

Table A

Housing Development Applications Submitted

Project Identifier		Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes				
1		2	3	4	5							6	7	8	9	10			
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below																			
178411017	178411017	1910 N. Main Street	1910 Noma Apartments	Y18-012	5+	R	3/1/2018	11						124	135	135		No	Density Bonus Project
171061007	171061007	128 Pioneer Ave	Pioneer Village Residential PUD	Y18-013	5+	O	8/13/2018							19	19	19		No	
178261033	178261033	1487 Carmel Drive	Carmel Drive Townhomes	Y18-090	SFA	O	8/30/2018							17	17	17		No	
174210043	174210043	2109 Overlook Drive	Chaudry New SFH - CUP_DR	Y18-095	SFD	O	9/25/2018							1	1	1		No	
179052005	179052005	1069 Homestead Ave	Kumar Residence	Y18-103	SFD	O	10/11/2018							1	1	1		No	
135050020	135050020	0 Golf St	AZAR New SFH OH	Y18-120	SFD	O	12/12/2018							1	1	1		No	
179040006	179040006	10 El Caminito	Caminito ADU	B180445	ADU	R	3/26/2018							1	1	1		No	
171062007	171062007	169 PIONEER AVE	Pioneer ADU	B180524	ADU	R	4/6/2018							1	1	1		No	
173201009	173201009	73 ENDICOTT CT A	Endicott ADU	B180537	ADU	R	4/9/2018							1	1	1		No	
180100030	180100030	1 SHADY GLEN RD	Shady Glen ADU	B180706	ADU	R	5/15/2018							1	1	1		No	
139100014	139100014	2834 COMISTAS DR	Comistas ADU	B180759	ADU	R	5/15/2018							1	1	1		No	
171100042	171100042	45 ESTELLA CT	Estella ADU	B180902	ADU	R	6/14/2018							1	1	1		No	
171250020	171250020	91 ADAK CT	ADAK ADU	B180924	ADU	R	6/15/2018				1			1	1	1		No	
171170039	171170039	1881 SECOND AVE	Second ADU	B180980	ADU	R	6/27/2018							1	1	1		No	
134293025	134293025	606 JOSHUA CT	Joshua ADU	B181134	ADU	R	7/19/2018							1	1	1		No	
134232022	134232022	719 MANDARIN LN	Mandarin ADU	B181135	ADU	R	7/20/2018							1	1	1		No	
184380018	184380018	21 ANDERSON CIR	Anderson ADU	B181197	ADU	R	7/30/2018							1	1	1		No	
170081004	170081004	3165 MANOR AVE	Manor ADU	B181314	ADU	R	8/24/2018							1	1	1		No	
134188005	134188005	3467 CITRUS AVE	Citrus ADU	B181404	ADU	R	8/31/2018							1	1	1		No	
178040080	178040080	1835 SHUEY AVE	Shuey ADU	B181459	ADU	R	9/14/2018				1			1	1	1		No	
171091016	171091016	10 JOLIE LN	Jolie ADU	B181539	ADU	R	9/24/2018							1	1	1		No	
171230031	171230031	BUENA VISTA AVE	Buena Vista ADU	B181557	ADU	R	10/1/2018							1	1	1		No	
135081010	135081010	08 BAYSWATER CT	Bayswater ADU	B181731	ADU	R	10/29/2018							1	1	1		No	
171170005	171170005	1891 2ND AVE	2nd ADU	B181759	ADU	R	11/5/2018							1	1	1		No	
180240026	180240026	016 WALNUT BLVD	Walnut ADU	B181871	ADU	R	11/27/2018							1	1	1		No	
174091005	174091005	724 ORINDA LN	Orinda SFR	B181903	SFA	R	12/5/2018							1	1	1		No	
171031021	171031021	2874 LARKEY LN	Larkey ADU	B181921	ADU	R	12/6/2018							1	1	1		No	
184402019	184402019	1511 SUNNY CT	Sunny ADU	B181966	ADU	R	12/18/2018				1			1	1	1		No	
184232057	184232057	40 WESTWOOD CT	Westwood ADU	B181967	ADU	R	12/18/2018							1	1	1		No	

