

2020 WALNUT CREEK Housing Element Annual Progress Report

General Information

First Name	Margot	Street Address	1666 N. Main Street	Phone	9259435899
Last Name	Ernst	City	Walnut Creek	Email	ernst@walnut-creek.org
Title	Housing Manager	Zip Code	94610		

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

2020 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
178402003	699 YGNACIO VALLEY RD	0	0	95	0	0	0	0	95	95	0
171170082	1901 2ND AVE	0	0	0	0	0	0	2	2	2	0
171091002	1631 1ST AVE	0	0	0	2	0	0	2	4	4	0
171020018	24 PARKLAND DR	0	0	0	0	0	1	0	1	1	0
171240094	1826 LYNVALE LN	0	0	0	0	0	0	1	1	1	0
171230041	1721 THIRD AV	0	0	0	0	0	1	0	1	1	0
180100029	353 SHADY GLEN RD	0	0	0	0	0	0	1	1	1	0
170114007	198 VIA DEL SOL	0	0	0	0	0	1	0	1	1	0
170114008	192 Via Del Sol	0	0	0	0	0	0	1	1	1	0
174031017	2400 BUENA VISTA AVE	0	0	0	0	0	1	0	1	1	0
179131006	155 LAKEWOOD RD	0	0	0	0	0	0	1	1	1	0
173060027	2348 WALNUT BLVD	0	0	0	0	0	1	0	1	1	0
179141028	81 CRAGMONT CT	0	0	0	0	0	0	1	1	1	0

177231049	525 OAKVALE TER	0	0	0	0	0	0	1	1	1	0
171170073	1901 SECOND AV	0	0	0	0	0	0	1	1	1	0
171120069	1901 SECOND AV	0	0	0	0	0	0	1	1	1	0
171091002	1631 FIRST AV	0	0	0	0	0	0	1	1	1	0
171091002	1631 FIRST AV	0	0	0	1	0	0	0	1	1	0
171091002	1631 FIRST AV	0	0	0	0	0	0	1	1	1	0
171091002	1631 FIRST AV	0	0	0	1	0	0	0	1	1	0
175232030	906 ALFRED AVE	0	0	0	1	0	0	0	1	1	0
171272017	2457 CASA WAY	0	0	0	0	0	0	1	1	1	0
138080051	75 NORTH GATE RD	0	0	0	0	0	0	1	1	1	0
140104014	215 LOS FELICAS AVE	0	0	0	0	0	1	0	1	1	0
171091051	1614 2ND AVE	0	0	0	0	0	0	1	1	1	0
TEMP-Y18-013	128 PIONEER AVE	0	0	0	0	0	0	19	19	19	0
178100010	1770 ALMOND AVE	0	0	0	0	0	1	0	1	1	0
175172006	7 VISTA HERMOSA	0	0	0	0	0	1	0	1	1	0
145141012	1132 KILARNEY LN	0	0	0	1	0	0	0	1	1	0
142134005	3144 EBANO DR	0	0	0	0	0	1	0	1	1	0
177240017	1635 TERRACE RD	0	1	0	0	0	0	0	1	1	0
183251007	60 SANTA RITA DR	0	0	0	1	0	0	0	1	1	0
134421034	525 BANYAN CIR	0	1	0	0	0	0	0	1	1	0

170111008	223 VIA DEL SOL	0	0	0	0	0	1	0	1	1	0
148131010	148 GREENWOOD CIR	0	0	0	1	0	0	0	1	1	0
142082022	32 MI ELANA CT	0	0	0	1	0	0	0	1	1	0
172130015	1394 WALDEN RD	0	0	0	0	0	0	7	7	7	0
174021009	186 WOOTTEN DR	0	0	0	0	0	0	1	1	1	0
Totals		0	2	95	9	0	10	44	160	160	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
	178402003	699 YGNACIO VALLEY RD	699 YGNACIO MIXED USE NEW BUILDING	Y20-095	5+	Renter	12/18/2020	Yes-But No Action Taken	Submitted in December 2020
	171170082	1901 2ND AVE	2ND AVENUE - 2 SINGLE FAMILY RESIDENCES	Y20-011	SFD	Owner	01/28/2020	No	
	171091002	1631 1ST AVE	Haven Development Co. SFRs & Lot Split	Y20-029	SFD	Owner	03/05/2020	No	
	171020018	24 PARKLAND DR	ADU (N) DETACHED 718 sf	B200174	ADU	Renter	02/05/2020	No	
	171240094	1826 LYNVALE LN	(N) SFR	B200346	SFD	Owner	03/03/2020	No	
	171230041	1721 THIRD AV	(N) ADU & GARAGE 1000 sf	B200355	ADU	Renter	03/04/2020	No	
	180100029	353 SHADY GLEN RD	NEW 2 STORY SFR	B200404	SFD	Owner	03/24/2020	No	
	170114007	198 VIA DEL SOL	ADU (N) DETACHED	B200431	ADU	Renter	04/09/2020	No	
	170114008	192 Via Del Sol	NEW 3000 SQ FT SINGLE FAMILY RESIDENCE	B200456	SFD	Owner	05/01/2020	No	
	174031017	2400 BUENA VISTA AVE	NEW DETACHED ADU 732 sf	B200547	ADU	Renter	05/28/2020	No	
	179131006	155 LAKEWOOD RD	NEW DETACHED ADU 990 sf	B200549	ADU	Renter	05/28/2020	No	
	173060027	2348 WALNUT BLVD	ADU (N) DETACHED 739 sf	B200597	ADU	Renter	06/11/2020	No	
	179141028	81 CRAGMONT CT	(N) DETACHED ADU	B200663	ADU	Renter	06/24/2020	No	

