs of low income households.

Both sites affected by these actions (i.e., the 7.00 acre Borel/EBRPD site and the 3.75 acre Danville Office Partners, LLC site) were subsequently rezoned by Town-initiated rezoning actions to establish the right to develop at the cited multifamily residential densities as an at-right land use - a requisite step in addressing Danville's RHNA shortfall for the 2007-2014 planning period.

These two sites (10.75 net acres in aggregate area) remained available for development as of the adoption of the 2014-2022 Housing Element and constitute the majority of the land needed to meet the extremely low, very low income and low income household components of Danville's 2014-2022 RHNA.

Table 34 lists all ~~sites~~properties in Danville with development potential for multifamily development as of the adoption of the 2014-2022 Housing Element. The four right hand columns on the table highlight those properties (i.e., sites listed as Entry 2 (Site B-2 from **Table 32** – the GMMR, LLC property), Entry 7 (Site B-8 from **Table 32** – the Danville Office Partners property discussed above), Entry 12 (Site B-17 from **Table 32** – the Danville Hotel Holdings property), and Entries 17 and 18 (being two portions of Site G-2 from **Table 32** – the

Borel/EBRPD site discussed above) that meet HCD standards to satisfy the housing needs for the extremely low, very low and low income household components of Danville's 2014-2022 RHNA. HCD requires sites to have specified minimum development potential (i.e., must, if not already designated and zoned for multifamily use, be composed of single ownership properties with clear development potential that are ≥0.8 acres in size) and specified minimum allowable development densities (i.e., a minimum of 25 units per acre for the extremely low and very low income household components of the 2014-2022 RHNA and a minimum of 20 units per acre for the low income household component of the 2014-2022 RHNA).

Three of the five sites were vacant at the time of adoption of the Housing Element (i.e., Entries 2, 17 and 18 on **Table 34**). The other two sites, while non-vacant, are underutilized sites that were determined to have realistic residential development capacity at densities appropriate to accommodate Danville's RHNA within the 2014-2022 planning period.

Entry 7 on **Table 34** (Site B-8 on **Figure A**) is the Danville Office Partners property, a 3.75 acre site (net area) occupied by a 50,000 square foot office project. Several factors support the determination of the property's "clear development potential." Those factors include: the age of the project (it was built in 1979); the general condition of the office structures and of the general site improvements; and the physical layout of the office space (i.e., the size and orientation of office spaces, hallways and stairways). Collectively these factors make the office project less competitive in the local office rental market (an office market dominated by high quality/highly flexible office space available in the Bishop Ranch Office Park in San Ramon and the Hacienda Office Park in Pleasanton). Even in the context of competing with other Danville office space, space which is generally newer and in relatively better condition, this office space is clearly past its prime. The current office project has a high vacancy rate. Tenant leases are generally month-to-month leases. These last two factors are likely reflective of the fact that the property ownership has been actively marketing the property for multifamily use since as early as the start of 2010.

Interest in the property from multifamily developers has been, and continues to be, extensive. This interest is evidenced by the large number of pre-submittal meetings the Town has had with multifamily builders making inquiries about the site's development potential over the past several years. In their discussions with the Town, these developers have not raised concerns about constraints making the project infeasible.

As of January 2015 the property was in escrow for sale for to a multifamily developer that has expressed a desire to pursue a for-rent project that would invoke

density bonus provisions in return for the provision of units in the project for very low income households. The recent elimination of redevelopment agencies lessened the affordable housing burden for the property, as that action resulted in the parallel elimination of the previously applicable RDA inclusionary housing requirement (which would have required 60% of 15% of the multifamily units developed on the property to be affordable to very low income households). This factor further enhances the "clear development potential" of the property as it makes the property even more viable for reuse with a multifamily project. The change of the site's land use designation to Residential – Multifamily – High Density (25-30 units per acre) and the follow-up rezoning action to establish high density multifamily use as an "at-right" use (i.e., no legislative action is necessary to develop the site with high density multifamily use) provides high developer certainty as to the potential yield of the property. The density range in place allows interest in the property to be shown by both multifamily for-sale builders and multifamily for-rent builders.