Project Identifier			Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes
1			14	15	16	17	18	19	20			21
Current APN	Street Address	Project Name*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
Data Entry Below									5			
178270001	1796 SAN MIGUEL DR	Coral Homes Duplexes	N	Y								Will demo 1 SF
148180050	1250 LAS JUNTAS WY	Habitat for Humanity	N	Y	Other	Other		65				Local; Home Pending
178411017	1910 N MAIN ST	1910 NoMa	N	Y		DB		55				
173172021	1072 YGNACIO VALLE	1072 YVR Lofts	N	Y					1	Demolished	O	
180010016	48 ANALISA LN	Analisa Townhomes	N	Y								
180010016	44 ANALISA LN	Analisa Townhomes	N	Y								
189130047	101 CHIVES WAY	Trellis SFR	N	Y								
189130047	103 CHIVES WAY	Trellis SFR	N	Y								
189130047	105 CHIVES WAY	Trellis SFR	N	Y								
189130047	107 CHIVES WAY	Trellis SFR	N	Y								
189130047	110 CHIVES WAY	Trellis SFR	N	Y								
189130047	108 CHIVES WAY	Trellis SFR	N	Y								
189130047	106 CHIVES WAY	Trellis SFR	N	Y								
189130047	301 CHIVES WAY	Trellis SFR	N	Y								
189130047	303 CHIVES WAY	Trellis SFR	N	Y								
189130047	305 CHIVES WAY	Trellis SFR	N	Y								
189130047	307 CHIVES WAY	Trellis SFR	N	Y								
189130047	306 CHIVES WAY	Trellis SFR	N	Y								
189130047	304 CHIVES WAY	Trellis SFR	N	Y								
189130047	302 CHIVES WAY	Trellis SFR	N	Y								
189130047	505 CHIVES WAY	Trellis SFR	N	Y								
189130047	506 CHIVES WAY	Trellis SFR	N	Y								
173070019	2248 WALNUT BLVD	Walnut SFR	N	Y					1	Demolished	O	
189130047	102 CHIVES WAY	Trellis Duplex	N	Y								
189130047	502 CHIVES WAY	Trellis Duplex	N	Y								
180010016	10 ANALISA LN	Analisa Townhomes	N	Y					2	Demolished	O	
180010016	22 ANALISA LN	Analisa Townhomes	N	Y								
180010016	30 ANALISA LN	Analisa Townhomes	N	Y					1	Demolished	O	
178071003	1950 TRINITY AVE	Trinity Condos	N	Y								
171120068	1906 2ND AVE	2nd Ave ADU	N	Y								
			N	Y			**Determination for ADU's only: Based on the total SF times the Average SF rent in Walnut Creek in 2018. Used 2018 income limits and max rents per Health and Safety Code section 50053 for low and moderate. Included \$150 utility allowance for each unit.					
171250020	91 ADAK CT	Adak ADU	N	Y								
182020005	2100 ALICE AVE	Alice ADU	N	Y								
134423009	544 BANYAN CIR	Banyan ADU	N	Y				See ** Above				
180090015	876 BRONSON LN	Bronson ADU	N	Y				See ** Above				
171230031	2646 BUENA VISTA AV	Buena Vista ADU	N	Y				See ** Above				
179040006	10 EL CAMINITO	Caminto ADU	N	Y				See ** Above				
139100014	2834 COMISTAS DR	Comistas ADU	N	Y				See ** Above				
140401043	1465 CORTEZ CT	Cortez ADU	N	Y				See ** Above				
170270040	1692 GEARY RD	Geary ADU	N	Y				See ** Above				
184423001	101 GLEN CT	Glen ADU	N	Y				See ** Above				
178381008	120 GREENWAY DR	Greenway ADU	N	Y				See ** Above				
139110039	1140 HANNA GROVE T	Hanna Grove ADU	N	Y				See ** Above				
171091016	10 JOLIE LN	Jolie ADU	N	Y				See ** Above				
134232022	719 MANDARIN LN	Mandarin ADU	N	Y				See ** Above				
170081004	3165 MANOR AVE	Manor ADU	N	Y				See ** Above				
183281021	130 MARGARIDO DR	Margarido ADU	N	Y				See ** Above				
179182022	27 PASEO CIMA	Paseo ADU	N	Y				See ** Above				
170250034	2934 PUTNAM BLVD	Putnam ADU	N	Y				See ** Above				

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	604		42		43						85	519
	Non-Deed Restricted												
Low	Deed Restricted	355		16		2						25	330
	Non-Deed Restricted					7							
Moderate	Deed Restricted	381										36	345
	Non-Deed Restricted		2	12	6	16							
Above Moderate		895	184	392	119	94						789	106
Total RHNA		2235											
Total Units 44			186	462	125	162						935	1300

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>H-1.A. Mixed Use Zoning Designations The City shall develop new zoning designations that are consistent with the Mixed Use General Plan Land Use Designations and require that new development includes a residential component in the Mixed Use/Residential Emphasis land use categories. Include measures in the new Mixed Use Residential and Mixed Use Commercial zoning districts, consistent with the General Plan adopted in 2006, that encourage and facilitate the development of new housing for lower-income families by:</p> <ul style="list-style-type: none"> • revising Design Review standards and processes; • revising permitting process procedures; and • providing incentives and flexibility in development standards. 	N/A	FY 15-16	<p>The City adopted new zoning regulations for Mixed-Use Commercial (MU-C) and Mixed-Use Residential (MU-R) general plan land use classifications in October 2016. These new regulations include specific provisions which encourage the development of new housing, as well as flexible design and development standards. The West and North Downtown Specific Plans will designate new sites for mixed-use zoning, and both plans are anticipated to be adopted in 2019.</p>
<p>H-1.B. Second Family Units The City shall review, and update as necessary, the City's Second Family Unit Ordinance to address concentration issues that would provide more flexibility aimed at increasing the supply of second family units. The City shall consider modifying or removing the Zoning Ordinance requirement that the number of second units in a Census Tract may not exceed 5 percent of the number of single-family homes in that Tract. The City shall promote the Second Family Unit Ordinance as a method for creating affordable housing and meeting inclusionary housing requirements by continuing to post information on the City website and by distributing handouts.</p>	40 second family units in the 8-year cycle	ongoing	<p>The City continues to implement the second family unit (now ADU) ordinance, and adopted a significant update in 2017 which removed the limits on the number of ADUs permitted in each census tract and significantly lessened the parking requirements.</p>
<p>H-1.C. Innovation Through the Planned Development Process The City shall encourage the use of the planned development process to allow innovative approaches aimed at increasing affordable housing and developing residential projects on smaller lots. During the Preliminary Review Team process, the City shall facilitate maximum allowable density and good design by explaining benefits of the Density Bonus Ordinance, by offering reduced parking requirements for low-income housing, and allowing flexibility of development and parking standards within Planned Development rezoning.</p>	N/A	ongoing	<p>The city continues to encourage the use of the planned development process to allow for innovative approaches to developing residential projects. In 2016, staff worked with several developers seeking guidance on the application of the local and state density bonus law.</p>
<p>H-1.D. Opportunities Sites Inventory The City shall make available to developers a list of Opportunity Sites potentially suitable for affordable housing by posting the list on the City website and providing copies of the sites and Housing Element to developers in one-on-one meetings. The City shall update the Opportunity Sites at least annually, or as projects are approved on the sites or key other sites become available.</p>	N/A	Annual Updates	<p>The opportunity sites inventory is periodically reviewed and updated as projects are approved on the sites or as other sites become available. Since the time of the last Housing Element update, construction has started on 58 affordable units on the Kneppers Property in opportunity site C-10 (1511 Riviera Avenue) and the Oliver Properties in opportunity site C-11 (1716-1738 Riviera Avenue). Of these 58 units, 41 will be affordable to very low income households, 16 will be affordable to low income households, and 1 (the manager's unit) will be affordable to a moderate income household. The Housing Element identified a realistic net new capacity of 53 units, whereas the actual construction is resulting in a net increase of 55 units.</p> <p>Also since the time of the last Housing Element update, the City has granted planning entitlements to a 135 unit mixed-use development on the McManus Property in opportunity site C-5 (1940-1950 N. Main St.) Of these 135 units, 11 will be affordable to very low income households, with the remainder being market rate units. The Housing Element identified a realistic net new capacity of 74 units.</p>

