



## VI. Housing Plan

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. In order to make adequate provision for the housing needs of all economic segments of the community, the Housing Element must do all of the following:

- Identify the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals.
- Identify adequate sites which will be made available through appropriate zoning and development standards and with the public services and facilities needed to meet the needs of all income levels. This shall include rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing.
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

- Conserve and improve the condition of the existing affordable housing stock.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

This section contains the City’s Housing Plan for the 2015-2023 Housing Element planning period.

## A. Housing Goals and Policies

Walnut Creek already contains a large variety of housing types. Approximately half of the existing housing stock is detached single-family and attached single-family homes, and half is multi-family units, including townhouses, patio homes, and apartments. Housing for specialized groups, such as seniors, people with disabilities, and low- and moderate-income households is also available.

However, the existing housing stock does not satisfy all the residential needs of the community. Providing adequate housing for a variety of income groups is increasingly difficult. In built-out communities such as Walnut Creek, an added difficulty is lack of available land coupled with high land costs. Nevertheless, Walnut Creek has been, and remains, committed to making good-faith efforts toward meeting its regional fair share of affordable housing. The goals and policies in this Housing Element are directed toward the preservation, improvement, and development of housing.

### GOAL H-1: NEW HOUSING DEVELOPMENT

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| <b>GOAL H-1</b> | To provide adequate housing sites and encourage the availability of housing types for all economic segments of the community consistent with the infrastructure and service capacities of the city. |
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#### Policies

**Policy H-1.1**      The City shall provide an adequate supply of residentially zoned land at sufficient densities to accommodate its fair share of the existing and future housing needs.

**Policy H-1.2**      The City shall encourage a mix of land uses and residential densities in the Downtown Core Area to increase the supply of housing.

- Policy H-1.3** The City shall continue to require office buildings constructed in the Golden Triangle, specifically in the area bounded by Highway 680, Parkside Drive, Main Street, California Boulevard, and Riviera Avenue, to provide a housing component, either on- or off- site, consistent with the Mixed Use Planned Development District.
- Policy H-1.4** The City shall 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.
- Policy H-1.5** The City shall 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.
- Policy H-1.6** In the Preliminary Review Team process, the City shall encourage developers to use the planned development process to develop residential projects on smaller lots.
- Policy H-1.7** The City shall preserve and protect the natural topography by limiting residential development on hillsides with average slopes of 15 percent or greater, consistent with Ordinance No. 1776 (Hillside Performance Standards) and Ordinance No. 1791 (Walnut Creek Hillside/Open Space Protection Initiative).
- Policy H-1.8** The City shall allow mobile homes and factory built housing in single-family districts consistent with State law.
- Policy H-1.9** The City shall allow second family units in appropriate locations.
- Policy H-1.10** The City shall consider the reuse of institutional sites, such as schools, hospitals, and post offices, for residential purposes consistent with other community needs.
- Policy H-1.11** The City shall give priority to residential land uses over other land uses if development potential is constrained by inadequate sewer and water facilities.
- Policy H-1.12** The City shall seek new sources of financing for necessary infrastructure improvements for new development in the Priority Development Areas (i.e., around BART stations) to facilitate new housing development.

**GOAL H-2: AFFORDABLE HOUSING**

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| <b>GOAL H-2</b> | To facilitate affordable housing opportunities. |
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**Policies**

- Policy H-2.1**      The City shall assist in the development of extremely low-, very low-, low-, and moderate-income housing units to the extent financially feasible.
- Policy H-2.2**      The City shall encourage innovative housing approaches in the design and ownership of units to increase the availability of affordable housing.
- Policy H-2.3**      The City shall give high priority to housing that is affordable to Walnut Creek workers, first-time home buyers, and lower-income renters.
- Policy H-2.4**      The City shall require that relocation assistance be provided to low-income households when private redevelopment of land occurs, consistent with Ordinance No. 1747.
- Policy H-2.5**      The City shall encourage sweat equity programs (allowing buyers to contribute labor hours to lower housing costs) for the construction of homes for first-time homebuyers.
- Policy H-2.6**      The City shall strive to educate the community on the myths and realities of affordable and supportive housing to help overcome the stigma and improve community support for meeting the housing needs of all Walnut Creek residents.
- Policy H-2.7**      The City shall explore new and innovative approaches to funding affordable housing at the local level.
- Policy H-2.8**      The City shall facilitate partnerships between non-profit and for-profit housing developers to meet inclusionary housing requirements and encourage affordable housing production.
- Policy H-2.9**      The City shall support a regional approach to solving the housing problems that cannot be solved by individual jurisdictions.