Entry 12 on **Table 34** (Site B-17 on **Figure A**) is the Danville Hotel Holdings property. Entry 12's "clear development potential" is demonstrated by the fact that the planning entitlement approved for the site in early 2011 subsequently resulted in the issuance of building permits in early 2015 for a project that includes 18 multifamily residential units. The 18 units being developed on the property reflect a development density of 22.5 units per net acre across the 0.8+/- portion of the site being redeveloped as a mixed use project.

Taking all the subsets cited above into account, the aggregate residential development capacity for the 2014-2022 planning period is a range of ~~852 to 934~~888 to 969 units (with net production being in the range of 801 to 882 units after accounting for a projected 87 units lost due to demolition to accommodate new construction). As established in the above paragraphs, the development capacity would yield the following household income distribution: 105 to 126 extremely low income units; 121 to 144 very low income units; ~~137 to 155~~132 to 150 low income units; ~~67 to 68~~69 to 70 moderate income units; and ~~489 to 508~~548 to 566 above moderate income units. **(Refer to "Totals" Lines Tables 35 and 36 and Table 42 - Quantified Objective for 2014-2022 Planning Period**) ~~After accounting for the projected demolition of 79 existing residential units during the planning period, the capacity for new units is a range of 840 to 922 net new residential units.~~

As shown on **Table 34**, the amount and type of land available for multifamily development, coupled with the anticipated production of second dwelling units, assures that Danville exceeds the requisite development capacity for the extremely low, very low and low income household components of Danville's 2014-2022 RHNA. Specifically, as detailed on **Table 34**, Danville has the development capacity for 118-138 low income units (where the current RHNA

allocation for low income household need is 111 units) and has the development capacity for 219-263 very low income units (where the current RHNA allocation for very low income household need is 196 units).

4. Analysis of Densities Appropriate to Accommodate Housing for Lower Income Households

Housing element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; (2) utilize default density standards deemed adequate to meet the appropriate zoning test. According to state law, the default density standard for the Danville is 30 dwelling units per acre.

Danville currently has capacity for 219 to 263 units at 30 dwelling units per acre or more, meeting 71% to 86% of the lower-income RHNA on these sites. The remaining allocation will be met on sites zoned to allow 20 to 25 dwelling units per.

a. Market Conditions

While land prices are high in the Danville area, densities up to 25 units per acre are considered appropriate for the development of housing affordable to lower income households. This assumption is further supported by conversations with developers of housing affordable to lower income households. Based on conversations with developers of housing affordable to lower income households, the availability of land, sizeable parcels (e.g. an acre or more) and subsequent economies of scale and construction costs for garden style apartments are contributing factors to the cost effectiveness of 25 units per acre. Additional factors include the ability to provide surface parking instead of other more expensive forms. This cost effectiveness of 25 units per acre, in simple terms can be expressed in terms of land costs per unit at various densities. **(Refer to Table 37)**.

For example, the following table uses an average land price of $3.5 million per acre. Based on a typical total development cost of approximately $450,000 per unit, the table shows a significant difference between lower densities (e.g., 15 units per acre) and higher densities such as 25 and 30 units per acre. Specifically, land costs per unit at 25 units per acre are less than 150,000 per unit and represent only about 30 percent of total development costs which is much less than approximately 52 percent for 15 units per acre.

Table 37
Land Costs Per Unit (February 2015)
- Town of Danville

Units Per Acre	Land Costs Per Unit	Percent of Total Development Costs
15 units per acre	$233,333	51.9%
20 units per acre	$175,000	38.9%
25 units per acre	$140,000	31.1%
30 units per acre	$116,667	25.9%

Source: Town of Danville Community Services Department. February 2015.
Note: Table assumes an average land price of $3,500,000 per acre and total development costs of $450,000 per unit.

b. Financial Feasibility

Danville contacted local affordable housing developers. Based on those conversations, it was determined that densities at 25 units per acre can be appropriate for development of affordable housing. The size of parcels is an important consideration. The ability to accommodate at least 40 units and maximize surface parking were key to financial feasibility. There are currently two sites that can accommodate at least 40 units at 25 units per acre.

The cost of different construction types can also be an important factor, with the possibility that housing cost can increase when the density increases because of the required materials, e.g., steel frame versus stick frame, parking structures. Garden style 2 to 3 story apartments were considered to facilitate financial feasibility.