<p>H-1.E. Reuse of Institutional Sites As institutional sites become available for redevelopment or reuse, the City shall consider whether or not residential uses would be appropriate for the sites. Based on the findings of the study, if the sites are found to be suitable for residential uses, the City shall take appropriate actions to encourage the development of the sites, such as contacting developers, including affordable housing developers.</p>	N/A	ongoing	The BART transit village received its approvals in 2015. The mixed use project will provide 600 units, and pay between \$6-\$7 Million into the City's Housing Trust fund. Construction began in Fall, 2017.
<p>H-1.F. Monitor Sewer and Water Capacity The City shall monitor the capacity of sewer and water systems. Should a constraint develop, the City shall give priority to residential land uses over non residential land uses, regardless of the demand generated by these uses. Specifically, consistent with State law, the City shall provide priority status for water and sewer services for residential projects serving lower-income households.</p>	N/A	ongoing	No update
<p>H-2.A. Pursue State and Federal Funding for Affordable Housing The City shall work to secure additional funding from State, Federal, and regional sources and support applications for funding that can be used to help increase the supply of affordable housing in Walnut Creek. Such programs may include, but are not limited to: • One Bay Area Grants awarded by the Association of Bay Area Governments; • HUD Section 811 funding for supportive housing for extremely low-income residents; • HCD Local Housing Trust Fund Program; • The state Infill Infrastructure Grant program, sponsored by the Department of Housing and Community Development (HCD); and • The state Multifamily Housing Program (MHP), sponsored by HCD. The City shall also identify</p>	Secure new funding to support 100 affordable units	At least once a year, evaluate the feasibility of pursuing additional funding from other sources, such as HCD and HUD	The City is actively reviewing and researching grant opportunities as they come up. Riviera Family Apartments, a 58 unit affordable project that completed construction in 2018, successfully competed for AHSC funding, HOME funds, and HOPWA funds. The City's initial commitment for acquisition of the two sites was critical in the projects competitiveness for all three sources. Another project, St. Paul's Comomons (45 units of affordable housing) is currently under construction and is also funded with HOME and HOPWA funds, as well as AHP and CDBG. Several staff in the CED department, including the Housing Program Manager, are on the HCD and HUD email list for notification of upcoming grant opportunities. The City is planning to submit an application for SB2 Planning Grants in 2019.
<p>H-2.B. Local Funding for Affordable Housing The City shall continue to allocate commercial linkage and housing impact fees for extremely low-, very low-, low-, and moderate-income housing for the City's approved housing programs, which may include new construction, acquisition, and rehabilitation of affordable housing, as well as other housing programs such as first-time homebuyer assistance.</p>	Allocate funding to leverage additional resources to create 170 affordable units in the 8-year cycle.	ongoing	In 2017, the City allocated \$2.5 million to fund new affordable housing developments in Walnut Creek, including \$1.5 million committed to St. Paul's Commons, a proposed 45-unit affordable rental project (for a total commitment of \$5 million).
<p>H-2.C. Allocate CDBG Funding The City shall continue to participate in the Contra Costa Consortium and shall continue to set aside a portion of the City's Community Development Block Grant (CDBG) annual allocation for housing programs, consistent with the Contra Costa Consortium Consolidated Plan and the City's Annual Action Plan requirements.</p>	N/A	Set aside funding annually	The City continues to allocate and use CDBG funds annually for housing programs, including the Home Rehabilitation Loan and Emergency Grant Program. The city continues to be an active participant in the Contra Costa County Consortium.
<p>H-2.D. Inclusionary Housing Ordinance The City shall continue to implement the Inclusionary Housing Ordinance. The City shall evaluate whether it is necessary to prepare an updated nexus study. If a nexus study is conducted, the City may update the Inclusionary Housing Ordinance based on the findings of the study.</p>	N/A	FY 20-21	The City continues to implement the Inclusionary Housing Ordinance. Due to recent housing cost increases for both rental and ownership housing, the City contracted with a consultant to update the residential Nexus Study in October 2015. The draft studies were completed in early 2016 and policy and fee recommendations were reviewed by Planning Commission in July 2016 and by City Council in January 2017. The policy and fee recommendations were discussed at a joint City Council/Planning Commission meeting in 2017. City staff updated the Inclusionary Housing Ordinance to reflect new state law, restoration of inclusionary rental units (after AB1505 passed), an increase to the Housing In Lieu Fee to \$18.00 per sq.ft. with annual adjustments based on construction price index, and other changes such as eliminating a tier fee system, requiring the ordinance and fee be applied to developments with one or more housing units with the exception of ADUs, and revising the definitions to require development projects to either pay a Housing In Lieu Fee or provide affordable units. City Council adopted the revised Inclusionary Ordinance in November 2017 and the Ordinance took effect in January 2018 and would apply to development projects approved after January 2, 2018.