	177231049	525 OAKVALE TER	NEW DETACHED ADU	B200821	ADU	Renter	07/24/2020	No	
	171170073	1901 SECOND AV	(N) SFR	B200836	SFD	Renter	07/28/2020	No	
	171120069	1901 SECOND AV	(N) SFR	B200837	SFD	Renter	07/28/2020	No	
	171091002	1631 FIRST AV	(N) SF WITH ADU (A)	B200870	SFD	Owner	08/03/2020	No	
	171091002	1631 FIRST AV	(N) SF WITH ADU (A)	B200870	ADU	Renter	08/03/2020	No	
	171091002	1631 FIRST AV	(N) SFR WITH ADU (B)	B200871	SFD	Owner	08/03/2020	No	
	171091002	1631 FIRST AV	(N) SFR WITH ADU (B)	B200871	ADU	Renter	08/03/2020	No	
	175232030	906 ALFRED AVE	ADU (MANUFACTURED) INSTALL UTILITIES & FOUNDATION	B200935	ADU	Renter	08/14/2020	No	
	171272017	2457 CASA WAY	ATTACHED ADU 1029 sf	B201033	ADU	Renter	09/08/2020	No	
	138080051	75 NORTH GATE RD	DETACHED ADU	B201046	ADU	Renter	09/09/2020	No	
	140104014	215 LOS FELICAS AVE	ATTACHED ADU 710 sf	B201076	ADU	Renter	09/15/2020	No	
	171091051	1614 2ND AVE	(N) DETACHED ADU	B201222	ADU	Renter	10/19/2020	No	
	TEMP-Y18-013	128 PIONEER AVE	NEW CONDO BUILDING - LOT 1	B201229	5+	Owner	10/20/2020	No	
	178100010	1770 ALMOND AVE	ADU (N)-DETACHED 800 sf	B201274	ADU	Renter	10/28/2020	No	
	175172006	7 VISTA HERMOSA	DETACHED (N) ADU	B201278	ADU	Renter	10/29/2020	No	
	145141012	1132 KILARNEY LN	ADU (DETACHED) 493 sf	B201319	ADU	Renter	11/09/2020	No	
	142134005	3144 EBANO DR	DETACHED ADU	B201329	ADU	Renter	11/12/2020	No	

	177240017	1635 TERRACE RD	DETACHED JUNIOR ADU	B201366	ADU	Renter	11/19/2020	No	
	183251007	60 SANTA RITA DR	CONVERT EXISTING GARAGE TO ADU	B201478	ADU	Renter	12/11/2020	No	
	134421034	525 BANYAN CIR	ADU (N) DETACHED 174 sf	B201480	ADU	Renter	12/11/2020	No	
	170111008	223 VIA DEL SOL	DETACHED ADU 1000 sf	B201490	ADU	Renter	12/14/2020	No	
	148131010	148 GREENWOOD CIR	CONVERT EXISTING GARAGE TO JUNIOR ADU 353 sf	B201514	ADU	Renter	12/17/2020	No	
	142082022	32 MI ELANA CT	(N) DETACHED ADU	B201517	ADU	Renter	12/18/2020	No	
	172130015	1394 WALDEN RD	WALDEN MULTIFAMILY DEVELOPMENT	Y20-052	5+	Owner	07/28/2020	No	
	174021009	186 WOOTTEN DR	CASTILLO NEW SFR	Y20-001	SFD	Owner	01/06/2020	No	Withdrawn

2020 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		
180030006	1990 SAN MIGUEL DR	B162480	0	0	0	0	0	0	0		0
178290008	1665 CARMEL DR	B171721	0	0	0	0	0	0	0		0
184232057	1540 WESTWOOD CT	B181967	0	0	0	0	0	0	0		0
148141001	150 LAS JUNTAS WAY	B190067	0	0	0	0	0	0	0		0
178411017	1910 N MAIN ST	B190516	0	0	0	0	0	0	0		0
170111002	3117 MANOR AVE	B190579	0	0	0	0	0	0	0		0
170260014	1824 SUNNYVALE AVE	B191040	0	0	0	0	0	0	0		0
179091008	25 ECKLEY LN	B191235	0	0	0	0	0	0	0		0
179091008	25 ECKLEY LN	B191236	0	0	0	0	0	0	0		0
171031025	2832 LARKEY LN	B191367	0	0	0	0	0	0	0		0
171031025	2832 LARKEY LN	B191367	0	0	0	0	0	0	0		0
171031026	2832 LARKEY LN	B191368	0	0	0	0	0	0	0		0
171031026	2832 LARKEY LN	B191368	0	0	0	0	0	0	0		0