Based on the above information, taking into account conversations with affordable housing developers, and looking at what has been built in the community, 25 units per acre is an appropriate density to accommodate housing for lower income households for a small portion of the RHNA for lower income households.

c. Development Experience - Danville Area and San Ramon Areas

Recent developments with an affordable component range approximately from 19 to 46 units per acre (net). The average density has been approximately 26 units per acre. Also, most developments have been 50 to 120 units in size, emphasizing the importance of parcel size. Of the recent developments, two were 100 percent were non-elderly and affordable to BMR. Both of these development were about 20-22 units per acre. **(Refer to Table 38).**

Table 38

Multifamily Projects in the Danville and San Ramon Area with an Affordable Housing Component (February 2015) - Town of Danville

Multifamily Residential Complex - Name and Address	Project Unit Count	Net Project Acreage	Net Project Density (units/acre)	BMRs as % of Median Income	Below Market Rate Units	Senior Housing	Includes Accessible Units	Accepts Section 8
Danville, Danville SOI and East of Danville Areas								
Meadow Wood at Alamo Creek 3000 Damani Court, Danville (East of SOI)	120	3.8	32	50%, 80% & 120%	118	X	X	X
Quail Ridge Apts.(Density Bonus Project) 1193 San Ramon Valley Blvd., Danville	94 (13 mfr)	9.6 (0.63 mfr)	10 (21 mfr)	50%	7	--	X	X
Rose Garden Village Apartments 802 Camino Ramon, Danville	55	2.5	22	100%	55	--	X	--
Sequoia Grove Apartments 900-986 Podva Road, Danville	38	2.0	19	100%	38	--	X	--
Sycamore Place (Density Bonus Project) 35 Laurel Drive, Danville	74	2.7	27	30% - 50%	22	X	X	--
Willow Commons (Density Bonus Project) 1011 Hartz Way, Danville	22	0.5	46	50%, 80% & 120%	22	X	X	X
The Villas at Monterossa 1000 Casablanca, Danville (SOI)	96	3.4	28	50%, 80% & 120%	34	--	X	--
Meadow Wood at Alamo Creek 3000 Damani Court, Danville (East of SOI)	120	3.8	32	50%, 80% & 120%	118	X	X	X
San Ramon and Dougherty Valley Areas								
Bollinger Crest 4000 Bollinger Canyon Road, San Ramon	65	3.9	17	50% & 120%	15	--	X	X
Canyon Oaks at Windemere 1 Amberstone Lane, San Ramon	250	9.0	28	120%	2	--	X	--
Cornerstone at Gale Ranch 2200 Brookcliff Circle, San Ramon	266	14.1	19	50%, 80% & 120%	266	--	X	X
Falcon Bridge at Gale Ranch 500 Copperset Road, San Ramon	256	15.5	19	120%	256	--	X	X
Highlands Point at Windemere 2311 Ivy Hill Way, San Ramon	293	9.7	30	50%, 80% & 120%	293	--	X	X
Mill Creek at Gale Ranch 2100 Waterstone Place, San Ramon	400	13.7	29	120%	256	--	X	--
Muirlands at Windemere 1108 Crestfield Drive, San Ramon	350	11.8	30	50% - 60%	350	--	X	X
Park Place 255 Park Place	36	1.6	23	50% - 120%	20	--	--	--
Seville at Gale Ranch 2000 Bellas Artes Circle, San Ramon	165	6.4	26	50% - 80%	165	--	X	X
Valencia at Gale Ranch 1200 Golden Bay Avenue, San Ramon	186	7.3	26	50% - 120%	186	--	X	X
Valley Vista 20709 San Ramon Valley Blvd., San Ramon	104	4.5	23	50% - 80%	104	X	X	X
Villa San Ramon 9199 Fircrest Lane, San Ramon	120	4.7	26	50% - 80%	24	X	X	X

Sources: 2014 Alameda / Contra Costa Tri-Valley Rental Housing Opportunities Guide and Town of Danville Community Services Department – Planning Division.

45. Quantified Objectives for 2014–2022 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 development capacity for residential development in Danville during the 2014-2022 housing element planning period equals the aggregate number of housing units projected to be completed that are detailed on **Table 42,** located at the end of the document.