H-2.E. Nexus Study for Commercial Linkage Fee The City shall prepare an updated the nexus study for the Commercial Linkage Fee and, based on the findings of the nexus study, the City may update the fee.	N/A	FY 15-16	The City contracted with Economic and Planning Systems, Inc. (EPS) to update the Residential and Commercial Nexus study in October, 2015. The draft studies were completed in early 2016 and policy and fee recommendations were reviewed by Planning Commission in July, 2016; and by City Council in January, 2017. The policy and fee recommendations were discussed at a joint City Council/Planning Commission meeting in 2017. City staff updated the Commercial Linkage Fee Ordinance and the City Council adopted the revisions in November 2017. The primary changes include the elimination of the first 1,000 sq.ft. exemption and an expansion of use classifications subject to the commercial linkage fee such as skilled nursing facilities and hospitals.
H-2.F. Housing Proponents The City shall maintain a list of housing advocates and provide information regarding affordable housing projects and potential housing opportunities to these organizations and individuals on an as-needed basis.	N/A	Update List Annually	The City maintains a list of housing advocates and provides information regarding affordable housing projects and opportunities. The City also maintains an "Interest List" of people who are seeking affordable housing. Additionally, interested parties are now able to sign up online to receive notifications of all public meetings for the City and affordable housing news and information.
H-2.G. Community Housing Forums The City shall work with local community organizations to organize housing forums to discuss community housing and homeless issues, brainstorm solutions, raise community awareness of the critical housing needs of local residents, and educate the public on the myths and realities of multi-family housing, affordable housing, and supportive housing.	N/A	15-16 and annually thereafter	City staff is an active participant in the local Community Task Force on Homelessness (comprised of City staff, police department, county departments, local businesses, and community partners), which discusses homeless issues, including challenges, success, and the emergent needs of the homeless, and how to address those needs. In 2018, the Taskforce and City hosted a Community Homeless Forum that was attended by over 100 residents and interested citizens. As an action item towards City Council's 2017-2018 top priority of Improving the Affordability and Availability of Housing, the City created a public information campaign to educate and engage the community on housing affordability and affordable housing. The campaign uses a broad range of education and outreach methods to provide diverse accessible opportunities for community input. Staff offers presentations to community groups covering a range of issues, including the state-wide housing crisis, its causes, impacts, and possible solutions, and information on the City's policies and programs. In 2018, presentations were give to the City Council, the Civic Affairs Committee, and the Contra Costa Mayor's Convergence. Walnut Creek participated in the East Bay Organizations' (EBHO) 2018 Affordable Housing Week by hosting a panel discussion event to educate the community about the impacts of high housing costs on the local economy, residents, schools, public health, and transportation, and ST. Paul's Common's held its groundbreaking event during affordable housing week as well. The campaign content is promoted through various social media outlets such as Facebook, Twitter, Nextdoor, Nutshell Newsletter, City webpage, and a subscriber email list. Walnut Creek is involved in the East Bay Organizations' (EBHO) 2018 Affordable Housing Week
H-2.H. Mortgage Revenue Bonds The City shall continue to collect and to allocate revenues generated from the early redemption of Mortgage Revenue Bonds 1984 Issue for affordable housing programs.	N/A	Allocate Funding Annually	The one mortgage revenue bond that generated revenues was paid off early and is no longer generating revenues.
H-2.I. Mortgage Credit Certificate Program The City shall continue to participate in the Mortgage Credit Certificate Program, administered by the Contra Costa County Department of Conservation and Development, to assist low-income first-time homebuyers purchase a home. The City shall publicize the program on the City website and prepare and distribute written materials.	30 Credits over 8-year cycle	Ongoing Promotion of the MCC program via website and brochure	The City has links to the MCC program on its website.
H-2.J. First Time Homebuyer Assistance Program The City shall continue to provide assistance to eligible first-time homebuyers in Walnut Creek through the City's First-Time Homebuyer Assistance Program.	40 loans over the 8 year cycle	Ongoing	The City continues to administer the First Time Homebuyer Assistance program. For several years the program had been underutilized due to the widening affordability gap in ownership housing. 2018 showed the beginning of a shift with 2 loans approved. Some of this may be attributed to a softening in the market, though more likely it is lenders getting more skilled at finding the right fit for the program. The City retains and updates a list of participating and interested lenders and trained several new lenders in 2018 to participate in the program.
H-2.K. HOA Helper Grant Program In partnership with the Contra Costa Association of Realtors (CCAR), the City shall continue to offer eligible new first-time homebuyers grants to cover a portion of their homeowners association dues.	20 grants over the 8-year cycle	Ongoing	In 2015, the HOA Helper grant was fully expended and the CCAR is not able to renew for another year. The City will continue to seek opportunities to partner with the CCAR for future programs.
H-2.L. Housing Choice Voucher Program The City shall continue to coordinate with the Contra Costa County Housing Authority to ensure full use of the Section 8 Rental Assistance Payments Program in Walnut Creek.	300 extremely low- and very low-income households	Ongoing promotion via the City website and brochure	Utilization of Housing Choice Vouchers in Walnut Creek has become increasingly difficult due to the vast discrepancy of market rate housing costs and HUD's FMR's for the voucher program. In 2015, the City partnered with other agencies and jurisdictions in Alameda and Contra Costa County's to hire a consultant to do a market rent study, the results of which helped to increase the HUD's FMR determination. However, the waitlist for Housing Choice Vouchers continues to be long, and recipients still have challenges finding units affordable enough to use the program. The Fair Market Rent's (FMR) published by HUD in 2018 were also substantially below actual market values and another region-wide rent study may be conducted.

