



V. Housing Accomplishments

Government Code Section 65588 requires that the Housing Element evaluate:

- The appropriateness of the previous (2009) Housing Element housing goals, objectives and policies in contributing to the statewide housing goal.
- The effectiveness of the previous Housing Element in attaining Walnut Creek's housing goals and objectives.
- The progress of the City in implementation of the 2009 Housing Element.

A. Comparison of 2007-2014 RHNA with Units Built

The Regional Housing Needs Assessment (RHNA), by income category, that was established for Walnut Creek by ABAG in 2008 is shown in Table V-1 and compared with actual construction. Between 2007 and 2012, 959 units were constructed, or 49 percent of the City's RHNA allocation, with an unequal distribution among affordability categories. When the allocation was published, the housing market was going through a boom period, but the subsequent downturn made the allocation difficult to achieve. Access to credit, investors, and qualified homebuyers declined sharply, and the market is only now starting to recover.

TABLE V-1 COMPARISON OF 2007-2014 RHNA WITH UNITS BUILT, AS OF DECEMBER 2012 CITY OF WALNUT CREEK 2012					
	Totals by Numbers of Units	Very Low (≤50% AMI)	Low-income (51-80% AMI)	Moderate (81-120% AMI)	Above Moderate (>120% AMI)
2007-2014 RHNA	1,958	456	302	374	826
Actual Construction ¹	959	103 (23% of allocation)	25 (8% of allocation)	13 (3% of allocation)	858 (104% of allocation)
Difference (RHNA – Actual)	999	353	277	361	-32

¹ Source: 2012 Annual Housing Element Progress Report, Housing Element Implementation to Date

Note: AMI = Area Median Income

B. Review of 2009-2014 Housing Element Policies and Programs

Table V-2 on the following pages provides an assessment of progress with implementation and effectiveness of the policies and programs contained in the 2009 Housing Element. It is evident that the City of Walnut Creek has been successful in implementing the policies and programs of the 2009 Housing Element, even throughout the recession and with the dissolution of the Redevelopment Agency. Available affordable housing funding has been used effectively to assist with new construction of affordable housing, to assist first-time homebuyers, to rehabilitate affordable housing, and to provide a variety of housing and services to special needs populations.

However, the review of past accomplishments reveals that additional measures are warranted, in that regional fair share housing goals for production of affordable housing were not achieved. The next section of this Housing Element, Section VI, contains the City's new policies and programs for the 2015-2023 planning period.

**TABLE V-2
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM
CITY OF WALNUT CREEK
2009-2014**

Previous Housing Element Programs	Status	Achievement	Recommendation
GOAL 1: To promote the availability of housing types for all economic segments of the community consistent with the infrastructure and service capacities of the City.			
New Housing Development			
Policy 1: Encourage a mix of land uses and residential densities in the downtown Core Area to increase the supply of housing.			
Program 1.1: Maintain General Plan designations for high-density residential housing and Mixed Use Residential and Mixed Use Commercial districts in the Core Area. <u>Responsibility:</u> City Council <u>Time Frame:</u> Ongoing <u>Funding:</u> None required	Ongoing	The City maintains General Plan designations for high-density residential and mixed use development and approved several such projects during the previous Housing Element cycle, including a recently constructed 300-unit project on N. Civic Drive in the Core Area that paid \$3.5 million in housing impact fees to be used toward affordable housing.	Retain as a policy.
Policy 2: Encourage housing in the Golden Triangle, specifically in the area bounded by Highway 680, Parkside Drive, Main Street, California Boulevard, and Riviera Avenue.			
Program 2.1: Continue to require office buildings constructed in the Golden Triangle to provide a housing component, either on- or off- site, consistent with the Mixed Use Planned Development District. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Ongoing <u>Funding:</u> None required	Ongoing	No office buildings were constructed in the Golden Triangle during the previous Housing Element cycle.	Retain as a policy.
Policy 3: Encourage housing and commercial mixed-use development in selected locations that enhances pedestrian access and reduces traffic, particularly in the Core Area, and near public transit.			

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<p>Program 3.1: Develop new zoning designations that are consistent with the newly established Mixed Use Land Use Categories and require that new development includes a residential component in the Mixed Use/Residential Emphasis land use categories. Identify key properties, such as the BART Transit Village, for mixed use development. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> 2010 <u>Funding:</u> None required</p>	<p>Incomplete</p>	<p>While the City has not yet completed all of the rezoning to implement the land use designations established by the General Plan, several high density residential development proposals have also been approved for key sites designated for mixed use, including 125 units at Main Street, 120 at Arroyo, 300 units at N. Civic, and 600 units at the BART station. Approximately 1,500 new rental units have been entitled or now are in the entitlement process in the city.</p>	<p>Retain. The City anticipates completing the rezoning during the 2015-2023 Housing Element planning period.</p>
<p>Policy 4: Continue to allow the designation of the residential land use category, Single Family High, 6 to 9 dwelling units per acre, in certain areas to increase the supply of housing, consistent with the character and integrity of existing neighborhoods.</p>			
<p>Program 4.1: In the Preliminary Review Team process, encourage developers to utilize the planned development process to develop residential projects on smaller lots. <u>Responsibility:</u> City Council and Community Development Department <u>Time Frame:</u> Ongoing <u>Funding:</u> None required</p>	<p>Ongoing</p>	<p>The City Council has approved numerous projects through the planned development process, however, the downturn in the housing market in 2008 stalled construction. Many have not started construction, but with the increase in demand for rental housing, the city saw several projects restart. The 555 YVR project (87 units) was a PD rezoning project that has been constructed.</p>	<p>Retain.</p>
<p>Policy 5: Preserve and protect the natural topography by limiting residential development on hillsides with average slopes of 15 percent or greater.</p>			

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2009-2014**

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<p>Program 5.1: Continue to enforce Ord. No. 1776, Hillside Performance Standards, and Ord. No. 1791, the Walnut Creek Hillside/Open Space Protection Initiative.</p> <p><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> Ongoing</p> <p><u>Funding:</u> None required</p>	Ongoing	The City continues to enforce this ordinance. Casa Montego was subject to Hillside Performance Standards.	Retain as a policy.
Policy 6: Allow mobile homes and factory built housing on appropriately located sites.			
<p>Program 6.1: Continue to implement City-adopted regulations that allow mobile home and manufactured housing in single-family districts.</p> <p><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> Ongoing</p> <p><u>Funding:</u> None required</p>	Ongoing	No mobile home or manufactured home was constructed during the last housing element cycle; however, the City continues to implement adopted regulations.	Retain as a policy.
Policy 7: Allow second family units in appropriate locations.			