**Policy H-2.10** The City shall proactively implement the affordable housing strategy and anti-displacement strategy developed as part of the West Downtown Specific Plan to ensure that lower-income residents continue to have opportunities to live in the West Downtown area.

### **GOAL H-3: SPECIAL NEEDS HOUSING**

#### **GOAL H-3**

To provide a range of housing opportunities for Walnut Creek residents with special needs, including seniors, persons with disabilities, single female-headed households with children, large families, the homeless, and residents with extremely low incomes.

#### **Policies**

- Policy H-3.1** The City shall prioritize the development of housing that meets the needs of special needs groups including seniors, person with disabilities, single female-headed households with children, large families, the homeless, and extremely low-income residents.
- Policy H-3.2** The City shall encourage the development, rehabilitation, and preservation of senior housing, particularly in areas that are accessible to public transit, commercial services, and health and community facilities.
- Policy H-3.3** The City shall support efforts to provide emergency shelter, transitional housing, and permanent supportive housing for homeless persons.
- Policy H-3.4** The City shall continue to allow placement of emergency shelter facilities by right in the Central Retail District within 500 feet from a residential zone, in the Community Commercial District within 600 feet from a residential zone, and in the Automobile Sales and Service District on upper floors.
- Policy H-3.5** The City shall encourage the development of housing accessible to people with disabilities, including developmental disabilities.
- Policy H-3.6** The City shall continue to provide information to senior citizens regarding available senior housing programs and opportunities.
- Policy H-3.7** The City shall continue to enforce the State Handicapped Accessibility and Adaptability Standards.

**Policy H-3.8** The City shall continue to provide individuals with disabilities reasonable accommodation through flexibility in the application of land use, zoning, or building regulations, when necessary to eliminate barriers to housing opportunities.

**GOAL H-4: REMOVAL OF GOVERNMENTAL CONSTRAINTS**

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| <b>GOAL H-4</b> | Minimize the impact of potential governmental constraints on the maintenance, improvement, and development of housing. |
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**Policies**

**Policy H-4.1** The City shall 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.

**Policy H-4.2** The City shall continue to facilitate the review of development applications, encourage pre-application meetings with planning and building staff, and streamline the overall planning application and building process for all residential development.

**Policy H-4.3** The City shall create new zoning designations for Mixed Use Commercial and Mixed Use Residential Districts in compliance with General Plan 2025 which encourage and facilitate the development of housing for lower-income households.

**Policy H-4.4** The City shall facilitate lot consolidation to encourage the development of housing for lower-income households.

**GOAL H-5: HOUSING PRESERVATION**

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| <b>GOAL H-5</b> | To protect and conserve the existing housing stock where possible and appropriate. |
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**Policies**

**Policy H-5.1** The City shall strive to conserve the existing housing stock, including existing rental housing that is affordable to lower- and moderate- income households.

- Policy H-5.2**      The City shall encourage the relocation of structurally sound housing units scheduled for demolition to compatible neighborhoods when appropriate land can be found.
  
- Policy H-5.3**      The City shall continue to enforce the oversize home regulations in the Zoning Ordinance to maintain the character of established neighborhoods.
  
- Policy H-5.4**      The City shall 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.
  
- Policy H-5.5**      The City shall require new multifamily residential projects involving demolition of residential units less than 30 years old and that are affordable to lower- and/or moderate- income households to include an equivalent number of affordable housing units. (This policy applies to residential units affordable for one year prior to demolition, pursuant to the inclusionary ordinance.)
  
- Policy H-5.6**      The City shall notify the public prior to the sale of homes acquired for public improvement projects.

**GOAL H-6: FAIR HOUSING**

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| <b>GOAL H-6</b> | To ensure equal housing opportunities for all Walnut Creek residents regardless race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, disability, or source of income. |
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**Policies**

- Policy H-6.1**      The City shall promote fair housing opportunities for all people regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, disability, or source of income.
  