<p>H-2.M. Density Bonus Ordinance The City shall continue to allow density bonuses consistent with State law and the City's Density Bonus Ordinance. The City shall update the Density Bonus Ordinance to allow units that are required to be maintained as affordable units pursuant to the City's Inclusionary Housing Ordinance to be considered restricted affordable units for the purposes of determining whether the housing development qualifies for a density bonus. The City shall promote the Density Bonus Ordinance by maintaining materials on the City website and by discussing the density bonus with developers at preliminary application review meetings.</p>	<p>50 low- and very low- income units</p>	<p>FY 15-16</p>	<p>The City continues to implement the Density Bonus Ordinance by allowing density bonuses and concessions/incentives consistent with State law. In 2018 the city approved one density bonus project, a multifamily rental project at 1910 North Main Street (1910 NOMA). 1910 NOMA is providing 11% affordable to very low-income, and received a 35% density bonus and several concessions/waivers.</p> <p>In 2018, the City hired a Metropolitan Planning Group to prepare an update to the City's Zoning Ordinance in order to address changes in State law related to Density Bonus and also explore a local density bonus program in addition to the state mandate. The city/consultant completed the community outreach (with residents and developers), and a study session with Planning Commission in 2018. A study session is scheduled for City Council in early 2019; and final adoption is expected later in the year.</p> <p>Also in 2018, City staff gave a presentation on Density Bonus to the Developers Forum, and monthly informational forum for local developers (commercial and residential) that is hosted by the City.</p>
<p>H-2.N. Legislative Advocacy for Affordable Housing The City shall continue to actively advocate for additional financial resources for affordable housing as legislation that supports affordable housing advances through the State or Federal legislature.</p>	<p>N/A</p>	<p>Ongoing</p>	<p>The City continues to actively advocate for additional financial resources for affordable housing as legislation that supports affordable housing advances through the State or Federal legislature. In 2017 the City sent a letter in support of several of the housing bills.</p>
<p>H-2.O. Coordinate with Contra Costa County for Affordable Housing The City shall support the efforts of the Contra Costa County Housing Authority and the Contra Costa County Consortium to increase the supply of affordable housing in Contra Costa County. The City shall coordinate with the Contra Costa County Housing Successor Agency on the Las Juntas site. The City shall also jointly apply for federal grants, such as Homeless Prevention and Rapid Rehousing funds.</p>	<p>N/A</p>	<p>ongoing</p>	<p>The City continues to participate in the Contra Costa County CDBG and HOME Consortiums and maintains a close working relationship with County Housing staff. The City, County and Habitat for Humanity worked together to finalize a purchase and sale agreement for the Las Juntas site owned by the County's former redevelopment agency, with final sale occurring in 2016.</p>
<p>H-2.P. Affordable Housing and Anti-Displacement Strategies in the West Downtown Specific Plan Area The City shall analyze potential affordable housing and anti-displacement policies and develop a strategy to protect and improve housing affordability and protect lower-income renters from displacement in the West Downtown Specific Plan Area. The City shall study and consider possible implementation policies including: • requiring replacement housing for all units affordable to lower-income renters that are removed or converted to non-residential use; • increasing the relocation assistance to renters who are displaced as a result of development activity enabled by the Specific Plan to the level of assistance required by the Federal Uniform Relocation Act, or</p>	<p>N/A</p>	<p>Strategies to be developed FY 2014-2015</p>	<p>During the planning process for the West Downtown Specific Plan, a range of potential anti-displacement strategies were considered, including with several recommended for future pilot programs. The Specific Plan was adopted on September 4, 2018, and included a provision for increased displacement assistance for tenants in the Plan Area.</p>
<p>H-2.Q. Act as Successor Agency and Housing Successor Agency for Redevelopment Agency The City shall act as the Successor Agency and Housing Successor Agency and carry out the responsibilities and obligations for the former redevelopment agency.</p>	<p>N/A</p>	<p>ongoing</p>	<p>The City of Walnut Creek is acting as both Successor Agency and Housing Successor Agency for the former Redevelopment Development Agency. The City continues to carry out the responsibilities and obligations for the former redevelopment agency.</p>
<p>H-2.R. Land Value Recapture Strategy The City shall study the benefits and drawbacks of implementing a land value recapture strategy to generate resources for affordable housing, infrastructure improvements, and/or other community benefits. The City shall consult with members of the non-profit and private sectors in conducting the study.</p>	<p>N/A</p>	<p>FY 2014-2015</p>	<p>The City has explored a community benefits zoning strategy for the West Downtown Specific Plan and the North Downtown Specific Plan that would have the same or very similar benefits to affordable housing development as a land value recapture strategy. However, in light of the recently adopted changes to the State's housing laws, it was found infeasible to offer additional bonuses or incentives above what is possible under state law.</p>