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<p>Program 7.1: Continue to implement the City's Second Family Unit Ordinance. Review these regulations to address concentration issues which would provide more flexibility aimed at increasing the supply of second family units.</p> <p><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> Develop materials by 2010</p> <p><u>Funding:</u> None required</p> <p><u>Quantified Objectives:</u> Promote Second Family Unit Ordinance via City website and brochures to achieve 25 second units over five years. Promote second family units as a way for single-family residential projects to meet the inclusionary requirement</p>	Ongoing	The City approved 22 second family units since 2009.	Retain as a policy.
<p>Policy 8: Encourage innovative housing approaches in the design and ownership of units to increase the availability of affordable housing.</p>			

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<p>Program 8.1: Encourage the use of the planned development process to allow innovative approaches aimed at increasing affordable housing. During the Preliminary Review Team process, facilitate maximum allowable density and good design by explaining benefits of the Density Bonus ordinance, by offering reduced parking requirements for low-income housing, and allowing flexibility of development and parking standards within Planned Development rezoning.</p> <p><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> Ongoing</p> <p><u>Funding:</u> None required</p>	Ongoing	<p>This program resulted in significant numbers of affordable units through innovative approaches and good design. For example, Villa Vasconcellos, a 70-unit affordable senior apartment complex, completed in early 2008, used green building materials and technology, such as carpeting made of recycled materials, energy efficient lighting and appliance, and passive heating and cooling techniques. Casa Montego, a 33-unit senior affordable development, was designed on a hillside next to existing affordable housing, which allowed a connection to shared amenities. Pleasant Creek Homes are 10 attached ownership units on a small lot.</p>	Retain.
<p>Policy 9: Consider the reuse of institutional sites, such as schools, hospitals, and post offices, for residential purposes consistent with other community needs.</p>			

TABLE V-2 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM CITY OF WALNUT CREEK 2009-2014			
Previous Housing Element Programs	Status	Achievement	Recommendation
<p>Program 9.1: Identify appropriate secondary uses for all institutional sites in the city, as they become available.</p> <p><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> Ongoing</p> <p><u>Funding:</u> None required</p>	Ongoing	<p>The City notified developers of an opportunity for housing development on a surplus Caltrans property on Barkley Avenue. The City also identified an RDA-owned site near the Pleasant Hill BART station and St. Paul’s Episcopal Church is interested in developing supportive housing for formerly homeless on their property. Pleasant Creek homes are 10 attached ownership units on former Caltrans property which was acquired and assembled by the City.</p>	Retain.
Availability of Land			
Policy 10: Provide an adequate supply of residentially zoned land at sufficient densities to accommodate existing and future housing needs.			
<p>Program 10.1: Identify Community Development Block Grant (CDBG), RDA Housing Fund, City revolving bond funds, and other sources of funding to assist with the purchase of land for affordable housing.</p> <p><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> At least once a year, evaluate the feasibility of pursuing additional funding from other sources, such as HCD and HUD</p> <p><u>Funding:</u> None required</p>	Ongoing	<p>The City used CDBG and RDA funds to assist in the acquisition of land on Third Avenue and Barkley for affordable housing development. A total of approximately \$4.6 million was used for land acquisition and predevelopment.</p>	<p>Modify.</p> <p>The reference to the RDA Housing Fund will need to be removed, as the RDA has been dissolved.</p>

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<p>Program 10.2: Make available to developers a list of sites potentially suitable for affordable housing by posting the list on the City’s website and providing copies of the sites and Housing Element to developers in one-on-one meetings.</p> <p><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> Update sites inventory at least once year</p> <p><u>Funding:</u> None required</p>	Ongoing	The Housing Element, which includes a list of key opportunity sites in the city, is available on the City’s website. In 2010, Staff met with several nonprofit housing developers, including BRIDGE Housing, Amcal Housing from southern California, Eden Housing, and EAH regarding potential sites for new construction or rehabilitation of affordable housing.	Retain.
<p>Program 10.3: Keep and maintain a list of housing proponents and provide information regarding affordable housing projects and potential housing opportunities to these organizations and individuals on an as-needed basis.</p> <p><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> Update list of housing proponents at least once year</p> <p><u>Funding:</u> None required</p>	Ongoing	The City notified a developer of four potential sites and negotiations began with the owners of sites on Third Avenue in 2008. Funding was approved for site acquisition in 2009. The City also notified developers of opportunity sites for housing development, including the Co-Op site on N. Main Street and a surplus Caltrans property on Barkley Avenue. In 2010-2011, the City worked with a nonprofit on retaining site control for two parcels in the downtown.	Retain.
<p>Policy 11: Give priority to residential land uses over other land uses if development potential is constrained by inadequate sewer and water facilities.</p>			