171031027	2832 LARKEY LN	B191369	0	0	0	0	0	0	0	0	0
171031027	2832 LARKEY LN	B191369	0	0	0	0	0	0	0	0	0
171031028	2848 Larkey LN	B191370	0	0	0	0	0	0	0	0	0
171031028	2848 Larkey LN	B191370	0	0	0	0	0	0	0	0	0
171230105	302 ATRI CT	B191381	0	0	0	0	0	0	0	0	0
171230106	312 ATRI CT	B191385	0	0	0	0	0	0	0	0	0
171230107	326 ATRI CT	B191386	0	0	0	0	0	0	0	0	0
171230108	336 ATRI CT	B191387	0	0	0	0	0	0	0	0	0
171230109	332 ATRI CT	B191388	0	0	0	0	0	0	0	0	0
171230110	328 ATRI CT	B191390	0	0	0	0	0	0	0	0	0
175203020	1034 ALFRED AVE	B191604	0	0	0	0	0	0	0	0	0
172140028	2640 JONES RD	B191646	0	0	0	0	0	0	0	0	0
171300016	2452 LARKEY LN	B191759	0	0	0	0	0	0	0	0	0
171170005	1891 2ND AVE	B191939	0	0	0	0	0	0	0	0	0
183281016	248 MARGARIDO DR	B191955	0	0	0	0	0	0	0	0	0
171020018	24 PARKLAND DR	B200174	0	0	0	0	0	0	0	0	0
171240094	1826 LYNVALE LN	B200346	0	0	0	0	0	0	0	0	0
171230041	1721 THIRD AV	B200355	0	0	0	0	0	0	0	0	0
180100029	353 SHADY GLEN RD	B200404	0	0	0	0	0	0	0	0	0
170114007	198 VIA DEL SOL	B200431	0	0	0	0	0	0	0	0	0

179131006	155 LAKEWOOD RD	B200549	0	0	0	0	0	0	0		0
173060027	2348 WALNUT BLVD	B200597	0	0	0	0	0	0	0		0
175232030	906 ALFRED AVE	B200935	0	0	0	0	0	0	0		0
174220042	1800 LACASSIE AV	B150506	0	0	0	0	0	0	0		0
174150027	1605 RIVIERA AV	B160405	0	0	0	0	0	0	0		0
178310013	1716 N MAIN ST	B162384	0	0	0	0	0	0	0		0
178091010	1860 TRINITY AVE	B162484	0	0	0	0	0	0	0		0
173201009	373 ENDICOTT CT	B180537	0	0	0	0	0	0	0		0
171250020	91 ADAK CT	B180924	0	0	0	0	0	0	0		0
184380018	21 ANDERSON CIR	B181197	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
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
171320022	2547 CLARK LN	B190943	0	0	0	0	0	0	0		0
178140006	1501 N CALIFORNIA BLVD	Y19-068	0	0	0	0	0	0	27	12/10/2020	27

171091002	1631 1ST AVE	Y20-029	0	0	2	0	0	0	2	08/04/2020	4
171170082	1901 2ND AVE	Y20-011	0	0	0	0	0	0	2	07/21/2020	2
Totals			0	0	2	0	0	0	31		33

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
180030006	1990 SAN MIGUEL DR	B162480	0	0	0	0	0	0	1	02/24/2020	1
178290008	1665 CARMEL DR	B171721	0	0	0	0	0	0	8	05/20/2020	8
184232057	1540 WESTWOOD CT	B181967	0	0	0	0	0	1	0	09/30/2020	1
148141001	150 LAS JUNTAS WAY	B190067	0	0	0	0	0	1	0	01/23/2020	1
178411017	1910 N MAIN ST	B190516	11	0	0	0	0	0	124	02/19/2020	135
170111002	3117 MANOR AVE	B190579	0	0	0	0	0	1	0	05/19/2020	1
170260014	1824 SUNNYVALE AVE	B191040	0	0	0	0	0	0	1	02/18/2020	1
179091008	25 ECKLEY LN	B191235	0	0	0	0	0	0	1	12/02/2020	1
179091008	25 ECKLEY LN	B191236	0	0	0	0	0	0	1	12/02/2020	1
171031025	2832 LARKEY LN	B191367	0	0	0	0	0	0	1	06/12/2020	1
171031025	2832 LARKEY LN	B191367	0	0	0	0	0	1	0	06/12/2020	1
171031026	2832 LARKEY LN	B191368	0	0	0	0	0	0	1	06/12/2020	1
171031026	2832 LARKEY LN	B191368	0	0	0	0	0	1	0	06/12/2020	1
171031027	2832 LARKEY LN	B191369	0	0	0	0	0	0	1	06/12/2020	1
171031027	2832 LARKEY LN	B191369	0	0	0	0	0	1	0	06/12/2020	1