H-2.S. Analyze Boomerang Funds The City shall conduct an analysis of funds received as part of a one-time distribution of liquidated Low-Moderate Income Housing Trust Funds of the former Redevelopment Agency (aka "Boomerang funds") and consider options for allocating a portion of the Boomerang Funds for the development of affordable housing.	N/A	FY 2014-2015	Because they City's Redevelopment Areas were winding down at the time of the dissolution, any potential boomerang funds would have been minimal.
H-2.T. Regional Collaboration on Affordable Housing and Homelessness The City shall participate in regional educational forums, including the Contra Costa Mayors' Conference and other venues, to exchange ideas and discuss strategies to address homelessness and affordable housing.	N/A	Ongoing	<p>The City participates in the local Community Task Force on Homelessness (comprised of City staff, police department, county departments, local businesses, and community partners), which discusses homeless issues, including challenges, success, and the emergent needs of the homeless, and how to address those needs. The City also participates in the Contra Costa Continuum of Care Council on Homelessness and the Contra Costa Mayor's Conference. The Housing Program Manager is on the Coordinated Entry Oversight Committee, which has oversight of the new county-wide homeless service delivery system (Coordinated Entry). The City Manager's from Concord, Martinez, Pleasant Hill, and Walnut Creek have also formed a working team to address common issues, such as homelessness.</p> <p>The City of Walnut Creek is also a member of the Contra Costa Consortium, which includes the entitlement jurisdictions of Walnut Creek, Concord, Pittsburg, Antioch, and the Urban County. The Consortium works together to identify regional priorities for CDBG funding, and has a streamlined cohesive process for joint funding applications, reporting, and monitoring. The Consortium meets quarterly to discuss issues related to the implemented of CDBG, HOME, and regional issues such as homelessness, affordable housing, tenant/landlord services, etc.</p>
H-2.U. Priority Review of Affordable Projects The City shall develop a procedure to provide priority review to affordable housing developments (i.e., projects in which all units are affordable to moderate-, low-, very low-, or extremely low-income households).	N/A	FY 2016-2017	<p>The City prioritizes review of affordable housing projects and works closely with the affordable developers to meet their funding timelines and related deadlines. Planning Staff diligently worked to streamline the entitlement process for St. Paul's Commons (100% affordable rental project - 45 units) in order to meet the March, 2016 AHSC grant application deadline. And later, staff streamlined a funding request for St. Paul's Commons in order to meet the 9% tax credit application deadline. The City also worked to expedite permitting for the development of Riviera Family Apartments and St. Paul's Commons.</p> <p>As part of the City's "Blueprint for Success" process, the City is actively piloting strategies for priority review and permitting for affordable housing developments.</p>
H-2.V. Score Opportunity Sites The City shall collaborate with local non-profit organizations to "score" the Opportunity Sites based on proximity to location amenities that are part of the scoring criteria for the Low Income Housing Tax Credit program (e.g., proximity to transit, public parks, libraries, grocery stores, schools).	N/A	FY 2015-2016	<p>MidPeninsula Housing conducted a LIHTC analysis of the City's opportunity sites based on proximity to location amenities that are part of the scoring criteria for the Low Income Housing Tax Credit program.</p> <p>A majority of the parcels included in the housing element score well for LIHTC. Cumulatively, the parcels that fared well when compared to site and amenity criteria could result in 1,445 additional very-low and low-income homes, exceeding the city's VL/LI allocation of 959.</p> <p>Compatibility against LIHTC criteria is one component of the adequate sites inventory. Other key considerations will influence whether development takes place at all or whether development that moves forward is affordable. The following were some concerns raised by the reviewer:</p> <ul style="list-style-type: none">• All but 4 of the sites identified are smaller parcels with different owners.• There are currently existing uses on the identified sites• <u>Lack of affordable housing protections for opportunity sites</u>
H-3.A. Funding to Assist the Homeless and Special Needs Housing The City shall continue to provide CDBG and CSG funding, when appropriate, to organizations that provide emergency shelter, transitional housing, and support services to assist the homeless. The City shall pursue opportunities to work with non-profits and recommend funding, as feasible, for a permanent homeless shelter and a winter nights shelter in Central Costa County. The City shall also continue to participate in the Contra Costa Consortium to apply for HOME and HOPWA funds for homeless, transitional, and other special needs housing.	N/A	Allocate Funding Annually	<p>On July 5, 2017, the City Council approved a new "Homeless Services Fund" to supplement CDBG and CSG grants. The Homeless Services Fund receives \$200,000 annually from the City's General Fund, and in 2017 and 2018 it was used to fund a temporary, overnight Winter Shelter program for the homeless at the local Armory as well as a second Coordinated Outreach, Referral, and Engagement (CORE) homeless outreach team shared with the City of Concord. The emergency shelter ran from in December 2017 to March 2018 and again from December 2018 to March 2019. The City also provided CDBG and CSG grant funding to several agencies that provide emergency shelter and services to homeless residents and low income households at risk of homelessness, including Trinity Center, Shelter, Inc., Contra Costa County's Emergency Shelter, and Contra Costa County's CORE homeless outreach program.</p> <p>As mentioned above, both St. Paul's Commons and Riviera Family Apartments received HOME and HOPWA funds. Another affordable project that was recently entitled, Habitat for Humanity at 1250 Las Juntas (42 units) has a current application for HOME funds pending.</p>
H-3.B. Public Outreach to Increase Awareness of Homeless Issues The City shall work with non-profits and service providers that serve the homeless to conduct a public outreach campaign to increase awareness of homeless issues in Walnut Creek. The City will publish articles in The Nutshell City newsletter highlighting the needs of homeless residents to help educate the community about the myths and realities of homelessness.	N/A	Publish First Article in FY 2014-2015	In 2017, the City Council did education and outreach on housing affordability and the affordable housing crisis as one of their four priorities. Staff developed a public information and outreach campaign, including online materials, in-person presentations to community groups, and surveys on public attitudes. The City's Nutshell newsletter featured an in-depth story on the housing crisis and homelessness in the Winter 2017 issue. In addition, the license agreement with the National Guard for use of the Armory as a winter emergency shelter was a public process, and was followed by a public use permit process as well. The City and Trinity Center did outreach and held community meetings in addition to the regular public meetings. As part of the management agreement for the shelter, the City convened an Ad-Hoc Advisory Committee, comprised of shelter staff and neighboring residents to create a forum for discussion issues and solutions related to the shelter operations.
H-3.C. Coordinate to Update the Consolidated Plan The City shall coordinate with the County and other entitlement cities to develop the Five-Year Consolidated Plan for 2015-2020 and 2020-2025 to address the housing and social service needs of the homeless and other special needs groups in Contra Costa County.	N/A	2015 and 2020	The City worked with the Contra Costa Consortium to complete the 2015-2020 Consolidated Plan. The plan was approved in May 2015 and is currently being implemented.