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 are entitled to receive funding from HUD directly. 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 million in CDBG funds during the –2014-2022 planning period. In accordance with policies established by the County Board of Supervisors, 45 percent of the annual CDBG allocation (approximately $1.35 million) is reserved for programs and projects to increase and maintain the supply of rental housing affordable to and occupied by very low and low income households. CDBG funds are used for site acquisition, rehabilitation of existing affordable housing stock, first-time homebuyer assistance, development of emergency and transitional shelters, and fair housing/housing counseling activities. Additional activities focus on the supply of appropriate and supportive housing for special needs populations. A measurable contribution of CDBG funds ($1,800,000) was expended on the 74-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 through the Contra Costa Consortium, with member jurisdications including the Contra Costa as the Urban County and the cities of Antioch, Pittsburg and Walnut Creek. Approximately $1.8 million in HOME funds are allocated on an annual basis to the Consortium. 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. In addition, the Board of Supervisors has established a

priority for the allocation of HOME and CDBG funds 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 by HUD as part of the federal Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH 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 $237,000 annually in ESG funds from HUD. These funds are awarded to local non-profit and public agencies to provide emergency shelter and support services for the homeless. ESG funds are used in conjunction with Contra Costa County General Fund monies and other resources to support two emergency shelters for adults, one in the West County area and one in Central County, as well as drop-in day care services providing meals, showers and laundry, and shelter and support services for victims of domestic violence.

4. Housing Successor Funds (former Redevelopment Set-Aside Funds)

The legislation eliminating redevelopment allowed certain housing assets to remain with Housing Successor Agencies. For Danville, a large portion of the former Redevelopment Set-Aside Funds will be tied up for the remaining life of the Housing Successor Agency to cover the bond payment obligations created through the Bridge Housing/Town of Danville affordable senior housing apartment completed in 2004 in the downtown area.

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 74-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. The Housing Successor Agency does own two small parcels of land in the Downtown which could be sold to provide financial resources.

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 74-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 Housing Authority of Contra Costa County administers the federal rental assistance program that provides rent subsidies 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 a 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 Community Development Department

The Danville Community Development 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 (County 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 County DCD implements programs designed to increase and maintain affordable housing, expand economic and social opportunities for lower income, homeless and special needs populations, and revitalize declining neighborhoods. Specific programs include the Community Development Block Grant (CDBG), the HOME Investment Partnership Act Program, the Housing Opportunities for Persons with AIDS (HOPWA) Program, the Emergency Shelter Grant (ESG) Program, the tax-exempt and mortgage revenue bond, and Mortgage Credit Certificate (MCC) programs. The County DCD is also responsible for the review of projects applying to HUD for funding to determine their consistency with the Consortium's Consolidated Plan. Based on previous allocations, the County anticipates receiving an allocation of approximately $3 million annually in CDBG funds during the planning period. In addition to those funds, approximately $1.8 million in HOME funds are allocated to the Consortium on an annual basis through HUD.

3. Section 8 Assistance

The Housing Authority of Contra Costa County administers the federal rental assistance program that provides rent subsidies 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 and what a tenant can afford to pay (e.g., 30 percent of their income). The voucher allows a tenant to choose housing that may cost above the payment standard, but the tenant must pay the extra cost. Project-based vouchers help support new affordable housing developments.

4. Housing Successor Agency (former Community Development Agency of the Town of Danville)

The legislation eliminating redevelopment allowed certain housing assets to remain with Housing Successor Agencies. For Danville, a large portion of the former Redevelopment Set-Aside Funds will be tied up for the remaining life of the Housing Successor Agency to cover 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 Homeless Emergency Assistance and Rapid Transition (HEARTH) Act application, to educate the public with respect to homelessness, and to advocate for increased funding for homeless programs.

7. Non-profit Housing Developers

Contra Costa County has several successful affordable housing developers with significant organizational capacity. Non-profit agencies that are involved in housing development represent a substantial resource for the provision of affordable units in a community. These agencies/organizations play important roles in the production, improvement, preservation, and management of affordable housing. Nonprofit ownership helps assure that these housing units will remain as low-income housing. Following is an example of the most active developers in the County.

a. 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 developed and is managing the 74-unit affordable senior rental project completed in 2004 in the downtown area.

b. Shelter, Inc. of Contra Costa County

Shelter, Inc. is a non-profit community-based service organization and affordable housing provider located in 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. Contra Costa projects include the Mt. View Emergency Family Shelter in Martinez, the Lyle Morris Family Center in Pittsburg, the Landings in Pittsburg, and Victoria Apartments in Concord. Contra Costa programs include REACH Plus, Reach Plus Family Rapid Rehousing, Transitional Housing Partnership, and Permanent Step Project.

c. Mercy Housing California

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, in partnership with Contra Costa Interfaith Housing, developed a permanent supportive housing project for homeless families called Garden Park in Pleasant Hill. 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.

d. 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 including The Oaks in Walnut Creek, Golden Oak Manor in Oakley, Silver Oak in Oakley, Casa Adobe in San Pablo, and Rodeo Gateway in Rodeo.

e. 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 families, seniors, disabled households and the formerly homeless. Eden Housing projects include existing Contra Costa projects in Antioch, Brentwood, Clayton, Concord, Hercules, Lafayette, Martinez, Orinda, Pinole, and Richmond. An additional project in El Cerrito is in predevelopment.

f. Resources for Community Development

Resources for Community Development (RCD) is a non-profit housing developer located in Berkeley and active throughout the Alameda and Contra Costa Counties Area. RCD develops housing for individuals, families, and special needs populations through acquisition/rehabilitation and new construction projects. Contra Costa projects include Terrace Glen, Aspen Court, Riley Court, Camara Circle, Pinecrest Apartments, Caldera Place, Alvarez Court, Lakeside, Los Medanos, Villa Vasconcellos, and Berrellesa Palms. An additional project, Ohlone Gardens, is under construction.

g. 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, Contra Costa, and Santa Clara Counties.

Their mission is to create successful homeownership opportunities for families with limited incomes by building sustainable housing and revitalizing neighborhoods.

Over the past 27 years, Habitat for Humanity East Bay has served 460 low and very-low income families in Alameda, Contra Costa, and Santa Clara Counties by providing affordable homeownership opportunities to low-income families who earn an income between 30%-80% of area median income, have a need for housing, and are willing to partner with Habitat for Humanity and contribute hundreds of 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.

h. Satellite Affordable Housing Associates

Satellite Affordable Housing Associates (SAHA) is a non-profit housing developer located in Berkeley and active throughout Alameda and Contra Costa Counties. SAHA develops housing for families, seniors, and special needs populations through acquisition/rehabilitation and new construction projects. Contra Costa projects include Acalanes Court, Hookston Manor, Montego Place, and Sierra Gardens. An additional project, Third Avenue Apartments, is under construction.

D. OPPORTUNITIES FOR ENERGY CONSERVATION

1. Utility-related Costs

Utility-related costs can directly affect the affordability of housing. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires adoption of an "energy budget." In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations. There are many alternative ways to meet these energy standards including but not limited to:

- Use of passive solar;
- High insulation levels;
- Active solar water heating;
- Locating the home on the northern portion of the sunniest part of the site;
- Designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather condition;
- Locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face making the main entrance a small enclosed space that creates an air lock between the building and its exterior; and
- Using a windbreak to reduce the wind velocity against the entrance.

2. Energy Conservation

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 (providing enrolled residents a 30% to 35% discount on their utility bills) and the Relief for Energy Assistance through Community Help (REACH) Program (a one-time energy-assistance program administered by PG&E and administered through the Salvation Army).

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 and/or to have their dwellings weatherized to make them more energy efficient.

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. Examples of the incentives are the provision of water conserving showerheads, kitchen and faucet aerators and low-spray hose nozzles. Examples of rebates include rebates towards the purchase of high-efficiency clothes washers (in the form of a combined $200 rebate from EBMUD and PG&E) and high-efficiency toilets (a rebate of up to $50 for replacing low efficiency toilets).

3. Sustainability Action Plan

In response to legislation passed by the State of California which imposed significant new requirements intended to reduce greenhouse gas (GHG) emissions over the next several decades, the Town of Danville prepared and adopted a Sustainability Action Plan. The Plan encourages more environmentally sustainable practices in Danville to help reach emission reduction targets that were adopted through Assembly Bill 32 in 2006. Unless otherwise required by State law, compliance is intended to be achieved through a combination of voluntary measures, and public education and outreach.

The SAP was prepared in 2011 and 2012 through a public process including four study sessions with the Danville Town Council and Planning Commission. The Plan was adopted concurrently with the Danville 2030 General Plan and an accompanying Environmental Impact Report (EIR), in March 2013. The SAP establishes a target for a reduction in GHG emissions in Danville by 15 percent between 2008 and 2020, consistent with the directives of the California Air Resources Board.

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