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<p>Program 11.1: Monitor the capacity of sewer and water systems. Should a constraint develop, give priority to residential land uses over non-residential land uses, regardless of the demand generated by these uses. Specifically, consistent with State law, provide priority status for water and sewer services for residential projects serving lower income households. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Ongoing monitoring of sewer and water capacities <u>Funding:</u> None required</p>	<p>Ongoing</p>	<p>The Central Contra Costa Sanitary District increased their wastewater discharge limit in April 2012, and the East Bay Municipal Utilities District developed a plan in 2012 to meet the water needs of the region through 2040. These utilities provided enough capacity to allow development into the foreseeable future.</p>	<p>Retain. Although capacity exists into the foreseeable future, the City will continue to monitor sewer and water capacity.</p>
<p>Affordability and Financial Resources</p>			
<p>Policy 12: Give high priority to housing that is affordable to Walnut Creek workers, first-time buyers and renters of all income levels.</p>			
<p>Program 12.1: Have the Redevelopment Agency supports Very Low and Extremely Low income rental development through the additional allocation of Redevelopment funds beyond the 20 percent Set-Aside required by the State. <u>Responsibility:</u> Redevelopment Agency and Community Development Department <u>Time Frame:</u> 2010-2012 budget process <u>Funding:</u> RDA funds</p>	<p>Discontinued</p>	<p>In 2009, Council approved \$1.166 million in RDA funds toward a 48-unit very low- and extremely low-income rental housing development. Total funds allocated were \$3,593,500. In 2010, the Agency allocated an additional \$122,000 for housing personnel and \$150,000 for new affordable construction. In 2012, all California Redevelopment Agencies were eliminated.</p>	<p>Change to Housing Successor Agency, which still holds \$8 million in housing assets and brings in an average of \$200,000 per year through loan repayments. The Redevelopment Agency no longer exists.</p>

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<p>Program 12.2: Support the development of Extremely Low Income rental housing by seeking additional funding sources from State and Federal resources, such as participating in applying for development funding from the new National Housing Trust Fund when that program is rolled out in 2009/2010.</p> <p><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> Apply as funding becomes available in 2010</p> <p><u>Funding:</u> State and Federal funds</p>	Ongoing	In 2012, the City applied for \$550,000 in BEGIN funds from the State and received these for the 10-unit Pleasant Creek Homes project by Habitat for Humanity.	Retain, but modify reference to National Housing Trust Fund.
<p>Program 12.3: 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><u>Responsibility:</u> City Council and Community Development Department</p> <p><u>Time Frame:</u> Set aside funding annually</p> <p><u>Funding:</u> CDBG funds</p>	Ongoing	The City continues to allocate CDBG funding consistent with the Contra Costa Consortium Consolidated Plan and the City's Annual Action Plan. In 2010 and 2011, the City Council allocated 50 percent of CDBG funds for 2010-11 for affordable ownership public infrastructure, which was used for a Habitat for Humanity 10-unit ownership development. In 2013-2014, the City committed \$275,000 for land acquisition on Riviera Avenue for a new affordable housing project.	Retain.

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CITY OF WALNUT CREEK
2009-2014**

Previous Housing Element Programs	Status	Achievement	Recommendation
<p>Program 12.4: Continue to allocate the 20 percent collected tax-increment redevelopment funds for use for 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 and affordability covenants.</p> <p><u>Responsibility:</u> Redevelopment Agency and Community Development Department</p> <p><u>Time Frame:</u> Set aside funding annually.</p> <p><u>Funding:</u> Allocate approximately \$930,000 each year of the Housing Element Cycle in RDA funds</p>	Discontinued	In 2010-2011, \$1,066,000 was allocated for affordable housing programs from 20 percent set-aside funds. In 2012, all California Redevelopment Agencies were eliminated.	change to housing successor agency The Redevelopment Agency no longer exists.
<p>Program 12.5: Continue to collect and to allocate revenues generated from the early redemption of Mortgage Revenue Bonds 1984 Issue for affordable housing programs.</p> <p><u>Responsibility:</u> City Council and Community Development Department</p> <p><u>Time Frame:</u> Allocate funding annually</p> <p><u>Funding:</u> Approximately \$10,000 annually from City Revolving Bond funds</p>	Ongoing	The City continues to collect and allocate revenues generated from the Mortgage Revenue Bonds.	Retain.

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CITY OF WALNUT CREEK
2009-2014**

Previous Housing Element Programs	Status	Achievement	Recommendation
<p>Program 12.6: Continue to allocate commercial linkage and inclusionary housing impact fees for 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 and affordability covenants.</p> <p><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> Allocate Commercial linkage fees and inclusionary housing in-lieu fees, to leverage additional resources to create 170 affordable units in the 8-year Housing Element cycle</p> <p><u>Funding:</u> Approximately \$2.6 million in commercial linkage fees and inclusionary fees over the cycle</p>	Ongoing	The City continues to allocate commercial linkage, inclusionary housing and housing impact fees to the construction, acquisition, and rehabilitation of affordable housing.	Modify. Add housing impact fees.
<p>Program 12.7: Continue to implement the Inclusionary Housing Ordinance that requires all new residential development to provide 10 percent Moderate for Ownership, or 10 percent Low for Rental housing, and 15 percent to Low on Condominium Conversions, with priority given to Walnut Creek residents or workers, and consider increasing the inclusionary requirement.</p> <p><u>Responsibility:</u> Community Development Department/ City Council</p> <p><u>Time Frame:</u> Revised in 2010</p> <p><u>Funding:</u> None required</p>	Ongoing	The City revised the inclusionary ordinance in October 2010 to allow all ownership projects to provide 10 percent of the dwelling units as moderate-income ownership units, or seven percent of the dwelling units as low-income ownership units, or six percent of the dwelling units as very low-income ownership units or pay an in-lieu fee. The ordinance also requires rental projects to pay an impact fee of \$15/sf and gives ownership projects the option to also pay a housing impact fee.	Modify. Reflect the 2010 revision to the Inclusionary Housing Ordinance.