H-3.D. Support Counseling and Housing Services for Seniors and Low-Income Households The City shall continue to work with and provide funding, as available, to nonprofit organizations that provide counseling and housing services to senior citizens and low-income families throughout the City.	N/A	Allocate Funding Annually	The City continues to fund ECHO Housing to provide tenant landlord and fair housing services to Walnut Creek residents. The City also funds Senior Legal Services to provide legal assistance to low income seniors as well as Senior Outreach Services that operates Meals on Wheels, as well as other support services for seniors.
H-3.E. Work with St. Paul's Episcopal Church and Trinity Center The City shall cooperate with St. Paul's Episcopal Church and Trinity Center to develop new permanent supportive housing on their property.	40 units of permanent supportive housing	ongoing	In 2018 the City approved an additional \$500,000 for Resources for Community Development for St. Paul's Commons, a 45-unit affordable housing project currently under construction on St. Paul's property in Walnut Creek. Combined with the funding awards from 2015, 2016 and 2017, St. Paul's Commons has received a total of \$5.5 million from the City. The project is expected to be completed and leased up at the end of 2019.
H-3.F. Encourage Development of Housing for Persons with Disabilities The City shall reach out annually to developers of supportive housing to encourage development of projects targeted for persons with disabilities, including developmental disabilities. The City shall support applications for County, State, and Federal funding in support of housing construction and rehabilitation for persons with disabilities, including developmental disabilities.	N/A	Initiate in 14-15, reach out annually to developers, and support applications as needed.	In 2015, construction on the Arboleda (48 affordable units) was completed, with 15 units reserved for households with disabilities. The project also provides on-site services to support the independence of people with disabilities. Arboleda's grand opening was in May of 2015 and is fully leased up.
H-3.G. Coordinate with the Regional Center of the East Bay The City shall work with the Regional Center of the East Bay to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities. The City shall make information available on the City website.	N/A	FY 15-16	Information on all of the City's affordable housing units is available online, and the City maintains a list of residents interested in affordable housing of all types. The City also has resource and referrals online for persons with disabilities.
H-3.H. Identify Incentives for Larger Housing Units The City shall conduct an analysis of potential incentives for encouraging larger units (i.e., units with three or more bedrooms) in both market rate and affordable housing developments in order to encourage more housing for large households.	N/A	FY 17-18	No actions in 2018
H-4.A. Lot Consolidation The City shall facilitate lot consolidation where possible, particularly as it relates to parcels included in the Housing Element sites inventory. For example, the City will work with non-profit developers and owners of small sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households. The City will also post the lot consolidation procedure on the City website and discuss the procedure with developers during the preliminary review team process. Lot merger requests in the same zoning district will be processed ministerially. Incentives offered for lot consolidation could include allowing higher FAR ratios in MU-R and MU-C zones for larger parcels once consolidated, and flexibility in development standards.	N/A	Ongoing	Riviera Family Apartments, a 58-unit affordable project consisting of two separate multi-family developments (and entitled in 2015), involved the consolidation of several lots. The City worked closely with the developer to secure and acquire the sites. Riviera Family Apartments broke ground in late 2016, and completed construction in 2018. The City's lot merger procedures and application are available on the website. In 2016, the City adopted new zoning regulations for MU-C and MU-R general plan land use classifications, including higher FAR ratios for larger parcels which will encouraging lot consolidation.
H-4.B. Exemptions of Transit Priority Projects from Environmental Review The City shall implement the provisions of SB 375 streamlining the CEQA process for Transit Priority Projects and projects that conform to the Sustainable Communities Strategy (i.e., One Bay Area Plan) and meet specific criteria set forth in SB 375.	N/A	Ongoing	No transit priority projects have been submitted.