171031028	2848 Larkey LN	B191370	0	0	0	0	0	0	1	06/12/2020	1
171031028	2848 Larkey LN	B191370	0	0	0	0	0	1	0	06/12/2020	1
171230105	302 ATRI CT	B191381	0	0	0	0	0	0	1	07/23/2020	1
171230106	312 ATRI CT	B191385	0	0	0	0	0	0	1	07/23/2020	1
171230107	326 ATRI CT	B191386	0	0	0	0	0	0	1	07/23/2020	1
171230108	336 ATRI CT	B191387	0	0	0	0	0	0	1	07/23/2020	1
171230109	332 ATRI CT	B191388	0	0	0	0	0	0	1	07/23/2020	1
171230110	328 ATRI CT	B191390	0	0	0	0	0	0	1	07/23/2020	1
175203020	1034 ALFRED AVE	B191604	0	0	0	0	0	0	1	08/27/2020	1
172140028	2640 JONES RD	B191646	0	0	0	0	0	0	6	07/06/2020	6
171300016	2452 LARKEY LN	B191759	0	0	0	1	0	0	0	04/13/2020	1
171170005	1891 2ND AVE	B191939	0	0	0	0	0	0	1	07/30/2020	1
183281016	248 MARGARIDO DR	B191955	0	0	0	1	0	0	0	07/21/2020	1
171020018	24 PARKLAND DR	B200174	0	0	0	0	0	1	0	09/17/2020	1
171240094	1826 LYNVALE LN	B200346	0	0	0	0	0	0	1	08/27/2020	1
171230041	1721 THIRD AV	B200355	0	0	0	0	0	1	0	10/28/2020	1
180100029	353 SHADY GLEN RD	B200404	0	0	0	0	0	0	1	12/08/2020	1
170114007	198 VIA DEL SOL	B200431	0	0	0	0	0	1	0	12/10/2020	1
179131006	155 LAKEWOOD RD	B200549	0	0	0	0	0	0	1	10/08/2020	1
173060027	2348 WALNUT BLVD	B200597	0	0	0	0	0	1	0	09/16/2020	1

175232030	906 ALFRED AVE	B200935	0	0	0	1	0	0	0	11/04/2020	1
174220042	1800 LACASSIE AV	B150506	0	0	0	0	0	0	0		0
174150027	1605 RIVIERA AV	B160405	0	0	0	0	0	0	0		0
178310013	1716 N MAIN ST	B162384	0	0	0	0	0	0	0		0
178091010	1860 TRINITY AVE	B162484	0	0	0	0	0	0	0		0
173201009	373 ENDICOTT CT	B180537	0	0	0	0	0	0	0		0
171250020	91 ADAK CT	B180924	0	0	0	0	0	0	0		0
184380018	21 ANDERSON CIR	B181197	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
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
171320022	2547 CLARK LN	B190943	0	0	0	0	0	0	0		0
178140006	1501 N CALIFORNIA BLVD	Y19-068	0	0	0	0	0	0	0		0
171091002	1631 1ST AVE	Y20-029	0	0	0	0	0	0	0		0
171170082	1901 2ND AVE	Y20-011	0	0	0	0	0	0	0		0
Totals			11	0	0	3	0	11	157		182

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
180030006	1990 SAN MIGUEL DR	B162480	0	0	0	0	0	0	0		0
178290008	1665 CARMEL DR	B171721	0	0	0	0	0	0	0		0
184232057	1540 WESTWOOD CT	B181967	0	0	0	0	0	0	0		0
148141001	150 LAS JUNTAS WAY	B190067	0	0	0	0	0	0	0		0
178411017	1910 N MAIN ST	B190516	0	0	0	0	0	0	0		0
170111002	3117 MANOR AVE	B190579	0	0	0	0	0	0	0		0
170260014	1824 SUNNYVALE AVE	B191040	0	0	0	0	0	0	0		0
179091008	25 ECKLEY LN	B191235	0	0	0	0	0	0	0		0
179091008	25 ECKLEY LN	B191236	0	0	0	0	0	0	0		0
171031025	2832 LARKEY LN	B191367	0	0	0	0	0	0	0		0
171031025	2832 LARKEY LN	B191367	0	0	0	0	0	0	0		0
171031026	2832 LARKEY LN	B191368	0	0	0	0	0	0	0		0
171031026	2832 LARKEY LN	B191368	0	0	0	0	0	0	0		0
171031027	2832 LARKEY LN	B191369	0	0	0	0	0	0	0		0

171031027	2832 LARKEY LN	B191369	0	0	0	0	0	0	0	0	0
171031028	2848 Larkey LN	B191370	0	0	0	0	0	0	0	0	0
171031028	2848 Larkey LN	B191370	0	0	0	0	0	0	0	0	0
171230105	302 ATRI CT	B191381	0	0	0	0	0	0	0	0	0
171230106	312 ATRI CT	B191385	0	0	0	0	0	0	0	0	0
171230107	326 ATRI CT	B191386	0	0	0	0	0	0	0	0	0
171230108	336 ATRI CT	B191387	0	0	0	0	0	0	0	0	0
171230109	332 ATRI CT	B191388	0	0	0	0	0	0	0	0	0
171230110	328 ATRI CT	B191390	0	0	0	0	0	0	0	0	0
175203020	1034 ALFRED AVE	B191604	0	0	0	0	0	0	0	0	0
172140028	2640 JONES RD	B191646	0	0	0	0	0	0	0	0	0
171300016	2452 LARKEY LN	B191759	0	0	0	0	0	0	0	0	0
171170005	1891 2ND AVE	B191939	0	0	0	0	0	0	0	0	0
183281016	248 MARGARIDO DR	B191955	0	0	0	0	0	0	0	0	0
171020018	24 PARKLAND DR	B200174	0	0	0	0	0	0	0	0	0
171240094	1826 LYNVALE LN	B200346	0	0	0	0	0	0	0	0	0
171230041	1721 THIRD AV	B200355	0	0	0	0	0	0	0	0	0
180100029	353 SHADY GLEN RD	B200404	0	0	0	0	0	0	0	0	0
170114007	198 VIA DEL SOL	B200431	0	0	0	0	0	0	0	0	0
179131006	155 LAKEWOOD RD	B200549	0	0	0	0	0	0	0	0	0

173060027	2348 WALNUT BLVD	B200597	0	0	0	0	0	0	0	0		0
175232030	906 ALFRED AVE	B200935	0	0	0	0	0	0	0	0		0
174220042	1800 LACASSIE AV	B150506	0	0	0	0	0	0	0	178	04/03/2020	178
174150027	1605 RIVIERA AV	B160405	0	0	0	0	0	0	0	48	01/14/2020	48
178310013	1716 N MAIN ST	B162384	0	0	0	0	0	0	0	48	09/22/2020	48
178091010	1860 TRINITY AVE	B162484	44	0	0	0	1	0	0	0	05/20/2020	45
173201009	373 ENDICOTT CT	B180537	0	0	0	0	0	1	0	0	02/11/2020	1
171250020	91 ADAK CT	B180924	0	0	0	1	0	0	0	0	09/30/2020	1
184380018	21 ANDERSON CIR	B181197	0	0	0	0	0	1	0	0	08/13/2020	1
174091005	724 ORINDA LN	B181903	0	0	0	0	0	0	1	0	09/08/2020	1
171031021	2874 LARKEY LN	B181921	0	0	0	0	0	1	0	0	03/11/2020	1
171180066	760 PAGOSA CT	B190325	0	0	0	0	0	1	0	0	03/23/2020	1
142142015	3042 EBANO DR	B190380	0	0	0	0	0	1	0	0	03/10/2020	1
174080003	15 OVERLOOK CT	B190381	0	0	0	0	0	0	1	0	10/22/2020	1
171320022	2547 CLARK LN	B190943	0	0	0	0	0	1	0	0	11/10/2020	1
178140006	1501 N CALIFORNIA BLVD	Y19-068	0	0	0	0	0	0	0	0		0
171091002	1631 1ST AVE	Y20-029	0	0	0	0	0	0	0	0		0
171170082	1901 2ND AVE	Y20-011	0	0	0	0	0	0	0	0		0
Totals			44	0	0	1	1	6	276			328

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	
	180030006	1990 SAN MIGUEL DR	NEW SINGLE FAMILY RESIDENCE	B162480	SFD	Owner	0	N	Y					0				
	178290008	1665 CARMEL DR	NEW CONDO OVER PARKING GARAGE , 5 STORY STRUCTURE	B171721	5+	Owner	0	N	Y					1	Demolished	O		

	18423205 7	1540 WESTW OOD CT	ADU (N) Detached 949 sf	B181967	ADU	Renter	0	N	Y			Determin ation for ADU's: Based on the total SF times the Average SF rent in Walnut Creek in 2020. Used 2020 income limits and max rents per Health and Safety Code section 50053 for low and moderate. Included utility allowance for each unit.		0			
	14814100 1	150 LAS JUNTAS WAY	ADU (N) DETACH ED 800 sf	B190067	ADU	Renter	0	N	Y			See above determina tion for ADU's		0			

178411017	1910 N MAIN ST	NEW CONSTRUCTION - MIXED USE, RESIDENTIAL	B190516	5+	Renter	11	N	Y		DB		55	0			
170111002	3117 MANOR AVE	ADU (N) - Attached 700 sf	B190579	ADU	Renter	0	N	Y			See above determination for ADU's		0			
170260014	1824 SUNNYVALE AVE	(N) CONSTRUCTION OF SFR	B191040	SFD	Owner	0	N	Y					0			
179091008	25 ECKLEY LN	CONVERT (E) HOUSE TO ADU	B191235	ADU	Renter	0	N	Y					0			
179091008	25 ECKLEY LN	(N) SFR & (N) GARAGE	B191236	SFD	Owner	0	N	Y					0			
171031025	2832 LARKEY LN	(N) SFR WITH ATTACHED ADU AT LOT 1 - PLAN 2	B191367	SFD	Owner	0	N	Y					1	Demolished	O	
171031025	2832 LARKEY LN	(N) SFR WITH ATTACHED ADU 688 sf	B191367	ADU	Renter	0	N	Y			See above determination for ADU's		0			
171031026	2832 LARKEY LN	(N) SFR WITH ATTACHED ADU AT LOT 2 - PLAN 1	B191368	SFD	Owner	0	N	Y					0			

17103102 6	2832 LARKEY LN	(N) SFR WITH ATTACH ED ADU 746 sf	B191368	ADU	Renter	0	N	Y			See above determina tion for ADU's	0				
17103102 7	2832 LARKEY LN	(N) SFR WITH ATTACH ED ADU AT LOT 3 - PLAN 2	B191369	SFD	Owner	0	N	Y				0				
17103102 7	2832 LARKEY LN	(N) SFR WITH ATTACH ED ADU 688 sf	B191369	ADU	Renter	0	N	Y			See above determina tion for ADU's	0				
17103102 8	2848 Larkey LN	(N) SFR WITH ATTACH ED ADU AT LOT 4 - PLAN 1	B191370	SFD	Owner	0	N	Y				0				
17103102 8	2848 Larkey LN	(N) SFR WITH ATTACH ED ADU 746 sf	B191370	ADU	Renter	0	N	Y			See above determina tion for ADU's	0				
17123010 5	302 ATRI CT	NEW SFR - LOT 1	B191381	SFD	Owner	0	N	Y				0				
17123010 6	312 ATRI CT	NEW SFR - LOT 2	B191385	SFD	Owner	0	N	Y				0				
17123010 7	326 ATRI CT	NEW SFR - LOT 3	B191386	SFD	Owner	0	N	Y				0				
17123010 8	336 ATRI CT	NEW SFR - LOT 4	B191387	SFD	Owner	0	N	Y				0				