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2009-2014**

Previous Housing Element Programs	Status	Achievement	Recommendation
<p>Program 12.8: Compare the efficacy of collection of in-lieu fees with the requirement for inclusionary affordable housing on the goals of affordable housing. <u>Responsibility:</u> Community Development Department/ City Council <u>Time Frame:</u> Fiscal Year 2009-2010 <u>Funding:</u> None required</p>	<p>Completed</p>	<p>In October 2010, the City Council voted to allow developers to make payments of inclusionary housing impact fees for ownership projects and rental projects spread out over time. The decision was in part due to court cases and in part as a recessionary relief measure.</p>	<p>Delete. The City Council took action on this program in 2010.</p>
<p>Program 12.9: Encourage sweat equity programs (allowing buyers to contribute labor hours to lower housing costs) for the construction of homes for first-time homebuyers through the acquisition of a site for development by Habitat for Humanity. <u>Responsibility:</u> Community Development Department/ City Council <u>Time Frame:</u> Site Acquisition in 2009 and development by 2011. <u>Funding:</u> \$250,000 for site acquisition from CDBG, RDA, and City Revolving Loan funds, among others</p>	<p>Ongoing</p>	<p>In July 2010, Council approved a Disposition and Development Agreement with Habitat for Humanity for development of 10 affordable ownership units on Barkley Avenue. Entitlements were approved in 2011 and construction began in 2012. As of January 2014, the units are currently still under construction.</p>	<p>Retain as a policy. Encourage sweat equity.</p>
<p>Program 12.10: Continue to participate in the Mortgage Credit Certificate Program, or other similar programs. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Ongoing promotion of the MCC program via City website and brochure <u>Funding:</u> MCC allocation</p>	<p>Ongoing</p>	<p>The City continues to participate in the Mortgage Credit Certificate (MCC) Program and added a link to the City website to the MCC program.</p>	<p>Retain as a policy.</p>

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<p>Program 12.11: Continue to explore opportunities for additional local, state, or federal resources to fund City Housing programs.</p> <p><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> 2010-2011</p> <p><u>Funding:</u> None required</p>	Ongoing	The City applies for funding opportunities as they become available. For example, the City applied for and received \$500,000 in BEGIN program funds from HCD for the Habitat Pleasant Creek project.	Retain as a policy.
<p>Program 12.12: As part of the 5-year Redevelopment Implementation Plan 2009-2014, consider continuing to allocate Redevelopment funds to City Housing programs.</p> <p><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> June 2009</p> <p><u>Funding:</u> Redevelopment Agency</p>	Discontinued	The 2009-2014 RDA Plan allocated 20 percent set aside, plus an additional \$270,000 from 80 percent RDA annually toward program administration and new construction. In 2012, all California Redevelopment Agencies were eliminated.	Delete. The City completed this program, but RDAs were eliminated by the State.
<p>Program 12.13: 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><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> Ongoing promotion of the Section 8 program via City website and brochure</p> <p><u>Funding:</u> HUD Section 8 allocation</p> <p><u>Quantified Objectives:</u> Continue to assist approximately 300 very low- income households with Section 8 rental assistance</p>	Ongoing	The City continues to participate in the Section 8 Rental Assistance Program (Housing Choice Voucher Program) through the Contra Costa County Housing Authority. Approximately 340 Walnut Creek residents receive rental assistance through this program.	Retain as a policy.

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<p>Program 12.14: Inform developers about and allow density bonuses consistent with State law and the City's Density Bonus Ordinance adopted in 2009. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Ongoing promotion of the density bonus program to developers with materials on website and in discussion with developers at preliminary application review meetings <u>Funding:</u> None required</p>	Ongoing	The City continues to make information available on the Density Bonus Ordinance and implements the Density Bonus consistent with State law. The Third Avenue Apartments and Barkley Avenue project both used the City's Density Bonus Ordinance to maximize affordable units in these projects.	Retain as a policy.
<p>Program 12.15: Continue to actively advocate for additional financial resources for affordable housing as legislation that supports affordable housing advances through the State or Federal legislature. <u>Responsibility:</u> City Council <u>Time Frame:</u> Ongoing <u>Funding:</u> None required</p>	Ongoing	In 2009, the City participated with three other cities and the Shelter Inc. nonprofit in applying for and receiving \$1.5 million in State Homeless Prevention and Rapid Re-housing funds.	Retain as a policy.
<p>Program 12.16: Encourage the development of a Shared Housing Program that would match property owners with vacant rooms with persons who are looking for shared housing opportunities. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Evaluate potential program and possible funding sources in 2009-2010 <u>Funding:</u> CDBG, Affordable Housing funds</p>	Incomplete	The Shared Housing Program has not been completed due to constrained resources and staff time.	Delete

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<p>Program 12.17: To the extent financially feasible, assist in the development of very low-, low- and moderate-income housing units.</p> <p><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> Ongoing</p> <p><u>Funding:</u> CDBG, RDA and Affordable Housing Funds</p> <p><u>Quantified Objective:</u> very low-, low- and moderate-income units</p>	Ongoing	<p>The City committed CDBG, RDA, and In-Lieu Fees to Satellite Housing for the acquisition and redevelopment of four properties located on the corner of Third Avenue and Baldwin Lane. In 2011, Satellite received planning approvals for 48 units of very-low income multi-family apartments. The City also purchased a Caltrans site near the Walnut Creek BART station for the development of 10 affordable homeownership units (Pleasant Creek Homes) by Habitat for Humanity East Bay. The City committed CDBG funds to partially fund the public utility improvements needed to support housing on the site.</p>	<p>Modify.</p> <p>The reference to the RDA funds should be changed to housing successor</p>
<p>Policy 13: Require that relocation assistance be provided to low- and moderate-income households when private redevelopment of land occurs.</p>			
<p>Program 13.1: Continue to implement Ord. No. 1747 (Chapter 15 of the Municipal Code) which requires developers to provide relocation assistance to any person or family living on the project site whose income does not exceed 80 percent of the area median income.</p> <p><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> Ongoing</p> <p><u>Funding:</u> None required</p>	Ongoing	<p>The City continues to implement Ordinance 1747. In 2010, the Third Avenue Apartments project required the relocation of one household.</p>	Retain as a policy.
<p>Special Housing Needs</p>			

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Policy 14: Support efforts to provide temporary and permanent shelter and transitional housing for homeless persons.			
<p>Program 14.1: Using CDBG funds, continue to provide funding, when appropriate, to organizations that provide transitional housing and assist the homeless. <u>Responsibility:</u> Community Development Department and City Council <u>Time Frame:</u> Allocate funding annually <u>Funding:</u> CDBG funds</p>	Ongoing	The City continues to provide CDBG and CSG funds to homeless service providers. For example, in 2012 the City provided \$17,000 in CDBG and housing funds to Trinity Center, a nonprofit homeless service center operated by St. Paul’s Episcopal Church, to help the nonprofit establish itself after the ending of the FreshStart Program at that site.	Retain.
<p>Program 14.2: Consider funding for operation of the permanent homeless shelter in Central Contra Costa County, using CDBG or Affordable Housing funds. <u>Responsibility:</u> Community Development Department and City Council <u>Time Frame:</u> Consider funding annually <u>Funding:</u> CDBG and/or Affordable Housing funds</p>	Ongoing	The City commits CDBG and CSG funds annually to homeless prevention and service programs.	Retain.
<p>Program 14.3: Consider establishing a policy to waive city fees for developers that are providing transitional housing or emergency housing to assist the homeless. <u>Responsibility:</u> Community Development Department and City Council <u>Time Frame:</u> 2010 <u>Funding:</u> CDBG and Affordable Housing funds</p>	Ongoing	The City has not yet established a policy to waive fees for developers providing transitional or emergency housing; however, there were no proposals for transitional or emergency housing during the planning period.	Retain.

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2009-2014**

Previous Housing Element Programs	Status	Achievement	Recommendation
<p>Program 14.4: Continue to allow placement of emergency shelter facilities and transitional housing by right in certain zoning districts, consistent with the zoning regulations in Central Retail at 500 feet from residential, in Auto Sales and Service on upper floors, and in Community Commercial at 500 feet or more from residential.</p> <p><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> Ongoing</p> <p><u>Funding:</u> None required</p>	Ongoing	The City continues to allow the placement of emergency shelter facilities in those zoning districts, but none were built in the past housing element cycle.	Continue as a policy.
<p>Program 14.5: Continue to participate in Contra Costa Consortium to apply for HOME and HOPWA funds for homeless, transitional, and other special needs housing, such as through the joint application for Federal Neighborhood Stabilization Program, funds and Homeless Prevention and Rapid Re-Housing Program funds.</p> <p><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> 2009-2014</p> <p><u>Funding:</u> HOME and HOPWA funds</p>	Ongoing	The City continues to participate in the Contra Costa Consortium as it applies for HOME and HOPWA funds as those funds become available. The City worked with Shelter, Inc., a member of CCICH, to submit a joint proposal on behalf of Walnut Creek and three other jurisdictions to the State for \$1.5 million in Federal Homeless Prevention and Rapid Re-housing Program funds. Funds were awarded in late 2009 and the program was initiated in early 2010.	Retain.

**TABLE V-2
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM
CITY OF WALNUT CREEK
2009-2014**

Previous Housing Element Programs	Status	Achievement	Recommendation
<p>Program 14.6: Continue to work with the Fresh Start program and other nonprofit agencies to assist the Walnut Creek homeless population, including exploring a winter nights shelter.</p> <p><u>Responsibility:</u> Community Development Department and Arts, Recreation and Community Services Department</p> <p><u>Time Frame:</u> 2009-2010</p> <p><u>Funding:</u> Affordable Housing funds; CDBG; CSG</p>	Ongoing	<p>The City provided \$17,000 in CDBG and housing funds to Trinity Center, a nonprofit homeless service center operated by St. Paul’s Episcopal Church in December 2012. These funds were used to help the nonprofit establish itself after the ending of the FreshStart Program at that site.</p>	<p>Modify.</p> <p>The FreshStart program ended, so the language of this program should change to refer to all nonprofit agencies generally.</p>
<p>Program 14.7: Coordinate with the county and other entitlement cities to develop the 5-Year Consolidated Plan for 2010-2015 to address the housing and social service needs of the homeless in Contra Costa County.</p> <p><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> Complete</p> <p><u>Funding:</u> CDBG, RDA, and Affordable Housing funds, among others</p>	Completed	<p>In 2009, the City Council approved participation in a County Consortium to develop a joint Consolidated Plan. In May 2010, the City approved the joint consortium’s 5-year Consolidated Plan and Analysis of Impediments to Fair Housing.</p>	<p>Modify.</p> <p>Reflect the next Consolidate Plan cycles.</p>
<p>Program 14.8: Review and amend as appropriate zoning regulations to permit transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone.</p> <p><u>Responsibility:</u> Community Development Department and City Council</p> <p><u>Time Frame:</u> 2010-2011</p> <p><u>Funding:</u> None required</p>	Ongoing	<p>Currently transitional housing requires a use permit in single-family residential districts. The City is in the process of updating the Zoning Code to comply with State law which will likely be adopted in Spring 2014.</p>	<p>Retain.</p>

**TABLE V-2
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM
CITY OF WALNUT CREEK
2009-2014**

Previous Housing Element Programs	Status	Achievement	Recommendation
Policy 15: Encourage the development of housing accessible to people with disabilities.			
<p>Program 15.1: If financially feasible, provide funding to agencies that provide services and permanent affordable housing for people with disabilities.</p> <p><u>Responsibility:</u> Community Development Department and City Council</p> <p><u>Time Frame:</u> 2009-2010, provide funds for new Third Avenue development which includes 17 units for the developmentally disabled</p> <p><u>Funding:</u> CDBG, CSG, Affordable Housing funds</p>	Ongoing	The City committed CDBG, RDA, and In-Lieu Fees to Satellite Housing for the acquisition and redevelopment of 4 properties located on the corner of Third Avenue and Baldwin Lane for the construction of 48 units of very low-income apartments for persons with disabilities.	Modify. This will be replaced with a program to support applications for HUD Section 811 funding.
<p>Program 15.2: Continue to enforce the State Handicapped Accessibility and Adaptability Standards.</p> <p><u>Responsibility:</u> Community Development Department, Building Division</p> <p><u>Time Frame:</u> Ongoing</p> <p><u>Funding:</u> None required</p>	Ongoing	City staff has enforced the State Handicapped Accessibility and Adaptability Standards.	Retain as a policy.