H-5.A. Residential Rehabilitation Loan and Emergency Grant Program The City shall continue the residential rehabilitation loan and emergency grant program to provide loans and emergency grants, using CDBG funds, Housing Successor Agency, or other sources of funds, to low- and moderate-income households for single-family housing rehabilitation and maintenance.	50 low- and moderate- income households over 8 year cycle	Ongoing	The City is continuing to administer the Home Rehabilitation Loan and Emergency Grant program. The City has updated the Home Rehabilitation Loan Program that instead of partnering with Contra Costa County, now partners with Habitat for Humanity to administer new rehabilitation loans beginning December 2017. In 2018 two emergency grants were processed and several loans/grants were under way.
H-5.B. Foreclosure Assistance The City shall continue to provide assistance to homeowners who may be at risk of foreclosure by continuing to fund nonprofit organizations that provide housing counseling and foreclosure prevention assistance to residents.	40 households over 8-year cycle	Ongoing	The City continues to fund ECHO Housing, a non-profit housing counseling agency that provides assistance to Walnut Creek residents. The City also funds Senior Legal Services, a non-profit that provides legal services to low-income seniors.
H-5.C. Clarify Condominium Conversion Ordinance The City shall develop and consider adopting clarifying language in the Condominium Conversion Ordinance (Article 7 of the Subdivision Ordinance) to correct ambiguous language.	N/A	FY 15-16	No action in 2017.
H-5.D. Code Enforcement The City shall continue to investigate complaints and take action about Building and Housing Code Violations in single- and multi-family rental housing to encourage the rehabilitation of substandard residential properties by homeowners and landlords and improve overall housing quality and conditions in the city.	N/A	Ongoing	The City continues to investigate complaints and take action on Building and Housing Code Violations in single and multi-family rental housing.
H-6.A. Funding to Support Fair Housing The City shall continue to allocate funds to support local non-profit organizations for fair housing counseling and education and outreach efforts, and shall provide information on fair housing services at City Hall, the library, City website, and other community facilities.	N/A	Allocate Funding Annually	The City continues to fund ECHO Housing, a non-profit housing counseling agency to provide fair housing services to Walnut Creek residents. ECHO Housing conducts trainings and public awareness events throughout the County. The City has flyers available at City Hall, and information on the City's website regarding fair housing services. A Housing Counselor is available once a week to meet with residents, particularly seniors, at the Walnut Creek Senior Center. ECHO conducts annual fair housing audits in Walnut Creek.
H-6.B. Analysis of Impediments to Fair Housing The City shall continue to implement the actions included in the Contra Costa Consortium's Analysis of Impediments to Fair Housing Choice (AI). As part of the annual Housing Element review, the City will review and report on implementation of the AI.	N/A	Implement consistent with HUD requirements	The City continues to implement the recommendations outlined in the Analysis of Impediments to Fair Housing Choice. In collaboration with the Contra Costa Consortium, a new Analysis of Impediments to Fair Housing Choice was conducted and the final draft, including new recommendations, and is expected to be submitted to the Department of Housing and Urban Development in July, 2019.
H-7.A. Residential Energy Conservation Program The City shall implement the Climate Action Plan to reduce energy consumption in residential buildings.	N/A	Ongoing	The City has a staff person (.5FTE) devoted to implementing the CAP. The City promoted the California Youth Energy Services program in 2018, which resulted in 64 apartment units and 4 homes receiving no-cost energy and water efficiency assessments; having energy and water saving equipment like LEDs and low-flow showerheads installed. Using repurposed EECBG federal funds, the City funded an energy efficiency program called Walnut Creek Saves through May 2018. This was a community program designed to save residents' energy and water while lowering utility bills. From February 2017-May 2018, the program served 246 residents, saving an estimated 85,149 kWh. 101 residents were served in 2018.
H-7.B. Energy Retrofits Through the Home Rehabilitation Loan Program The City shall continue to partner with Contra Costa County to fund energy efficiency loans through the Home Upgrade Program, providing loans with money from the Bay Area Regional Energy Network (BayREN).	Loans to 4 households	Ongoing	The City shares information on the Energy Upgrade California on its website (www.walnut-creek.org/goinggreen), its e-newsletter, social media, workshops, and the Nutshell. In 2017, the City hosted a contractor training for the program
H-7.C. Energy Upgrade California The City shall support regional efforts to implement the Energy Upgrade California Program, which offers incentives for single-family homeowners to retrofit homes for energy efficiency.	N/A	Ongoing	The City shares information on the Energy Upgrade California on its website (www.walnut-creek.org/goinggreen), its e-newsletter, social media, workshops, and the Nutshell

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Walnut Creek	
Reporting Period	2018	(Jan. 1 - Dec. 31)

Note: + Optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

Jurisdiction	Walnut Creek	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Entitled Units Summary		
Income Level		Current Year
Very Low	Deed Restricted	11
	Non-Deed Restricted	0
Low	Deed Restricted	22
	Non-Deed Restricted	0
Moderate	Deed Restricted	20
	Non-Deed Restricted	0
Above Moderate		133
Total Units 44		186

Note: units serving extremely low-income households are included in the very low-income permitted units totals

Submitted Applications Summary	
Total Housing Applications Submitted:	29
Number of Proposed Units in All Applications Received:	197
Total Housing Units Approved:	197
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas