

2019 WALNUT CREEK Housing Element Annual Progress Report

General Information

First Name	Margot	Street Address	1666 North Main Street	Phone	9259432208
Last Name	Ernst	City	Walnut Creek	Email	ernst@walnut-creek.org
Title	Housing Program Manager	Zip Code	94596		

Comments: Include any additional information or explanation for the information provided in the following tables.

2019 WALNUT CREEK Housing Element Annual Progress Report

TABLE A - Housing Development Applications Submitted

Unit Information

Project Identifier		Proposed Units Affordability by Household Incomes									
Current APN	Street Address	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
171031016	2832 LARKEY LN	0	0	0	0	0	0	4	4	4	0
148141001	150 LAS JUNTAS WAY	0	0	0	0	0	1	0	1	1	0
148131007	166 GREENWOOD CIR	0	0	0	1	0	0	0	1	1	0
180030008	191 OAK KNOLL LOOP	0	0	0	0	0	0	1	1	1	0
170260019	1860 SUNNYVALE AVE	0	0	0	0	0	0	1	1	1	0
171180066	760 PAGOSA CT	0	0	0	0	0	1	0	1	1	0
142142015	3042 EBANO DR	0	0	0	0	0	0	1	1	1	0
174080003	15 OVERLOOK CT	0	0	0	0	0	0	1	1	1	0
171160005	1933 2ND AVE	0	0	0	0	0	1	0	1	1	0
189584054	1936 BASALT CT	0	0	0	0	0	1	0	1	1	0
170111002	3117 MANOR AVE	0	0	0	0	0	1	0	1	1	0
142094003	3054 NARANJA DR	0	0	0	0	0	1	0	1	1	0
171110002	1900 2ND AVE	0	0	0	0	0	0	1	1	1	0

171320022	2547 CLARK LN	0	0	0	0	0	1	0	1	1	0
170260014	1824 SUNNYVALE AVE	0	0	0	0	0	0	1	1	1	0
179091008	25 ECKLEY LN	0	0	0	0	0	0	1	1	1	0
174200004	2158 OVERLOOK DR	0	0	0	0	0	1	0	1	1	0
171031016	2832 LARKEY LN	0	0	0	0	0	0	1	1	1	0
171031016	2832 LARKEY LN	0	0	0	0	0	0	1	1	1	0
171031016	2832 LARKEY LN	0	0	0	0	0	0	1	1	1	0
171031016	2832 LARKEY LN	0	0	0	0	0	0	1	1	1	0
171230042	1728 SAN LUIS RD	0	0	0	0	0	0	1	1	1	0
171230042	1728 SAN LUIS RD	0	0	0	0	0	0	1	1	1	0
171230042	1728 SAN LUIS RD	0	0	0	0	0	0	1	1	1	0
171230042	1728 SAN LUIS RD	0	0	0	0	0	0	1	1	1	0
171230042	1728 SAN LUIS RD	0	0	0	0	0	0	1	1	1	0
171230042	1728 SAN LUIS RD	0	0	0	0	0	0	1	1	1	0
171230042	1728 SAN LUIS RD	0	0	0	0	0	0	1	1	1	0
175203020	1034 ALFRED AVE	0	0	0	0	0	0	1	1	1	0
171300016	2452 LARKEY LN	0	0	0	1	0	0	0	1	1	0
171170005	1891 2ND AVE	0	0	0	0	0	0	1	1	1	0

183281016	248 MARGARIDO DR	0	0	0	1	0	0	0	1	1	0
184402001	148 LANCASTER RD	0	0	0	0	0	0	1	1	1	0
169211023	1440 HUSTON RD	0	0	0	0	0	1	0	1	1	0
Totals		0	0	0	3	0	9	24	36	36	0

Project Information									
Project Identifier					Unit Types				
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Date Application Submitted	Was Application Submitted Pursuant to SB 35 Streamlining?	Notes
	171031016	2832 LARKEY LN	Larkey Ln Estates Minor Sub & SFRs	Y19-027	SFA	Owner	08/23/2019	No	
	148141001	150 LAS JUNTAS WAY	ADU (N) DETACHED	B190067	ADU	Renter	01/14/2019	No	
	148131007	166 GREENWOOD CIR	ADU; CONVERT EXISTING POOL HOUSE TO LEGAL ADU	B190154	ADU	Renter	01/28/2019	No	
	180030008	191 OAK KNOLL LOOP	ADU (N) DETACHED 950 SQF ADU	B190201	ADU	Renter	01/31/2019	No	
	170260019	1860 SUNNYVALE AVE	(N) SINGLE FAMILY HOME.	B190236	SFD	Owner	02/07/2019	No	
	171180066	760 PAGOSA CT	ADU - NEW 640 SQ. FT.	B190325	ADU	Renter	02/26/2019	No	
	142142015	3042 EBANO DR	ADU: 950 SF DETACHED	B190380	ADU	Renter	03/07/2019	No	
	174080003	15 OVERLOOK CT	NEW RESIDENCE	B190381	SFD	Owner	03/07/2019	No	
	171160005	1933 2ND AVE	ADU & (N) DETACHED GARAGE	B190425	ADU	Renter	03/14/2019	No	
	189584054	1936 BASALT CT	ADU (N) DETACHED	B190456	ADU	Renter	03/21/2019	No	
	170111002	3117 MANOR AVE	ADU (N)	B190579	ADU	Renter	04/11/2019	No	
	142094003	3054 NARANJA DR	ADU (N)	B190890	ADU	Renter	06/03/2019	No	
	171110002	1900 2ND AVE	NEW KITCHEN @ EXISTING LEGAL GUEST HOUSE + ADU	B190938	ADU	Renter	06/06/2019	No	

	171320022	2547 CLARK LN	ADDITION TO EXISTING SFR to legalize status of existing ADU.	B190943	ADU	Renter	06/06/2019	No	
	170260014	1824 SUNNYVALE AVE	(N) CONSTRUCTION OF SFR	B191040	SFD	Owner	06/25/2019	No	
	179091008	25 ECKLEY LN	(N) SFR & (N) GARAGE	B191236	SFD	Owner	08/01/2019	No	
	174200004	2158 OVERLOOK DR	ADU (N) 797 sq. ft.	B191312	ADU	Renter	08/19/2019	No	
	171031016	2832 LARKEY LN	(N) SFR AT LOT 1 - PLAN 2	B191367	SFD	Owner	08/29/2019	No	
	171031016	2832 LARKEY LN	(N) SFR AT LOT 2 - PLAN 1	B191368	SFD	Owner	08/29/2019	No	
	171031016	2832 LARKEY LN	(N) SFR AT LOT 3 - PLAN 2	B191369	SFD	Owner	08/29/2019	No	
	171031016	2832 LARKEY LN	(N) SFR AT LOT 4 - PLAN 1	B191370	SFD	Owner	08/29/2019	No	
	171230042	1728 SAN LUIS RD	NEW SFR - LOT 1	B191381	SFD	Owner	09/03/2019	No	
	171230042	1728 SAN LUIS RD	NEW SFR - LOT 2	B191385	SFD	Owner	09/03/2019	No	
	171230042	1728 SAN LUIS RD	NEW SFR - LOT 3	B191386	SFD	Owner	09/03/2019	No	
	171230042	1728 SAN LUIS RD	NEW SFR - LOT 4	B191387	SFD	Owner	09/03/2019	No	
	171230042	1728 SAN LUIS RD	NEW SFR - LOT 5	B191388	SFD	Owner	09/03/2019	No	
	171230042	1728 SAN LUIS RD	NEW SFR - LOT 6	B191390	SFD	Owner	09/04/2019	No	
	175203020	1034 ALFRED AVE	NEW SFR - FIRE DAMAGE RE-CONSTRUCTION	B191604	SFD	Owner	10/17/2019	No	
	171300016	2452 LARKEY LN	CONVERT (E)ROOM INTO ADU	B191759	ADU	Renter	11/18/2019	No	

	171170005	1891 2ND AVE	ADU	B191939	ADU	Renter	12/17/2019	No	
	183281016	248 MARGARIDO DR	INTERIOR REMODEL AND ATTACHED ADU	B191955	ADU	Renter	12/18/2019	No	
	184402001	148 LANCASTER RD	(N) SFR	B191967	SFD	Owner	12/19/2019	No	
	169211023	1440 HUSTON RD	(N)ADU	B191991	ADU	Renter	12/23/2019	No	

2019 WALNUT CREEK Housing Element Annual Progress Report

TABLE A2 - Annual Building Activity Report Summary - New Construction

Entitlements

Project Identifier			Affordability by Household Income - Entitlements							Entitlement Date Approved	# of Units Issued Entitlements
Current APN	Street Address	Local Jurisdiction Tracking ID	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	Entitlement Date Approved	# of Units Issued Entitlements
171061007	128 PIONEER AVE	Y18-013	0	0	0	0	0	0	19	02/11/2019	19
135050020	425 Golf CT	Y18-120	0	0	0	0	0	0	1	08/08/2019	1
174180001	200 YGNACIO VALLEY RD	Y17-182	0	0	0	0	0	0	358	03/05/2019	358
178261033	1487 CARMEL DR	Y18-090	0	0	0	0	0	0	17	12/16/2019	17
171230042	1728 San Luis Rd	Y17-156	0	0	0	0	0	0	6	04/18/2019	6
170260007	40 CARISA CT	B171348	0	0	0	0	0	0	0		0
178270001	1790 SAN MIGUEL DR	B180140	0	0	0	0	0	0	0		0
178270001	1794 SAN MIGUEL DR	B180141	0	0	0	0	0	0	0		0
134293025	606 JOSHUA CT	B181134	0	0	0	0	0	0	0		0
184380018	21 ANDERSON CIR	B181197	0	0	0	0	0	0	0		0
135081010	708 BAYSWATER CT	B181731	0	0	0	0	0	0	0		0
174091005	724 ORINDA LN	B181903	0	0	0	0	0	0	0		0
171031021	2874 LARKEY LN	B181921	0	0	0	0	0	0	0		0

174200004	2158 OVERLOOK DR	B191312	0	0	0	0	0	0	0	0	0
171180066	760 PAGOSA CT	B190325	0	0	0	0	0	0	0	0	0
142142015	3042 EBANO DR	B190380	0	0	0	0	0	0	0	0	0
174080003	15 OVERLOOK CT	B190381	0	0	0	0	0	0	0	0	0
189584054	1936 BASALT CT	B190456	0	0	0	0	0	0	0	0	0
142094003	3054 NARANJA DR	B190890	0	0	0	0	0	0	0	0	0
171110002	1900 2ND AVE	B190938	0	0	0	0	0	0	0	0	0
171320022	2547 CLARK LN	B190943	0	0	0	0	0	0	0	0	0
173201009	373 ENDICOTT CT	B180537	0	0	0	0	0	0	0	0	0
178381023	2581 WALNUT BL	B150850	0	0	0	0	0	0	0	0	0
189130048	10 CHIVES WAY	B160535	0	0	0	0	0	0	0	0	0
189130048	20 CHIVES WAY	B161660	0	0	0	0	0	0	0	0	0
189130048	40 CHIVES WAY	B161661	0	0	0	0	0	0	0	0	0
189130047	101 CHIVES WAY	B161662	0	0	0	0	0	0	0	0	0
189130047	103 CHIVES WAY	B161663	0	0	0	0	0	0	0	0	0
189130047	105 CHIVES WAY	B161664	0	0	0	0	0	0	0	0	0
189130047	107 CHIVES WAY	B161665	0	0	0	0	0	0	0	0	0
189130047	110 CHIVES WAY	B161674	0	0	0	0	0	0	0	0	0

189130047	108 CHIVES WAY	B161675	0	0	0	0	0	0	0		0
189130047	106 CHIVES WAY	B161676	0	0	0	0	0	0	0		0
189130047	102 CHIVES WAY	B161677	0	0	0	0	0	0	0		0
189130047	301 CHIVES WAY	B161678	0	0	0	0	0	0	0		0
189130047	303 CHIVES WAY	B161679	0	0	0	0	0	0	0		0
189130047	305 CHIVES WAY	B161680	0	0	0	0	0	0	0		0
189130047	307 CHIVES WAY	B161681	0	0	0	0	0	0	0		0
189130047	306 CHIVES WAY	B161689	0	0	0	0	0	0	0		0
189130047	304 CHIVES WAY	B161690	0	0	0	0	0	0	0		0
189130047	302 CHIVES WAY	B161691	0	0	0	0	0	0	0		0
189130047	501 CHIVES WAY	B161692	0	0	0	0	0	0	0		0
189130047	503 CHIVES WAY	B161693	0	0	0	0	0	0	0		0
189130047	505 CHIVES WAY	B161694	0	0	0	0	0	0	0		0
189130047	506 CHIVES WAY	B161701	0	0	0	0	0	0	0		0
189130047	502 CHIVES WAY	B161702	0	0	0	0	0	0	0		0
171160005	1933 2ND AVE	B190425	0	0	0	0	0	0	0		0
178270007	350 Stoneyridge LN	B161930	0	0	0	0	0	0	0		0
178270007	325 Stoneyridge LN	B161932	0	0	0	0	0	0	0		0

138080004	66 ORCHARD ESTATES DR	B162420	0	0	0	0	0	0	0	0	0
173070019	2248 WALNUT BLVD	B162482	0	0	0	0	0	0	0	0	0
GEN_Y16- 127_2474	2474 Westcliffe LN	B162512	0	0	0	0	0	0	0	0	0
171240095	1843 LYNVALE LN	B170287	0	0	0	0	0	0	0	0	0
171240095	1846 LYNVALE LN	B170289	0	0	0	0	0	0	0	0	0
171240034	1850 SAN LUIS RD	B170291	0	0	0	0	0	0	0	0	0
170270040	1692 GEARY RD	B171522	0	0	0	0	0	0	0	0	0
139110039	1140 HANNA GROVE TRL	B171591	0	0	0	0	0	0	0	0	0
170250034	2934 PUTNAM BLVD	B171662	0	0	0	0	0	0	0	0	0
182020005	2100 ALICE AVE	B171781	0	0	0	0	0	0	0	0	0
182030010	2116 STEWART AVE	B180104	0	0	0	0	0	0	0	0	0
171120068	1906 2ND AVE	B180309	0	0	0	0	0	0	0	0	0
180100030	351 SHADY GLEN RD	B180706	0	0	0	0	0	0	0	0	0
139100014	2834 COMISTAS DR	B180759	0	0	0	0	0	0	0	0	0
178381008	120 GREENWAY DR	B180793	0	0	0	0	0	0	0	0	0
171170039	1881 SECOND AVE	B180980	0	0	0	0	0	0	0	0	0
134188005	3467 Citrus Avenue A	B181404	0	0	0	0	0	0	0	0	0
171091016	10 JOLIE LN	B181539	0	0	0	0	0	0	0	0	0

171230031	2646 BUENA VISTA AVE	B181557	0	0	0	0	0	0	0		0
184402019	1511 SUNNY CT	B181966	0	0	0	0	0	0	0		0
148131007	166 GREENWOOD CIR	B190154	0	0	0	0	0	0	0		0
180030008	191 OAK KNOLL LOOP	B190201	0	0	0	0	0	0	0		0
Totals			0	0	0	0	0	0	401		401

Building Permits											
Project Identifier			Affordability by Household Income - Building Permits								
Current APN	Street Address	Local Jurisdiction Tracking ID	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	Building Permits Date Issued	# of Units Issued Building Permits
171061007	128 PIONEER AVE	Y18-013	0	0	0	0	0	0	0		0
135050020	425 Golf CT	Y18-120	0	0	0	0	0	0	0		0
174180001	200 YGNACIO VALLEY RD	Y17-182	0	0	0	0	0	0	358	11/14/2019	358
178261033	1487 CARMEL DR	Y18-090	0	0	0	0	0	0	0		0
171230042	1728 San Luis Rd	Y17-156	0	0	0	0	0	0	0		0
170260007	40 CARISA CT	B171348	0	0	0	0	0	1	0	08/15/2019	1
178270001	1790 SAN MIGUEL DR	B180140	0	0	0	0	0	0	2	03/07/2019	2
178270001	1794 SAN MIGUEL DR	B180141	0	0	0	0	0	0	2	03/07/2019	2
134293025	606 JOSHUA CT	B181134	0	0	0	0	0	0	1	08/05/2019	1
184380018	21 ANDERSON CIR	B181197	0	0	0	0	0	0	1	07/11/2019	1
135081010	708 BAYSWATER CT	B181731	0	0	0	0	0	1	0	12/18/2019	1
174091005	724 ORINDA LN	B181903	0	0	0	0	0	1	0	05/29/2019	1
171031021	2874 LARKEY LN	B181921	0	0	0	0	0	1	0	07/15/2019	1
174200004	2158 OVERLOOK DR	B191312	0	0	0	0	0	1	0	07/24/2019	1

171180066	760 PAGOSA CT	B190325	0	0	0	0	0	1	0	06/19/2019	1
142142015	3042 EBANO DR	B190380	0	0	0	0	0	0	1	10/07/2019	1
174080003	15 OVERLOOK CT	B190381	0	0	0	0	0	0	1	09/09/2019	1
189584054	1936 BASALT CT	B190456	0	0	0	0	0	1	0	12/12/2019	1
142094003	3054 NARANJA DR	B190890	0	0	0	0	0	1	0	06/06/2019	1
171110002	1900 2ND AVE	B190938	0	0	0	0	0	0	1	09/12/2019	1
171320022	2547 CLARK LN	B190943	0	0	0	0	0	1	0	11/27/2019	1
173201009	373 ENDICOTT CT	B180537	0	0	0	0	0	0	1	04/16/2019	1
178381023	2581 WALNUT BL	B150850	0	0	0	0	0	0	0		0
189130048	10 CHIVES WAY	B160535	0	0	0	0	0	0	0		0
189130048	20 CHIVES WAY	B161660	0	0	0	0	0	0	0		0
189130048	40 CHIVES WAY	B161661	0	0	0	0	0	0	0		0
189130047	101 CHIVES WAY	B161662	0	0	0	0	0	0	0		0
189130047	103 CHIVES WAY	B161663	0	0	0	0	0	0	0		0
189130047	105 CHIVES WAY	B161664	0	0	0	0	0	0	0		0
189130047	107 CHIVES WAY	B161665	0	0	0	0	0	0	0		0
189130047	110 CHIVES WAY	B161674	0	0	0	0	0	0	0		0
189130047	108 CHIVES WAY	B161675	0	0	0	0	0	0	0		0

189130047	106 CHIVES WAY	B161676	0	0	0	0	0	0	0		0
189130047	102 CHIVES WAY	B161677	0	0	0	0	0	0	0		0
189130047	301 CHIVES WAY	B161678	0	0	0	0	0	0	0		0
189130047	303 CHIVES WAY	B161679	0	0	0	0	0	0	0		0
189130047	305 CHIVES WAY	B161680	0	0	0	0	0	0	0		0
189130047	307 CHIVES WAY	B161681	0	0	0	0	0	0	0		0
189130047	306 CHIVES WAY	B161689	0	0	0	0	0	0	0		0
189130047	304 CHIVES WAY	B161690	0	0	0	0	0	0	0		0
189130047	302 CHIVES WAY	B161691	0	0	0	0	0	0	0		0
189130047	501 CHIVES WAY	B161692	0	0	0	0	0	0	0		0
189130047	503 CHIVES WAY	B161693	0	0	0	0	0	0	0		0
189130047	505 CHIVES WAY	B161694	0	0	0	0	0	0	0		0
189130047	506 CHIVES WAY	B161701	0	0	0	0	0	0	0		0
189130047	502 CHIVES WAY	B161702	0	0	0	0	0	0	0		0
171160005	1933 2ND AVE	B190425	0	0	0	0	0	0	0		0
178270007	350 Stoneyridge LN	B161930	0	0	0	0	0	0	0		0
178270007	325 Stoneyridge LN	B161932	0	0	0	0	0	0	0		0
138080004	66 ORCHARD ESTATES DR	B162420	0	0	0	0	0	0	0		0

173070019	2248 WALNUT BLVD	B162482	0	0	0	0	0	0	0	0	0
GEN_Y16-127_2474	2474 Westcliffe LN	B162512	0	0	0	0	0	0	0	0	0
171240095	1843 LYNVALE LN	B170287	0	0	0	0	0	0	0	0	0
171240095	1846 LYNVALE LN	B170289	0	0	0	0	0	0	0	0	0
171240034	1850 SAN LUIS RD	B170291	0	0	0	0	0	0	0	0	0
170270040	1692 GEARY RD	B171522	0	0	0	0	0	0	0	0	0
139110039	1140 HANNA GROVE TRL	B171591	0	0	0	0	0	0	0	0	0
170250034	2934 PUTNAM BLVD	B171662	0	0	0	0	0	0	0	0	0
182020005	2100 ALICE AVE	B171781	0	0	0	0	0	0	0	0	0
182030010	2116 STEWART AVE	B180104	0	0	0	0	0	0	0	0	0
171120068	1906 2ND AVE	B180309	0	0	0	0	0	0	0	0	0
180100030	351 SHADY GLEN RD	B180706	0	0	0	0	0	0	0	0	0
139100014	2834 COMISTAS DR	B180759	0	0	0	0	0	0	0	0	0
178381008	120 GREENWAY DR	B180793	0	0	0	0	0	0	0	0	0
171170039	1881 SECOND AVE	B180980	0	0	0	0	0	0	0	0	0
134188005	3467 Citrus Avenue A	B181404	0	0	0	0	0	0	0	0	0
171091016	10 JOLIE LN	B181539	0	0	0	0	0	0	0	0	0
171230031	2646 BUENA VISTA AVE	B181557	0	0	0	0	0	0	0	0	0

184402019	1511 SUNNY CT	B181966	0	0	0	0	0	0	0		0
148131007	166 GREENWOOD CIR	B190154	0	0	0	0	0	0	0		0
180030008	191 OAK KNOLL LOOP	B190201	0	0	0	0	0	0	0		0
Totals			0	0	0	0	0	9	368		377

Certificate of Occupancy											
Project Identifier			Affordability by Household Income - Certificate of Occupancy								
Current APN	Street Address	Local Jurisdiction Tracking ID	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	Certificates of Occupancy or other forms of readiness Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness
171061007	128 PIONEER AVE	Y18-013	0	0	0	0	0	0	0		0
135050020	425 Golf CT	Y18-120	0	0	0	0	0	0	0		0
174180001	200 YGNACIO VALLEY RD	Y17-182	0	0	0	0	0	0	0		0
178261033	1487 CARMEL DR	Y18-090	0	0	0	0	0	0	0		0
171230042	1728 San Luis Rd	Y17-156	0	0	0	0	0	0	0		0
170260007	40 CARISA CT	B171348	0	0	0	0	0	0	0		0
178270001	1790 SAN MIGUEL DR	B180140	0	0	0	0	0	0	0		0
178270001	1794 SAN MIGUEL DR	B180141	0	0	0	0	0	0	0		0
134293025	606 JOSHUA CT	B181134	0	0	0	0	0	0	0		0
184380018	21 ANDERSON CIR	B181197	0	0	0	0	0	0	0		0
135081010	708 BAYSWATER CT	B181731	0	0	0	0	0	0	0		0
174091005	724 ORINDA LN	B181903	0	0	0	0	0	0	0		0
171031021	2874 LARKEY LN	B181921	0	0	0	0	0	0	0		0

174200004	2158 OVERLOOK DR	B191312	0	0	0	0	0	0	0		0
171180066	760 PAGOSA CT	B190325	0	0	0	0	0	0	0		0
142142015	3042 EBANO DR	B190380	0	0	0	0	0	0	0		0
174080003	15 OVERLOOK CT	B190381	0	0	0	0	0	0	0		0
189584054	1936 BASALT CT	B190456	0	0	0	0	0	0	0		0
142094003	3054 NARANJA DR	B190890	0	0	0	0	0	0	0		0
171110002	1900 2ND AVE	B190938	0	0	0	0	0	0	0		0
171320022	2547 CLARK LN	B190943	0	0	0	0	0	0	0		0
173201009	373 ENDICOTT CT	B180537	0	0	0	0	0	0	0		0
178381023	2581 WALNUT BL	B150850	0	0	0	0	0	0	1	04/26/2019	1
189130048	10 CHIVES WAY	B160535	0	0	0	0	0	0	2	06/07/2019	2
189130048	20 CHIVES WAY	B161660	0	0	0	0	0	0	1	04/11/2019	1
189130048	40 CHIVES WAY	B161661	0	0	0	0	0	0	1	04/11/2019	1
189130047	101 CHIVES WAY	B161662	0	0	0	0	0	0	1	04/23/2019	1
189130047	103 CHIVES WAY	B161663	0	0	0	0	0	0	1	04/23/2019	1
189130047	105 CHIVES WAY	B161664	0	0	0	0	0	0	1	04/23/2019	1
189130047	107 CHIVES WAY	B161665	0	0	0	0	0	0	1	04/23/2019	1
189130047	110 CHIVES WAY	B161674	0	0	0	0	0	0	1	05/21/2019	1

189130047	108 CHIVES WAY	B161675	0	0	0	0	0	0	1	05/21/2019	1
189130047	106 CHIVES WAY	B161676	0	0	0	0	0	0	1	05/21/2019	1
189130047	102 CHIVES WAY	B161677	0	0	0	0	0	0	2	06/07/2019	2
189130047	301 CHIVES WAY	B161678	0	0	0	0	0	0	1	06/11/2019	1
189130047	303 CHIVES WAY	B161679	0	0	0	0	0	0	1	06/11/2019	1
189130047	305 CHIVES WAY	B161680	0	0	0	0	0	0	1	06/11/2019	1
189130047	307 CHIVES WAY	B161681	0	0	0	0	0	0	1	06/11/2019	1
189130047	306 CHIVES WAY	B161689	0	0	0	0	0	0	1	07/19/2019	1
189130047	304 CHIVES WAY	B161690	0	0	0	0	0	0	1	07/19/2019	1
189130047	302 CHIVES WAY	B161691	0	0	0	0	0	0	1	07/19/2019	1
189130047	501 CHIVES WAY	B161692	0	0	0	0	0	0	1	07/23/2019	1
189130047	503 CHIVES WAY	B161693	0	0	0	0	0	0	1	07/23/2019	1
189130047	505 CHIVES WAY	B161694	0	0	0	0	0	0	1	07/23/2019	1
189130047	506 CHIVES WAY	B161701	0	0	0	0	0	0	1	08/05/2019	1
189130047	502 CHIVES WAY	B161702	0	0	0	0	0	0	2	08/05/2019	2
171160005	1933 2ND AVE	B190425	0	0	0	0	0	1	0	12/19/2019	1
178270007	350 Stoneyridge LN	B161930	0	0	0	0	0	0	1	05/28/2019	1
178270007	325 Stoneyridge LN	B161932	0	0	0	0	0	0	1	03/14/2019	1

138080004	66 ORCHARD ESTATES DR	B162420	0	0	0	0	0	0	1	05/14/2019	1
173070019	2248 WALNUT BLVD	B162482	0	0	0	0	0	0	1	06/20/2019	1
GEN_Y16-127_2474	2474 Westcliffe LN	B162512	0	0	0	0	0	0	2	01/29/2019	2
171240095	1843 LYNVALE LN	B170287	0	0	0	0	0	0	1	01/16/2019	1
171240095	1846 LYNVALE LN	B170289	0	0	0	0	0	0	1	01/08/2019	1
171240034	1850 SAN LUIS RD	B170291	0	0	0	0	0	0	1	06/12/2019	1
170270040	1692 GEARY RD	B171522	0	0	0	1	0	0	0	01/04/2019	1
139110039	1140 HANNA GROVE TRL	B171591	0	0	0	1	0	0	0	01/23/2019	1
170250034	2934 PUTNAM BLVD	B171662	0	0	0	1	0	0	0	03/20/2019	1
182020005	2100 ALICE AVE	B171781	0	0	0	0	0	0	1	01/09/2019	1
182030010	2116 STEWART AVE	B180104	0	0	0	0	0	0	1	01/31/2019	1
171120068	1906 2ND AVE	B180309	0	0	0	0	0	1	0	07/18/2019	1
180100030	351 SHADY GLEN RD	B180706	0	0	0	0	0	1	0	06/12/2019	1
139100014	2834 COMISTAS DR	B180759	0	0	0	0	0	0	1	04/16/2019	1
178381008	120 GREENWAY DR	B180793	0	0	0	0	0	1	0	02/06/2019	1
171170039	1881 SECOND AVE	B180980	0	0	0	0	0	1	0	01/04/2019	1
134188005	3467 Citrus Avenue A	B181404	0	0	0	0	0	0	1	07/16/2019	1
171091016	10 JOLIE LN	B181539	0	0	0	0	0	1	0	02/13/2019	1

171230031	2646 BUENA VISTA AVE	B181557	0	0	0	0	0	1	0	12/19/2019	1
184402019	1511 SUNNY CT	B181966	0	0	0	1	0	0	0	11/17/2019	1
148131007	166 GREENWOOD CIR	B190154	0	0	0	1	0	0	0	05/16/2019	1
180030008	191 OAK KNOLL LOOP	B190201	0	0	0	0	0	0	1	12/10/2019	1
Totals			0	0	0	5	0	7	41		53

Project Information																		
Project Identifier					Unit Types						Housing with Financial Assistance and/or Deed Restrictions				Demolished/Destroyed Units			
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Extremely Low Income Units	Was Project Approved using SB 35 Streamlining?	Infill Units?	Assistance Programs for each Development	Deed Restriction Type	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Number of Demolished/Destroyed Units	Demolished or Destroyed Units?	Demolished or Destroyed Units Owner or Renter	Notes	
	171061007	128 PIONEER AVE	Pioneer Village Residential PUD	Y18-013	5+	Owner	0	N	Y					0				
	135050020	425 Golf CT	Azar new SFH OH	Y18-120	SFD	Owner	0	N	Y					0				
	174180001	200 YGNACIO VALLEY RD	WCTV Phase II	Y17-182	5+	Renter	0	N	Y					0				
	178261033	1487 CARMEL DR	Carmel Drive Townhomes	Y18-090	5+	Owner	0	N	Y					0			Net new 11 units	
	171230042	1728 San Luis Rd	BAHB/Address Co. Major Sub 9274, SFRs, & Landscape	Y17-156	5+	Owner	0	N	Y					0				

	17026000 7	40 CARISA CT	ADU	B171348	ADU	Renter	0	N	Y			Determin ation for ADU's: Based on the total SF times the Average SF rent in Walnut Creek in 2019. Used 2019 income limits and max rents per Health and Safety Code section 50053 for low and moderate. Included utility allowance for each unit.		0			
	17827000 1	1790 SAN MIGUEL DR	NEW CONSTR UCTION of DUPLEX (2 TOWNH OMES)	B180140	2 to 4	Owner	0	N	Y					1	Demolish ed	O	

17827000 1	1794 SAN MIGUEL DR	NEW CONSTR UCTION OF DUPLEX (2 TOWNH OMES)	B180141	2 to 4	Owner	0	N	Y					1	Demolish ed	O	
13429302 5	606 JOSHUA CT	ADU (N) DETACH ED	B181134	ADU	Renter	0	N	Y					0			
18438001 8	21 ANDERS ON CIR	(N) ADU	B181197	ADU	Renter	0	N	Y					0			
13508101 0	708 BAYSWA TER CT	ADU (N)	B181731	ADU	Renter	0	N	Y			See above determina tion for ADU's		0			
17409100 5	724 ORINDA LN	NEW SFR AND ATTACH ED GARAGE	B181903	SFD	Owner	0	N	Y			See above determina tion for ADU's		1	Demolish ed	O	
17103102 1	2874 LARKEY LN	ADU	B181921	ADU	Renter	0	N	Y			See above determina tion for ADU's		0			
17420000 4	2158 OVERLO OK DR	ADU (N) 797 sq. ft.	B191312	ADU	Renter	0	N	Y			See above determina tion for ADU's		0			
17118006 6	760 PAGOSA CT	ADU - NEW 640 SQ. FT.	B190325	ADU	Renter	0	N	Y			See above determina tion for ADU's		0			

	14214201 5	3042 EBANO DR	ADU: 950 SF DETACH ED	B190380	ADU	Renter	0	N	Y					0			
	17408000 3	15 OVERLO OK CT	NEW RESIDEN CE	B190381	SFD	Owner	0	N	Y					0			
	18958405 4	1936 BASALT CT	ADU (N) DETACH ED	B190456	ADU	Renter	0	N	Y			See above determina tion for ADU's		0			
	14209400 3	3054 NARANJ A DR	ADU (N)	B190890	ADU	Renter	0	N	Y			See above determina tion for ADU's		0			
	17111000 2	1900 2ND AVE	NEW KITCHEN @ EXISTIN G LEGAL GUEST HOUSE + ADU	B190938	ADU	Renter	0	N	Y					0			
	17132002 2	2547 CLARK LN	ADDITIO N TO EXISTIN G SFR to legalize status of existing ADU.	B190943	ADU	Renter	0	N	Y			See above determina tion for ADU's		0			
	17320100 9	373 ENDICOT T CT	ADU OVER NEW DETACH ED GARAGE	B180537	ADU	Renter	0	N	Y					0			

17838102 3	2581 WALNUT BL	CONSTR UCT (N) HOME WITH ATTACH ED GARAGE	B150850	SFD	Owner	0	N	Y					0			
18913004 8	10 CHIVES WAY	TRELLIS LOT 1; PLAN 1A DUPLEX	B160535	2 to 4	Owner	0	N	Y					0			
18913004 8	20 CHIVES WAY	NEW SFR AT "TRELLIS " [LOT 2, BLDG 3, PLAN 2-C -EN-R]	B161660	SFD	Owner	0	N	Y					0			
18913004 8	40 CHIVES WAY	NEW SFR AT "TRELLIS " [LOT 2, BLDG 4, PLAN 3-B -R]	B161661	SFD	Owner	0	N	Y					0			
18913004 7	101 CHIVES WAY	NEW SFR AT "TRELLIS " [LOT 3, BLDG 5, PLAN 2-B -EN] UNIT 5	B161662	SFD	Owner	0	N	Y					0			
18913004 7	103 CHIVES WAY	NEW SFR AT "TRELLIS " [LOT 3, BLDG 6, PLAN 3- C] UNIT 6	B161663	SFD	Owner	0	N	Y					0			

18913004 7	105 CHIVES WAY	NEW SFR AT "TRELLIS " [LOT 3, BLDG 7, PLAN 2- A] UNIT 7	B161664	SFD	Owner	0	N	Y					0			
18913004 7	107 CHIVES WAY	NEW SFR AT "TRELLIS " [LOT 3, BLDG 8, PLAN 3-A -R] UNIT 8	B161665	SFD	Owner	0	N	Y					0			
18913004 7	110 CHIVES WAY	NEW SFR AT "TRELLIS " [LOT 4, BLDG 17, PLAN 2- A]	B161674	SFD	Owner	0	N	Y					0			
18913004 7	108 CHIVES WAY	NEW SFR AT "TRELLIS " [LOT 4, BLDG 18, PLAN 3- C]	B161675	SFD	Owner	0	N	Y					0			
18913004 7	106 CHIVES WAY	NEW SFR AT "TRELLIS " [LOT 4, BLDG 19, PLAN 2- B]	B161676	SFD	Owner	0	N	Y					0			

18913004 7	102 CHIVES WAY	NEW DUPLEX AT "TRELLIS " [LOT 4, BLDGS 20 & 21, PLANS 1R-A & 1- A]	B161677	2 to 4	Owner	0	N	Y					0			
18913004 7	301 CHIVES WAY	NEW SFR AT "TRELLIS " [LOT 5, BLDG 22, PLAN 2-C -EN]	B161678	SFD	Owner	0	N	Y					0			
18913004 7	303 CHIVES WAY	NEW SFR AT "TRELLIS " [LOT 5, BLDG 23, PLAN 3- B]	B161679	SFD	Owner	0	N	Y					0			
18913004 7	305 CHIVES WAY	NEW SFR AT "TRELLIS " [LOT 5, BLDG 24, PLAN 2- A]	B161680	SFD	Owner	0	N	Y					0			
18913004 7	307 CHIVES WAY	NEW SFR AT "TRELLIS " [LOT 5, BLDG 25, PLAN 3- C]	B161681	SFD	Owner	0	N	Y					0			

18913004 7	306 CHIVES WAY	NEW SFR AT "TRELLIS " [LOT 6, BLDG 33, PLAN 3-A -R]	B161689	SFD	Owner	0	N	Y					0			
18913004 7	304 CHIVES WAY	NEW SFR AT "TRELLIS " [LOT 6, BLDG 34, PLAN 2-B -R]	B161690	SFD	Owner	0	N	Y					0			
18913004 7	302 CHIVES WAY	NEW SFR AT "TRELLIS " [LOT 6, BLDG 35, PLAN 3-B -EN-R]	B161691	SFD	Owner	0	N	Y					0			
18913004 7	501 CHIVES WAY	NEW SFR AT "TRELLIS " [LOT 7, BLDG 36, PLAN 2-B -EN-R]	B161692	SFD	Owner	0	N	Y					0			
18913004 7	503 CHIVES WAY	NEW SFR AT "TRELLIS " [LOT 7, BLDG 37, PLAN 3- A]	B161693	SFD	Owner	0	N	Y					0			

18913004 7	505 CHIVES WAY	NEW SFR AT "TRELLIS " [LOT 7, BLDG 38, PLAN 2- A]	B161694	SFD	Owner	0	N	Y					0			
18913004 7	506 CHIVES WAY	NEW SFR AT "TRELLIS " [LOT 8, BLDG 45, PLAN 3- B]	B161701	SFD	Owner	0	N	Y					0			
18913004 7	502 CHIVES WAY	NEW DUPLICATE AT "TRELLIS " [LOT 8, BLDGS 46 & 47, PLANS 1R-A & 1- A]	B161702	2 to 4	Owner	0	N	Y					0			
17116000 5	1933 2ND AVE	ADU & (N) DETACH ED GARAGE	B190425	ADU	Renter	0	N	Y			See above determina tion for ADU's		0			
17827000 7	350 Stoneyrid ge LN	STRUCT URE ONLY FOR TRIPLEX [BLDG 6]	B161930	SFA	Owner	0	N	Y					0			

178270007	325 Stoneyridge LN	STRUCTURE ONLY FOR TRIPLEX [BLDG 7]	B161932	SFA	Owner	0	N	Y					0			
138080004	66 ORCHARDE ESTATE S DR	NEW SFR	B162420	SFD	Owner	0	N	Y					0			
173070019	2248 WALNUT BLVD	NEW 2-STORY SFR W/ 3-CAR ATTACHED GARAGE	B162482	SFD	Owner	0	N	Y					1	Demolished	O	
GEN_Y16 - 127_2474	2474 Westcliffe LN	UNIT C - NEW CONSTRUCTION OF WESTCLIFFE LANE CONDOMINIUMS	B162512	2 to 4	Owner	0	N	Y					0			
171240095	1843 LYNVALE LN	NEW SINGLE FAMILY RESIDENCE	B170287	SFD	Owner	0	N	Y					0			
171240095	1846 LYNVALE LN	NEW SINGLE FAMILY RESIDENCE	B170289	SFD	Owner	0	N	Y					0			

	17124003 4	1850 SAN LUIS RD	NEW SINGLE FAMILY RESIDEN CE	B170291	SFD	Owner	0	N	Y					0			
	17027004 0	1692 GEARY RD	ADU; CONVER T EXISTIN G GUEST SUITE TO IN LAW UNIT	B171522	ADU	Renter	0	N	Y			See above determina tion for ADU's		0			
	13911003 9	1140 HANNA GROVE TRL	CONVER SION OF DETACH ED GARAGE INTO ADU	B171591	ADU	Renter	0	N	Y			See above determina tion for ADU's		0			
	17025003 4	2934 PUTNAM BLVD	ADU: CONVER T EXISTIN G GARAGE TO ADU.	B171662	ADU	Renter	0	N	Y			See above determina tion for ADU's		0			
	18202000 5	2100 ALICE AVE	CONVER T REC ROOM TO ADU	B171781	ADU	Renter	0	N	Y					0			
	18203001 0	2116 STEWAR T AVE	NEW SFR	B180104	SFD	Owner	0	N	Y					0			

171120068	1906 2ND AVE	ADU-CONVERT EXISTING GARAGE /BEDROOM TO AN ADU	B180309	ADU	Renter	0	N	Y			See above determination for ADU's	0				
180100030	351 SHADY GLEN RD	ADU, CONVERT EXISTING HOUSE	B180706	ADU	Renter	0	N	Y			See above determination for ADU's	0				
139100014	2834 COMISTAS DR	ADU (N)	B180759	ADU	Renter	0	N	Y				0				
178381008	120 GREENWAY DR	Attached ADU addition	B180793	ADU	Renter	0	N	Y			See above determination for ADU's	0				
171170039	1881 SECOND AVE	NEW ADU	B180980	ADU	Renter	0	N	Y			See above determination for ADU's	0				
134188005	3467 Citrus Avenue A	ADU	B181404	ADU	Renter	0	N	Y				0				
171091016	10 JOLIE LN	ADU : CONVERSION OF EXISTING GARAGE TO ADU	B181539	ADU	Renter	0	N	Y			See above determination for ADU's	0				

	17123003 1	2646 BUENA VISTA AVE	ADU: NEW DETACH ED	B181557	ADU	Renter	0	N	Y			See above determina tion for ADU's		0			
	18440201 9	1511 SUNNY CT	ADU CONVER T PERMIT ED WORKSH OP to ADU	B181966	ADU	Renter	0	N	Y			See above determina tion for ADU's		0			
	14813100 7	166 GREENW OOD CIR	ADU; CONVER T EXISTIN G POOL HOUSE TO LEGAL ADU	B190154	ADU	Renter	0	N	Y			See above determina tion for ADU's		0			
	18003000 8	191 OAK KNOLL LOOP	ADU (N) DETACH ED 950 SQF ADU	B190201	ADU	Renter	0	N	Y					0			

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TABLE B - Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	RHNA Allocation	Restrictions	Year 1 - 2015	Year 2 - 2016	Year 3 - 2017	Year 4 - 2018	Year 5 - 2019	Year 6 - 2020	Year 7 - 2021	Year 8 - 2022	Year 9 - 2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low*	604	Deed restricted	0	42	0	43	0	0	0	0	0	85	519
		Non-Restricted	0	0	0	0	0	0	0	0	0		
Low	355	Deed restricted	0	16	0	2	0	0	0	0	0	23	332
		Non-Restricted	0	0	0	5	0	0	0	0	0		
Moderate	381	Deed restricted	0	0	0	0	0	0	0	0	0	46	335
		Non-Restricted	3	12	6	16	9	0	0	0	0		
Above Moderate	895		562	392	119	94	368	0	0	0	0	1,535	0
Total Units			565	462	125	160	377	0	0	0	0	1,689	
Total RHNA	2,235	Total Remaining Need for RHNA Period											546

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

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TABLE C - Sites Identified or Rezoned to Accommodate Shortfall Housing Need

No Data Available

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TABLE D - Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583			
Program Description			
Name of Housing Element Program	Objective	Timeframe in H.E.	Status of Program Implementation
<p>H-1.A. Mixed Use Zoning Designations</p> <p>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 were adopted by Council in 2018 and 2019 respectively.</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>	<p>40 second family units in the 8-year cycle</p>	<p>ongoing</p>	<p>The City continues to implement the second family unit (now ADU) ordinance, and adopted significant updates in 2017 and 2019 which removed the limits on the number of ADUs permitted in each census tract, increased the number of ADUs allowed on a single lot, allowed ADUs on multi-family properties, allowed JADUs on single-family properties, and eliminated 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 re-zoning.</p>	<p>N/A</p>	<p>ongoing</p>	<p>The city continues to encourage the use of the planned development process to allow for innovative approaches to developing residential projects. Through the PRT process, staff has 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</p> <p>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>	<p>N/A</p>	<p>Annual Updates</p>	<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</p> <p>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>	<p>N/A</p>	<p>ongoing</p>	<p>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 on the parking garage. In November of 2019, the building permit for the first residential phase was issued, and over \$4 million in housing in lieu fees were paid into the City's affordable housing fund.</p>

<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>	<p>N/A</p>	<p>ongoing</p>	<p>No update</p>
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<p>H-2.A. Pursue State and Federal Funding for Affordable Housing</p> <p>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:</p> <ul style="list-style-type: none"> • 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. <p>The City shall also identify Community Development Block Grant (CDBG), City revolving bond funds, and other sources of funding to assist with the purchase of land for affordable housing.</p>	<p>Secure new funding to support 100 affordable units</p>	<p>At least once a year, evaluate the feasibility of pursuing additional funding from other sources, such as HCD and HUD</p>	<p>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.</p> <p>In 2019, the City applied for the SB2 Planning Grant. Projects included pre-designed ADU's (constructions drawings) that the public can access to reduce cost and time in permitting, and the development of a local policy to expedite affordable housing.</p> <p>Staff is also preparing to apply for the LEAP grant, as well as the SB2 PLHA grant and the Local Housing Trust Fund Matching Grant.</p>
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<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>	<p>Allocate funding to leverage additional resources to create 170 affordable units in the 8-year cycle.</p>	<p>ongoing</p>	<p>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> <p>In 2018 and 2019, the City committed additional funding for both St. Paul's Commons (500K), and Riviera Family Apartment (\$400K) as both projects had cost overruns due to weather related construction delays and increase cost of labor and materials. The City also committed an additional \$2 million for the Las Juntas Project (42 units by Habitat).</p>
<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>	<p>N/A</p>	<p>Set aside funding annually</p>	<p>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>

<p>H-2.D. Inclusionary Housing Ordinance</p> <p>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>	<p>N/A</p>	<p>FY 20-21</p>	<p>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.</p>
<p>H-2.E. Nexus Study for Commercial Linkage Fee</p> <p>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.</p>	<p>N/A</p>	<p>FY 15-16</p>	<p>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.</p>

<p>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.</p>	<p>N/A</p>	<p>Update List Annually</p>	<p>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.</p>
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<p>H-2.G. Community Housing Forums</p> <p>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.</p>	<p>N/A</p>	<p>15-16 and annually thereafter</p>	<p>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 and in January of 2020, the Taskforce and City hosted a Community Homeless Forum that was attended by over 100 residents and interested citizens. Both forums were recorded and can be found at youtube here: https://www.youtube.com/watch?v=Fuu52sy5lpg, and here: https://www.youtube.com/watch?v=wfy-DNOw_qE</p> <p>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. In 2019, the City continued</p>
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			the outreach and education campaign by tabling at 3 local events to provide information and resources to the community, and by presentating at two local community groups. The City also created a engaging game called the "Affordable Housing versus Market Rate" to debunk and educate the community on myths of affordable housing.
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 and 2019 to participate in the program. The City provided 2 loans in 2019.

<p>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.</p>	<p>20 grants over the 8-year cycle</p>	<p>Ongoing</p>	<p>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.</p>
<p>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.</p>	<p>300 extremely low- and very low-income households</p>	<p>Ongoing promotion via the City website and brochure</p>	<p>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>

<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 was held in July of 2019. The City Council provided feedback on local policy considerations including increased bonuses for higher affordability, incentives for smaller unit sizes, and pre-approved concessions and incentives. The Density Bonus Ordinance update is expected to be completed in 2020.</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>In 2019, the City continued to educate itself on new changes to density bonus law, and is currently processing several density bonus applications.</p>
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<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, and provided support and feedback on several bills in 2018 and 2019.</p> <p>The City also established a staff level legislative committee that is comprised of Housing and Planning staff and is tasked with tracking and researching new legislation and ensuring local compliance with all new state laws.</p> <p>In 2019, staff did substantial prep work to be able to effectively comply with new state laws, particularly the Housing Crisis Act, changes in Density Bonus Law, and the updated to the ADU legislation.</p> <p>Additionally, in 2019 the City applied for the SB2 Planning Grant, and is currently preparing to apply for the LEAP, the SB2 PLHA, and the Local Housing Trust Fund Matching Grant.</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. the 42 unit affordable Habitat project is now fully entitled and working on site development.</p>

<p>H-2.P. Affordable Housing and Anti-Displacement Strategies in the West Downtown Specific Plan Area</p> <p>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:</p> <ul style="list-style-type: none"> • 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 comparable levels of assistance, which would allow displaced residents to continue to live in Walnut Creek; • encouraging or requiring developers to dedicate land in the West Downtown Specific Plan area for affordable housing development; and • increasing the City's housing impact fee, commercial linkage fee, and inclusionary requirement. 	<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>The Legislation that was passed in 2019 increased the anti-displacement strategies by implementing broader replacement requirements, which staff is currently in compliance with.</p>
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<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>
<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.</p>	<p>N/A</p>	<p>FY 2014-2015</p>	<p>Because they City's Redevelopment Areas were winding down at the time of the dissolution, any potential boomerang funds would have been minimal.</p>

<p>H-2.T. Regional Collaboration on Affordable Housing and Homelessness</p> <p>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.</p>	<p>N/A</p>	<p>Ongoing</p>	<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. The City of Walnut Creek and the City of Concord are currently collaborating on the contracting of a designated homeless outreach team that works full time and is split between the two jurisdictions.</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>
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<p>H-2.U. Priority Review of Affordable Projects</p> <p>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).</p>	<p>N/A</p>	<p>FY 2016-2017</p>	<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, as well as the Las Juntas Project.</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. Through the SB2 Planning Grant, the City is approved to hire a consultant to create a formal policy for expedited review and permitting of affordable housing.</p>
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<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).</p>	<p>N/A</p>	<p>FY 2015-2016</p>	<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 • Lack of affordable housing protections for opportunity sites
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<p>H-3.A. Funding to Assist the Homeless and Special Needs Housing</p> <p>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.</p>	<p>N/A</p>	<p>Allocate Funding Annually</p>	<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>In 2019, the City provided seed funding to pilot a new Safe Parking Program that is operated by Trinity Center at a local church parking lot. The Homeless Services Fund also provided one-time funding for tenant improvements at the new Trinity Center (homeless service center)</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>
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<p>H-3.B. Public Outreach to Increase Awareness of Homeless Issues</p> <p>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.</p>	<p>N/A</p>	<p>Publish First Article in FY 2014-2015</p>	<p>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.</p>
<p>H-3.C. Coordinate to Update the Consolidated Plan</p> <p>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.</p>	<p>N/A</p>	<p>2015 and 2020</p>	<p>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.</p> <p>Starting in 2018, the Contra Costa Consortium began the public outreach for the 2020-2025 Consolidated Plan. The process continued through 2019, and the plan is currently in its final stages and will be adopted in May of 2020.</p>
<p>H-3.D. Support Counseling and Housing Services for Seniors and Low-Income Households</p> <p>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.</p>	<p>N/A</p>	<p>Allocate Funding Annually</p>	<p>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.</p>

<p>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.</p>	<p>40 units of permanent supportive housing</p>	<p>ongoing</p>	<p>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 received CofO for 2 units in December of 2019, with the remaining units receiving CofO in early 2020. The grand opening event is being planned for summer of 2020.</p>
<p>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.</p>	<p>N/A</p>	<p>Initiate in 14-15, reach out annually to developers, and support applications as needed.</p>	<p>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.</p>
<p>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.</p>	<p>N/A</p>	<p>FY 15-16</p>	<p>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.</p>

<p>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.</p>	<p>N/A</p>	<p>FY 17-18</p>	<p>The City is working to incentivize smaller units with more bedrooms through its density bonus ordinance.</p>
<p>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.</p>	<p>N/A</p>	<p>Ongoing</p>	<p>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.</p> <p>The City's lot merger procedures and application are available on the website.</p> <p>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 encourage lot consolidation.</p>

<p>H-4.B. Exemptions of Transit Priority Projects from Environmental Review</p> <p>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.</p>	<p>N/A</p>	<p>Ongoing</p>	<p>No transit priority projects have been submitted.</p>
<p>H-5.A. Residential Rehabilitation Loan and Emergency Grant Program</p> <p>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.</p>	<p>50 low- and moderate- income households over 8 year cycle</p>	<p>Ongoing</p>	<p>The City is continuing to administer the Home Rehabilitation Loan and Emergency Grant program. The City has updated the Home Rehabilitation Loan Program that partners with Habitat for Humanity to administer new rehabilitation loans beginning December 2017 instead of partnering with Contra Costa County. In 2018 three emergency grants were processed and several loans/grants were under way. In 2019, 4 grants were completed.</p>
<p>H-5.B. Foreclosure Assistance</p> <p>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.</p>	<p>40 households over 8-year cycle</p>	<p>Ongoing</p>	<p>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.</p>
<p>H-5.C. Clarify Condominium Conversion Ordinance</p> <p>The City shall develop and consider adopting clarifying language in the Condominium Conversion Ordinance (Article 7 of the Subdivision Ordinance) to correct ambiguous language.</p>	<p>N/A</p>	<p>FY 15-16</p>	<p>No action in 2019</p>

<p>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.</p>	<p>N/A</p>	<p>Ongoing</p>	<p>The City continues to investigate complaints and take action on Building and Housing Code Violations in single and multi-family rental housing.</p>
<p>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.</p>	<p>N/A</p>	<p>Allocate Funding Annually</p>	<p>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.</p>
<p>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.</p>	<p>N/A</p>	<p>Implement consistent with HUD requirements</p>	<p>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 submitted to the Department of Housing and Urban Development in August, 2019.</p>

<p>H-7.A. Residential Energy Conservation Program The City shall implement the Climate Action Plan to reduce energy consumption in residential buildings.</p>	<p>N/A</p>	<p>Ongoing</p>	<p>The City has a staff person (.5FTE) devoted to implementing the Climate Action Plan (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.</p> <p>In 2019, the City promoted the regional BayREN Home + energy efficiency program for residents, hosting a workshop on November 12, 2019 with more than 70 people attending. With grant funding from the Bay Area Air Quality Management District, the City (in collaboration with Contra Costa County, the Cities of Antioch and San Pablo, and local non-profit Sustainable Contra Costa) also launched an online platform for residents called the Cleaner Contra Costa Challenge, which promotes energy efficiency measures and other greenhouse gas reducing actions.</p>
<p>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).</p>	<p>Loans to 4 households</p>	<p>Ongoing</p>	<p>The City shares information on Energy Upgrade California and BayREN programs on its website (www.walnut-creek.org/eco), its e-newsletter, social media, workshops, and the Nutshell newsletter. In 2017, the City hosted a contractor training for the program. In 2019, the City hosted a homeowner workshop for the BayREN Home+ residential program.</p>

<p>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.</p>	<p>N/A</p>	<p>Ongoing</p>	<p>The City shares information on Energy Upgrade California and the BayREN programs on its website (www.walnut-creek.org/eco), its e-newsletter, social media, workshops, and the Nutshell newsletter.</p>
<p>H-7.D. Public Outreach for Energy Efficiency and Conservation The City shall continue and expand existing partnerships with the East Bay Municipal Utility District (EBMUD), PG&E, and the Contra Costa Water District (CCWD) to educate residents and business owners about resources and opportunities for increased energy efficiencies. The City will further develop the City's sustainability website to help inform and educate the community about energy efficient behavioral changes, maintenance practices, and more, and develop public service announcements through Walnut Creek Television, promoting energy efficiency practices in action.</p>	<p>N/A</p>	<p>Ongoing</p>	<p>The City shares information on energy efficiency programs, behavioral change, financing/rebates, and more through its website (www.walnut-creek.org/eco), its E.C.O. e-newsletter, social media, workshops, tabling at community events such as Earth Day, and in the City's newsletter - the Nutshell. In 2019, the City updated its sustainability website to make it easier to navigate and find program information. In addition to sharing information about programs provided through PG&E or the water utilities, the City may also sponsor and promote its own programs. The City is now a member of MCE, a community choice energy program, which provides additional energy efficiency programs to the community and conducts outreach. With grant funding from the Bay Area Air Quality Management District, the City (in collaboration with Contra Costa County, the Cities of Antioch and San Pablo, and local non-profit Sustainable Contra Costa) also launched an online platform for residents called the Cleaner Contra Costa Challenge, which promotes energy efficiency behaviors and programs, water saving programs, and other greenhouse gas reducing measures. The City created a public service announcement for Earth Day and promoted the Cleaner Contra Costa Challenge through social media and Walnut Creek Television.</p>
<p>H-7.E. CalGreen Building Standards The City shall phase in adoption of the CALGreen tiers, with adoption of Tier 1 by 2014 and Tier 2 by 2017.</p>	<p>N/A</p>	<p>Adopt Tier 1 by 2014 and Tier 2 by 2017</p>	<p>In late 2016, the City adopted the 2016 Building Codes, including Tier 1. Tier 2 was not adopted in 2017 because the 2016 building code became significantly more stringent than originally anticipated when the Housing Element was drafted.</p>

<p>H-8.A. Annual Progress Report The City shall review and report annually on the implementation of Housing Element programs and the City's effectiveness in meeting the program objectives for the prior calendar year. The City shall present the annual report to the City Council at a public meeting before submitting the annual report to the California Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR).</p>	<p>N/A</p>	<p>Annually before April 1</p>	<p>The City presented this annual report to City Council at a public meeting on March 17, 2020 and the City Council directed staff to submit the report to HCD.</p>
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2019 WALNUT CREEK Housing Element Annual Progress Report

TABLE E - Commercial Development Bonus Approved pursuant to GC Section 65915.7

No Data Available

2019 WALNUT CREEK Housing Element Annual Progress Report

TABLE F - Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(2)

Activity Type	Affordability by Household Incomes			Total Units	Description of Activity
	Extremely Low-Income	Very Low-Income	Low-Income		
Rehabilitation Activity	0	0	0	0	
Preservation of Units At-Risk	0	0	0	0	
Acquisition of Units	0	0	0	0	
Total Units by Income	0	0	0	0	