**TABLE V-2
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM
CITY OF WALNUT CREEK
2009-2014**

Previous Housing Element Programs	Status	Achievement	Recommendation
<p>Program 15.3: As a means of providing accessible housing to persons with disabilities, develop a policy and written procedures for reasonable accommodation requests with respect to zoning, permit processing, and building laws. Procedures will specify who may request an accommodation, time-frame for decision making, and modification provisions.</p> <p><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> 2010</p> <p><u>Funding:</u> None required</p>	Ongoing	The City is in the process of preparing and adopting a Reasonable Accommodation Ordinance which is likely to be adopted in Spring 2014.	Retain.
<p>Policy 16: Continue to provide information to senior citizens regarding available senior housing programs and opportunities.</p>			
<p>Program 16.1: Continue to work with nonprofit organizations that provide counseling and housing services to senior citizens and low- income families throughout the city.</p> <p><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> Allocate funding annually</p> <p><u>Funding:</u> CDBG and CSG funds</p>	Ongoing	Every year, the City provided \$70,000 in General Funds as well as 15 percent of CDBG grant money to fund social services in the city. In 2012 and 2013 the City committed additional funds to support Trinity Center (formerly FreshStart homeless services provider).	Retain.
<p>Policy 17: Promote fair housing opportunities for all people.</p>			

**TABLE V-2
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM
CITY OF WALNUT CREEK
2009-2014**

Previous Housing Element Programs	Status	Achievement	Recommendation
<p>Program 17.1: Continue to allocate funds to support local non-profit organizations for fair housing counseling and education and outreach efforts. <u>Responsibility:</u> Community Development Department and City Council <u>Time Frame:</u> Allocate funding annually and provide information on fair housing services at City Hall, library, City website, and other community facilities <u>Funding:</u> CDBG or Affordable Housing funds</p>	Ongoing	The City contracted with Housing Rights, Inc. and HEPA organization to provide housing counseling services and outreach in FY 2010-2011. In 2012 when Housing Rights closed its operations, the City funded ECHO Housing to provide Housing Counseling services and Fair Housing services. The City provided information on fair housing services on the City website. Information was provided by City Hall staff through referrals.	Retain.
<p>Program 17.2: Take necessary actions to address impediments to fair housing choice identified in the Contra Costa Consortium’s Analysis of Impediments to Fair Housing Choice. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Adhere to time frame established in the Analysis of Impediments to Fair Housing Choice <u>Funding:</u> CDBG, RDA, Affordable Housing funds, among others</p>	Ongoing	The City continues to take necessary actions to remove impediments to fair housing consistent with the Analysis of Impediments to Fair Housing Choice. In 2010, the City worked with Housing Rights to perform fair housing audits on certain multifamily complexes in Walnut Creek.	Retain as a policy.
GOAL 2: To encourage energy conservation and green building policies and practices in residential development.			
Energy Conservation			
Policy 18: Encourage the incorporation of energy conservation design features in existing and future residential development.			

**TABLE V-2
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM
CITY OF WALNUT CREEK
2009-2014**

Previous Housing Element Programs	Status	Achievement	Recommendation
<p>Program 18.1: Continue to enforce the State Energy Conservation Standards for new residential construction and additions to existing structures. <u>Responsibility:</u> Community Development Department, Building Division <u>Time Frame:</u> Ongoing <u>Funding:</u> None required</p>	Ongoing	The Building Department is enforcing State standards for new construction.	Delete. This is weak program language and will be replaced with updated policy language.
<p>Program 18.2: Require solar heating and cooling opportunities consistent with the Subdivision Map Act. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Ongoing <u>Funding:</u> None required</p>	Ongoing	Staff requires solar heating and cooling opportunities consistent with the Subdivision Map Act.	Retain as a policy.
<p>Policy 19: Encourage the use of sustainable and green building design in new and existing housing in compliance with the legislation in AB32 and SB375.</p>			

**TABLE V-2
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM
CITY OF WALNUT CREEK
2009-2014**

Previous Housing Element Programs	Status	Achievement	Recommendation
<p>Program 19.1: Develop policies consistent with AB32 and SB375 to reduce greenhouse gas emissions and work with other agencies in the region to establish common thresholds for Green Building. Incorporate incentives for green building to reduce the costs of compliance, such as reduced building fees and rebates. To address energy conservation in existing buildings, promote Pacific Gas and Electric utility assistance programs on the City’s website and through handouts. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Adopt policies by 2011 <u>Funding:</u> CDD Departmental funds</p>	Ongoing	<p>The City adopted a Climate Action Plan in April 2012 to reduce greenhouse gas emissions as required by AB 32. The City also maintains a webpage entitled “Sustainable Walnut Creek” to provide information on green building, energy conservation, SB 375 implementation, and other sustainability initiatives. The webpage also includes links to PG&E programs.</p> <p>In 2012, the Housing Division recommended using Energy Efficient Block Grant funds from DOE to provide home rehabilitation loans to low and moderate income households for energy efficient home improvements. Loans totaling \$115,000 were expended with leveraged County rebate programs as well.</p>	Delete. Outdated program that does not reflect the CAP. Also, this is a two-part program. Replace with separate programs for reducing GHG emissions and advertising PG&E programs.
<p>Program 19.2: Provide information about LEED guidelines and green building checklist on the City’s website. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> 2009 and ongoing <u>Funding:</u> CDD Departmental funds</p>	Ongoing	As described above, the City has a sustainable City webpage with links to LEED guidelines and green building checklists. The data was compiled in 2010.	Retain.
GOAL 3: Strive to meet Walnut Creek's regional housing needs.			
Regional Housing Needs			
Policy 20: Strive to meet Walnut Creek's share of regional housing needs.			

TABLE V-2 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM CITY OF WALNUT CREEK 2009-2014			
Previous Housing Element Programs	Status	Achievement	Recommendation
<p>Program 20.1: Work to attempt to produce 1,958 dwelling units between January 1, 2007 and June 30, 2014, the city's share of the region's housing needs as estimated by ABAG.</p> <p><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> Facilitate production by June 30, 2014</p> <p><u>Funding:</u> CDBG, RDA, and Affordable Housing funds, among others</p>	Completed	With building permits that will be pulled for affordable housing in 2013, the city is at 35 percent for very low income, 10 percent for low income, 3.5 percent for moderate income, and over 100 percent for above moderate income goals.	Delete. The City is already committing to this by adopting the Housing Element, which includes several programs to facilitate development.
<p>Program 20.2: Work with ABAG and other agencies to create realistic Regional Housing goals.</p> <p><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> By June 30, 2014</p> <p><u>Funding:</u> None required</p>	Completed	On July 18, 2013, the ABAG Executive Board approved Plan Bay Area, the document that includes the allocation of housing units throughout the region. The City participated in the development of the Plan.	Delete. This program is out of date now that Plan Bay Area has been adopted.
<p>Policy 21: Assure that the goals, implementation measures and specific housing programs in this document are pursued within the established time frame to the extent possible and continue to be compatible with other elements of the General Plan.</p>			
<p>Program 21.1: Report to the Planning Commission and City Council annually on the Housing Element programs and the City's progress toward meeting its affordable housing goals.</p> <p><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> Report on progress annually</p> <p><u>Funding:</u> None required</p>	Ongoing	City staff prepares annual reports on Housing Element programs as required by State law.	Retain.
<p>Policy 22: Support a regional approach to solving the housing problems that cannot be solved by individual jurisdictions.</p>			

**TABLE V-2
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM
CITY OF WALNUT CREEK
2009-2014**

Previous Housing Element Programs	Status	Achievement	Recommendation
<p>Program 22.1: 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 by jointly applying for federal grants, such as Neighborhood Stabilization Program grant funds, and Homeless Prevention and Rapid Rehousing funds. <u>Responsibility:</u> City Council <u>Time Frame:</u> Application in 2009 <u>Funding:</u> None required</p>	<p>Ongoing</p>	<p>The City continues to participate in the Contra Costa Consortium and Contra Costa County Housing Authority as they apply for HOME, HOPWA, and other funds as they become available.</p>	<p>Retain.</p>
<p>GOAL 4: Minimize the impact of potential governmental constraints on the maintenance, improvement, and development of housing.</p>			
<p>Removal of Government Constraints</p>			
<p>Policy 23: Provide regulatory and/or financial incentives where appropriate to offset or reduce the costs of affordable housing development, including density bonuses and flexibility in site development standards.</p>			
<p>Program 23.1: Implement the City’s Density Bonus Ordinance adopted in February, 2009 and the Inclusionary Housing Ordinance, which offer density bonuses and regulatory incentives/concessions to developers of affordable and/or senior housing. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Develop information and materials about the Density Bonus Ordinance and post them on the website by the end of 2009 <u>Funding:</u> None required</p>	<p>Ongoing</p>	<p>Both the Third Avenue Apartments and Pleasant Creek by Habitat used the City’s Density Bonus Ordinance to create new affordable housing. In 2010, the City Council adopted modifications to the Inclusionary Housing Ordinance.</p>	<p>Delete. This program is a near duplicate of Program 12.14.</p>
<p>Policy 24: Increase flexibility to developers in the inclusionary zoning ordinance.</p>			

**TABLE V-2
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM
CITY OF WALNUT CREEK
2009-2014**

Previous Housing Element Programs	Status	Achievement	Recommendation
<p>Program 24.1: Revise the City’s Inclusionary Ordinance to allow projects of up to 19 units to pay an in-lieu fee. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> December 2009 <u>Funding:</u> None required</p>	Completed	<p>In 2009, the City revised the Inclusionary Housing Ordinance to allow projects of up to 26 units to pay in-lieu fees. In 2010, in response to the Palmer court case and the Costa Hawkins Act, the City revised the ordinance to require housing impact fees based upon a nexus study for new rental development. The City also allowed the payment of fees on ownership projects of all sizes, with half to be paid at Building Permit and half at Certificate of Occupancy.</p>	<p>Delete. This program has been addressed.</p>
<p>Policy 25: Create new zoning designations for Mixed Use Commercial and Mixed Use Residential Districts pursuant to the General Plan which encourage and facilitate the development of housing for lower-income households.</p>			
<p>Program 25.1: 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 • providing incentives and flexibility in development standards <p><u>Responsibility:</u> Community Development Department <u>Time Frame:</u> 2010. <u>Funding:</u> None required</p>	Ongoing	<p>Staff began the work program for the MUC, MUR rezoning in 2012. Several of these change areas are located in the West Downtown Specific Plan area, which is in the community input phase for development now. Staff also recommended interim design guidelines consistent with the N. Main Street Specific Plan.</p>	<p>Retain.</p>
<p>Policy 26: Facilitate lot consolidation to encourage the development of housing for lower-income households.</p>			

**TABLE V-2
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM
CITY OF WALNUT CREEK
2009-2014**

Previous Housing Element Programs	Status	Achievement	Recommendation
<p>Program 26.1: Facilitate lot consolidation where possible, particularly as it relates to parcels listed in Appendix A of the 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 lot consolidation procedure will also be posted on the City website and discussed with developers during the preliminary review team process. Lot consolidation 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><u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Ongoing <u>Funding:</u> None required</p>	Ongoing	In 2009, the City subsidized the purchase by Satellite Housing of four lots on Third Avenue to consolidate for a new 48-unit family rental development.	Retain.
GOAL 5: To protect and conserve the existing housing stock where possible and appropriate.			
Housing Preservation			
Policy 27: Conserve the city's existing housing stock including existing rental housing that is affordable to low- and moderate- income households.			
<p>Program 27.1: Continue to enforce the oversize home regulations in the City's zoning ordinance.</p> <p><u>Responsibility:</u> Community Development Department <u>Time Frame:</u> 2012 <u>Funding:</u> None required</p>	Ongoing	City staff continues to enforce oversize home regulations.	Retain as a policy.