	171230109	332 ATRI CT	NEW SFR - LOT 5	B191388	SFD	Owner	0	N	Y					0			
	171230110	328 ATRI CT	NEW SFR - LOT 6	B191390	SFD	Owner	0	N	Y					0			
	175203020	1034 ALFRED AVE	NEW SFR - FIRE DAMAGE RE-CONSTRUCTION	B191604	SFD	Owner	0	N	Y					0			
	172140028	2640 JONES RD	NEW 6 UNIT CONDO PROJECT	B191646	5+	Owner	0	N	Y					0			
	171300016	2452 LARKEY LN	CONVERT (E)ROOM INTO ADU 452 sf	B191759	ADU	Renter	0	N	Y			See above determination for ADU's		0			
	171170005	1891 2ND AVE	ADU (N)	B191939	ADU	Renter	0	N	Y					0			
	183281016	248 MARGARIDO DR	ATTACHED ADU 407 sf	B191955	ADU	Renter	0	N	Y			See above determination for ADU's		0			
	171020018	24 PARKLAND DR	ADU (N) DETACHED	B200174	ADU	Renter	0	N	Y			See above determination for ADU's		0			
	171240094	1826 LYNVALE LN	(N) SFR	B200346	SFD	Owner	0	N	Y					0			

17123004 1	1721 THIRD AV	(N) ADU & GARAGE 1000 sf	B200355	ADU	Renter	0	N	Y			See above determina tion for ADU's	0				
18010002 9	353 SHADY GLEN RD	NEW 2 STORY SFR	B200404	SFD	Owner	0	N	Y				0				
17011400 7	198 VIA DEL SOL	ADU (N) DETACH ED 970 sf	B200431	ADU	Renter	0	N	Y			See above determina tion for ADU's	0				
17913100 6	155 LAKEWO OD RD	NEW DETACH ED ADU 990 sf	B200549	ADU	Renter	0	N	Y				0				
17306002 7	2348 WALNUT BLVD	ADU (N) DETACH ED 739 sf	B200597	ADU	Renter	0	N	Y			See above determina tion for ADU's	0				
17523203 0	906 ALFRED AVE	ADU (MANUF ACTURE D) INSTALL UTILITIE S & FOUNDA TION	B200935	ADU	Renter	0	N	Y			See above determina tion for ADU's	0				
17422004 2	1800 LACASSI E AV	178-UNIT APARTM ENT COMPLE X. THE LANDING	B150506	5+	Renter	0	N	Y				0				

	17415002 7	1605 RIVIERA AV	EXPEDIT E: 48 UNIT CONDO MINIUM OVER 2 LEVELS OF PARKING - RIVIERA	B160405	5+	Owner	0	N	Y					0			
	17831001 3	1716 N MAIN ST	48 APARTM ENTS OVER RETAIL AND BELOW GRADE PARKING - SUPERS TRUCTU RE LEVELS 3 THRU 5	B162384	5+	Renter	0	N	Y					0			

	17809101 0	1860 TRINITY AVE	ST. PAUL'S COMMO NS: CONSTR UCTION OF NEW MIXED- USE 4 STORY BLDG WITH 45 UNITS OF AFFORD ABLE APARTM ENTS WITH COMMO N AREAS, AND A GROUND FLOOR COMMU NITY CENTER	B162484	5+	Renter	44	N	Y		Other		55	0			
	17320100 9	373 ENDICOT T CT	ADU OVER NEW DETACH ED GARAGE	B180537	ADU	Renter	0	N	Y			See above determina tion for ADU's		0			
	17125002 0	91 ADAK CT	ADU	B180924	ADU	Renter	0	N	Y			See above determina tion for ADU's		0			

18438001 8	21 ANDERS ON CIR	(N) ADU 943 sf	B181197	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				0				
17103102 1	2874 LARKEY LN	ADU 700 sf	B181921	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			See above determina tion for ADU's	0				
17408000 3	15 OVERLO OK CT	NEW RESIDEN CE	B190381	SFD	Owner	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				
17814000 6	1501 N CALIFOR NIA BLVD	1501 N. CA Mixed Use	Y19-068	5+	Owner	0	N	Y				0				

	17109100 2	1631 1ST AVE	Haven Developm ent Co. SFRs & Lot Split	Y20-029	2 to 4	Owner	0	N	Y		Other	see above determina tion for ADU's	0	1	Destroye d	O	
	17117008 2	1901 2ND AVE	2ND AVENUE - 2 SINGLE FAMILY RESIDEN CES	Y20-011	SFD	Owner	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	11	0	0	0	96	508
		Non-Restricted	0	0	0	0	0	0	0	0	0		
Low	355	Deed restricted	0	16	0	2	0	0	0	0	0	26	329
		Non-Restricted	0	0	0	5	0	3	0	0	0		
Moderate	381	Deed restricted	0	1	0	0	0	0	0	0	0	57	324
		Non-Restricted	3	11	6	16	9	11	0	0	0		
Above Moderate	895		562	392	119	94	368	157	0	0	0	1,692	0
Total Units			565	462	125	160	377	182	0	0	0	1,871	
Total RHNA	2,235		Total Remaining Need for RHNA Period									1,161	

*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 included specific provisions which encourage the development of new housing, as well as flexible design and development standards. The West Downtown Specific Plan, adopted in 2018, designated new sites for mixed-use zoning, including a new higher-density Mixed-Use Downtown (MU-D) general plan land use classification, and the related Zoning Ordinance Amendments were adopted in 2019. The North Downtown Specific Plan, adopted in 2019 along with the related Zoning Ordinance Amendments, designated a significant number of new sites for mixed-use zoning.</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. The City is currently working on further amendments to its ADU regulations in response to new state law. Additionally, the City is currently undertaking the creation of a pre-approved ADU program whereby the City will create and make available free to the public a selection of construction-ready building plans for ADUs to be used in the City.</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, 58 affordable units have been constructed 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. (Riviera Family Apartments - both sites - were completed and fully occupied in 2018)</p> <p>Also since the time of the last Housing Element update, construction has started on 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. Additionally, the City is currently processing an application for a 7-unit market rate development at 1394 Walden Road in opportunity site C-9, where the Housing Element identified a realistic net new capacity of 6 units.</p>
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<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>	<p>N/A</p>	<p>ongoing</p>	<p>The BART transit village received its approvals in 2015. The mixed use project will ultimately 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 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; and construction began in early 2020.</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>

<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) under construction in 2018 (but completed in late 2019) 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. An RFP was issued for the expediting affordable housing policy in early 2020, and in late 2020 for the ADU project.</p> <p>The City also applied for and was awarded both LEAP and PLHA grants in 2020. The LEAP funds will support two projects: Objective Design Standards, and a Parking Study. The Objective Design Standards is currently underway. The PLHA funding will support ongoing homeless prevention and emergency housing.</p> <p>In 2020, the City submitted a grant application to the State's Local Housing Trust Fund Matching Grant program and was awarded \$2 million to support the development of 95 affordable ujnits on Ygnacio Valley Road.</p>
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<p>H-2.B. Local Funding for Affordable Housing</p> <p>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). St. Paul's Commons was completed in late 2019 and fully occupied by early 2020.</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>In 2020, the City committed additional gap funding for St. Paul's Commons and Riviera Family Apartments as both projects grappled with cost increases (both projects are now complete and fully occupied). The City also provided Acquisition, predevelopment, and development funding for a new 95 unit mixed use development at 699 Ygnacio Valley Road in Walnut Creek.</p> <p>The City continues to operate a First Time Homebuyer Downpayment Assistance program that provides downpayment assistance to low and moderate income renters. The program only funded one loan 2020 but continues to budget \$300,000 annually.</p>
<p>H-2.C. Allocate CDBG Funding</p> <p>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. In 2020, the City was awarded CDBG Coronavirus (CDBG-CV) funds to address the impacts of COVID-19. A majority of the funds went to emergency housing (rent, mortgage, and utility) assistance.</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, successes, and the emergent needs of the homeless, and how to address those needs. In 2018, January of 2020, and in November of 2020 the Taskforce and City hosted a Community Homeless Forum that was attended by over 100 residents and interested citizens. All three forums were recorded and can be found at youtube here: https://www.youtube.com/watch?v=Fuu52sy5lpg, here: https://www.youtube.com/watch?v=wfy-DNOw_qE, and here: https://www.youtube.com/watch?v=Hc7JwH4Fkec</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</p>
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			involved in the East Bay Organizations' (EBHO) 2018 Affordable Housing Week. In 2019, the City continued 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.
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.

<p>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.</p>	<p>40 loans over the 8 year cycle</p>	<p>Ongoing</p>	<p>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> <p>In 2020, the city processed one loan. The program is still in high demand, but the housing process are too far out of reach for most moderate income homebuyers, even with City subsidy.</p>
<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 was expected to be completed in 2020, but was delayed after the COVID related shelter in place.</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. In 2020, even more changes to density bonus law occurred and staff is quickly getting up to speed. More developers are opting to engage in density bonus as a mechanism for increasing density and accessing incentives/concessions and waivers.</p>
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<p>H-2.N. Legislative Advocacy for Affordable Housing</p> <p>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. They City Council remained engaged with housing legislations in 2020 through the pandemic. One areas of focus was funding for emergency rental assistance and homeless prevention made available through the State as part of the Coronavirus relief package.</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 effectivly 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 for the LEAP, PLHA, and the Local Housing Trust Fund Matching Grant 2020. Projects under all three grants are moving forward.</p>
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<p>H-2.O. Coordinate with Contra Costa County for Affordable Housing</p> <p>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.</p> <p>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 toward site development.</p>
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<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 provisions for increased displacement assistance for tenants in the Plan Area were included in a subsequent amendment to the Walnut Creek Building Regulations that were adopted in 2019.</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>In early 2021, the City adopted a Community Benefits Plan for the West and North Downtown Specific Plan areas which grants additional height, density, and floor area in exchange for developer-provided community benefits, and staff is aware of at least one developer who intends to submit a community benefits application soon for a project that will also take advantage of the City and State's affordable housing density bonus regulations.</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. Both Riviera Family Apartments and St. Paul's Commons are completed and fully occupied.</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> <p>In 2020, the City received an SB35 development application for a 95 unit mixed use affordable project. The City is working closely with the developer to streamline the project pursuant SB35, and to meet aggressive timelines for State funding sources.</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) also received a HOME funding award in 2020. (Riviera Family Apartments was completed in 2018, and St. Paul's was completed in 2019).</p> <p>Through CDBG-CV funds (round 1 and 2) the City provided additional support to homeless services providers to address cost increases related to COVID protocols and ensure that homeless residents had access to PPE and hotel rooms when congregate shelters significantly reduced capacity.</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>The City regularly provides updates and information on affordable housing through the quarterly newsletter. During the pandemic, the City was proactive in getting information out to the community on new tenant protections and state and county eviction moratoriums. Additionally, information is regularly updated on the City's website with resources for renters and homeowners in need of affordable housing or struggling to make their housing payments after losing income related to COVID.</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>2020 and 2025</p>	<p>The City worked with the Contra Costa Consortium to complete the 2020-2025 Consolidated Plan. 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 was approved in May 2020 and is currently being implemented.</p>

<p>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.</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. With the CDBG-CV funds, additional funds were given to ECHO Housing to provide direct legal representation.</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 was held in the 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. However, in 2021, the City amended these regulations to allow the same FAR and density, regardless of the size of the lot, so as not to discourage the redevelopment of smaller lots under individual ownership. However, in most cases, market forces related to the reduced per-unit costs for larger projects resulting from economies of scale will still encourage the consolidation of small lots.</p>
<p>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.</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 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 underway. In 2019, 4 grants were completed. In 2020, one grant and one loan were in progress.</p>
<p>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.</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 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</p> <p>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</p> <p>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>In 2020, the City continued promoting the regional BayREN and other utility energy efficiency programs for residents, including online virtual workshops. The City promoted Rising Sun Center for Opportunity's energy and water efficiency kits. The City also continued promoting the Cleaner Contra Costa Challenge, which includes energy efficiency actions. Throughout 2020, the City worked on an update to its Climate Action Plan, which is expected to be adopted in 2021.</p>
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<p>H-7.B. Energy Retrofits Through the Home Rehabilitation Loan Program</p> <p>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. In 2020, the City promoted online workshops hosted by BayREN's residential energy efficiency program.</p>
<p>H-7.C. Energy Upgrade California</p> <p>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</p> <p>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. In 2019, the City created a public service announcement for Earth Day and promoted the Cleaner Contra Costa Challenge through social media and Walnut Creek Television. In 2020, the City continued sharing information through City channels and continued to promote the Cleaner Contra Costa Challenge through online workshops and online media.</p>
<p>H-7.E. CalGreen Building Standards</p> <p>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>Tier 1 of CALGreen was adopted during 2019 Building Codes adoption process with more restrictive amendments on EV charger requirements. The amendments require fully operational EV chargers to be installed for new multifamily buildings, hotels and commercial buildings, and allowing option for affordable housing projects to opt out and just follow the State's baseline Code requirements.</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 was scheduled to present this annual report to City Council at a public meeting on March 16, 2020; but the meeting was postponed as a result of the COVID19 pandemic. The report was preliminarily submitted to HCD on March 24th, and was reviewed and accepted by council at the April 7th remote Council Meeting.</p>
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TABLE E - Commercial Development Bonus Approved pursuant to GC Section 65915.7

No Data Available

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

Affordability by Household Incomes (Units that DO NOT count towards RHNA)					
Activity Type	Extremely Low-Income	Very Low-Income	Low-Income	Total Units	Description of Activity
Rehabilitation Activity	0	0	0	0	
Preservation of Units At-Risk	0	0	0	0	
Acquisition of Units	0	0	0	0	
Mobilehome Park Preservation	0	0	0	0	
Total Units by Income	0	0	0	0	
Affordability by Household Incomes (Units that DO count towards RHNA)					
Activity Type	Extremely Low-Income	Very Low-Income	Low-Income	Total Units	Description of Activity
Rehabilitation Activity	0	0	0	0	
Preservation of Units At-Risk	0	0	0	0	
Acquisition of Units	0	0	0	0	
Mobilehome Park Preservation	0	0	0	0	
Total Units by Income	0	0	0	0	

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TABLE G - Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of (CCR Title 25 §6202)

No Data Available

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TABLE H - Locally Owned Surplus Sites (CCR Title 25 §6202)

No Data Available

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LEAP Reporting (CCR Title 25 §6202)

Total Award Amount	300,000.00				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Rightsizing Parking (all tasks)	98,508.00	.00	Other (Please Specify in Notes)	None	Not begun. Issue consultant RFP by 6/21
Objective Design Standards (ODS) - Task 1	18,860.00	.00	Completed	None	
ODS - Task 2	32,338.00	.00	In Progress	None	
ODS - Task 5	40,065.00	.00	In Progress	None	
ODS - Task 11	21,280.00	.00	In Progress	None	
ODS - Tasks 3,4,6,7,8, 9,10,12	88,949.00	.00	Other (Please Specify in Notes)	None	Not begun.