**TABLE V-2
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM
CITY OF WALNUT CREEK
2009-2014**

Previous Housing Element Programs	Status	Achievement	Recommendation
<p>Program 27.2: Prohibit the conversion of affordable housing units to market rate rents as a condition of approval on projects that receive density bonuses. This could be accomplished through regulatory agreements and/or recordation of deed restrictions, which ensure affordability for the longest feasible time, but in no case less than the designated period required by State law and/or any financing sources.</p> <p><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> Ongoing</p> <p><u>Funding:</u> None required</p>	<p>Ongoing</p>	<p>City staff continues to prohibit the conversion of affordable housing units to market rate rents through the use of deed restrictions and regulatory agreements.</p>	<p>Retain as a policy.</p>

**TABLE V-2
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM
CITY OF WALNUT CREEK
2009-2014**

Previous Housing Element Programs	Status	Achievement	Recommendation
<p>Program 27.3: Develop a program to ensure long-term preservation of Section 8 contract housing units, such as Casa Montego and Tice Oaks. Work with the owners of housing projects that are at risk of converting to market rate rents within 10 years and with nonprofit organizations to preserve affordable housing.</p> <p><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> Ongoing monitoring of at-risk housing status; ensure that the property owner notify tenants of potential risk at least one year prior to conversion eligible date pursuant to State and federal requirements; work with nonprofit organizations to pursue preservation of at-risk units as affordable housing</p> <p><u>Funding:</u> CDBG, RDA, and Affordable Housing funds, HCD and HUD At Risk Housing Preservation funds, among others</p> <p><u>Quantified Objectives:</u> Work to preserve the 200 units at risk due to expiration of Section 8 contract in Casa Montego and Tice Oaks</p>	<p>Ongoing</p>	<p>The City has had a successful record of preserving at-risk units, including Casa Montego and Tice Oaks. Casa Montego’s expiration of affordability is now 2030, and Tice Oaks’ expiration of affordability is now 2031.</p>	<p>Delete.</p> <p>These units were preserved and no units are at risk of converting during the next 10-year period.</p>

**TABLE V-2
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM
CITY OF WALNUT CREEK
2009-2014**

Previous Housing Element Programs	Status	Achievement	Recommendation
<p>Program 27.4: 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><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> Plan for funding in the 5-year Consolidated Plan to be developed in 2009-2010</p> <p><u>Quantified Objectives:</u> Strive to serve 5 households in Walnut Creek annually</p>	Ongoing	<p>For the past several years, Walnut Creek has funded the Home Equity Preservation Alliance to assist homeowners who are a risk of foreclosure with negotiating new loan terms, preventing fraud, and other issues. The HEPA team offers quarterly workshops for residents throughout Contra Costa County to receive counseling and loan modification assistance.</p>	Retain.
<p>Program 27.5: Continue the residential rehabilitation loan program to provide loans, using CDBG funds or other sources of funds, to low- and moderate-income households for single-family housing rehabilitation and maintenance.</p> <p><u>Responsibility:</u> Community Development Department and City Council</p> <p><u>Time Frame:</u> Ongoing</p> <p><u>Funding:</u> CDBG or other housing funds</p> <p><u>Quantified Objectives:</u> Provide rehabilitation assistance to low- and moderate-income households annually for a goal of 55 households over eight years.</p>	Ongoing	<p>The City provided 25 grants and loans between FY 2008/09 and FY 2011/12 for a total of nearly \$900,000.</p>	Retain.

TABLE V-2
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM
CITY OF WALNUT CREEK
2009-2014

Previous Housing Element Programs	Status	Achievement	Recommendation
<p>Program 27.6: Continue to regulate the conversion of condominiums from rental units as required in Article 7 of the Walnut Creek Subdivision Ordinance, which pertains to condominium conversion. Propose clarifying language to correct ambiguous language in the existing ordinance. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Ongoing <u>Funding:</u> None required</p>	Ongoing	City staff continues to regulate the conversion of condominiums from rental units. No rental units were converted into condominiums. The ambiguous language in the existing ordinance has not been changed.	Retain.
<p>Program 27.7: Investigate complaints and take action about Building and Housing Code Violations in single- and multi-family rental housing. <u>Responsibility:</u> Community Development Department, Building Division <u>Time Frame:</u> Ongoing <u>Funding:</u> None required</p>	Ongoing	City code enforcement staff continues to investigate complaints and take action on Building and Housing Code Violations.	Retain.
<p>Program 27.8: Consider developing a rental inspection program, researching models such as Contra Costa County's, to inspect a sample of multifamily rental units annually to ensure code compliance. <u>Responsibility:</u> Community Development Department, Building Division <u>Time Frame:</u> By end of 2011 <u>Funding:</u> Affordable Housing or CD Department funds</p>	Incomplete	Due to staff resource limitations, this program was not completed.	Retain.

**TABLE V-2
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM
CITY OF WALNUT CREEK
2009-2014**

Previous Housing Element Programs	Status	Achievement	Recommendation
<p>Program 27.9: Lobby State legislators to review the State’s requirements for qualifying rehabilitated, rent-restricted units for credit toward meeting regional fair share housing requirements. <u>Responsibility:</u> City Manager and City Council <u>Time Frame:</u> Ongoing <u>Funding:</u> None required</p>	<p>Complete</p>	<p>The State modified requirements for qualifying rehabilitate units for credit toward meeting the RHNA.</p>	<p>Delete. Legislation was already adopted.</p>
<p>Program 27.10: Require new multifamily residential projects involving demolition of residential units less than thirty years old and that are affordable to low- and moderate- income households to include an equivalent number of affordable housing units. (Applies to residential units affordable for one year prior to demolition, pursuant to the condominium conversion ordinance). <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Ongoing <u>Funding:</u> None required <u>Quantified Objective:</u> Replacement of existing affordable units</p>	<p>Ongoing</p>	<p>City staff continues to enforce Municipal Code 10-2.3.904 F “Replacement Units.”</p>	<p>Retain as a policy.</p>
<p>Policy 28: Encourage the relocation of structurally sound housing units scheduled for demolition to compatible neighborhoods when appropriate land can be found.</p>			

**TABLE V-2
 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAM
 CITY OF WALNUT CREEK
 2009-2014**

Previous Housing Element Programs	Status	Achievement	Recommendation
<p>Program 28.1: Notify the public prior to the sale of homes acquired for public improvement projects. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Ongoing <u>Funding:</u> None required</p>	<p>Ongoing</p>	<p>No homes were acquired for public improvement projects.</p>	<p>Retain as a policy.</p>

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