- Policy H-6.2**      The City shall assist in the enforcement of fair housing laws by funding organizations that provide fair housing services, including the investigation of fair housing allegations and monitoring the compliance with fair housing laws; and by providing information and referrals to the public.

**GOAL H-7: ENERGY CONSERVATION AND SUSTAINABLE DEVELOPMENT****GOAL H-7**

To encourage energy conservation and green building policies and practices in residential development.

**Policies**

- Policy H-7.1** The City shall encourage the incorporation of energy conservation design features in existing and future residential development.
- Policy H-7.2** The City shall continue to promote sustainable housing practices that incorporate a “whole system” approach to siting, designing and constructing housing that is integrated into the building site, consume less energy, water, and other resources, and are healthier, safer, more comfortable, and durable.
- Policy H-7.3** The City shall require solar heating and cooling opportunities consistent with the Subdivision Map Act.

**GOAL H-8: ADMINISTRATION AND IMPLEMENTATION****GOAL H-8**

To ensure that Housing Element programs are implemented on a timely basis and progress of each program is monitored and evaluated annually.

**Policies**

- Policy H-8.1** The City shall review and hold a public meeting annually to report on the City’s progress to implement the Housing Element.

**B. Quantified Objectives**

One of the requirements of State law (California Government Code Section 65583[b]) is that the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing. The quantified objectives set a target goal for Walnut Creek to achieve based on needs, resources, and constraints. State law recognizes that the total housing needs identified by a community may exceed available resources and the community’s ability to satisfy this need. Under these circumstances, the quantified objectives need not be, and are not intended to be, identical to the total housing needs.

The quantified objectives shown in Table VI-1 represent targets. They are estimates based on past experience, anticipated funding levels, and anticipated housing market conditions. The



quantified objectives are not designed to be minimum requirements. The quantified objectives are based largely upon implementation programs that have measurable outcomes. However, the Housing Element contains several policies and implementation programs that reduce barriers and create opportunities for affordable housing. These policies and programs are essential to meeting the City's housing needs, but are more qualitative and difficult to quantify.

| <b>TABLE VI-1<br/>SUMMARY OF QUANTIFIED OBJECTIVES FOR CITY HOUSING PROGRAMS<br/>WALNUT CREEK<br/>2015-2023</b> |                                     |                            |                       |                            |
|---|-------------------------------------|----------------------------|-----------------------|----------------------------|
| <b>Program Types</b>  | <b>Extremely<br/>Low<br/>Income</b> | <b>Very Low<br/>Income</b> | <b>Low<br/>Income</b> | <b>Moderate<br/>Income</b> |
| New Construction  | 50                                  | 125                        | 125                   | 200                        |
| Rehabilitation  | -                                   | -                          | 50                    | 15                         |
| Preservation (At Risk Housing)*   | -                                   | -                          | -                     | -                          |
| Rental Assistance (Section 8)   | -                                   | 350                        | -                     | -                          |
| Homeowner Assistance  | -                                   | -                          | 15                    | 40                         |
| <b>Total</b>  | <b>50</b>                           | <b>475</b>                 | <b>190</b>            | <b>255</b>                 |

Note: \*There are no units identified in the Housing Element that are at risk of converting to market rate.

### C. Housing Implementation Programs

| Implementation Program   | Policies Implemented | Quantified Objectives | Potential Funding | Who is Responsible               | Timeframe  |
|--|----------------------|-----------------------|-------------------|----------------------------------|------------|
| <b>GOAL H-1: NEW HOUSING DEVELOPMENT</b>   |                      |                       |                   |                                  |            |
| <p><b>H-1.A. Mixed Use Zoning Designations</b></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"> <li>• revising Design Review standards and processes;</li> <li>• revising permitting process procedures; and</li> <li>• providing incentives and flexibility in development standards.</li> </ul> | H-4.3                | N/A                   | Staff Time        | Community Development Department | FY 2015-16 |

| Implementation Program   | Policies Implemented | Quantified Objectives               | Potential Funding | Who is Responsible               | Timeframe |
|--|----------------------|-------------------------------------|-------------------|----------------------------------|-----------|
| <p><b>H-1.B. Second Family Units</b></p> <p>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> | H-1.9                | 40 second units in the 8-year cycle | None required     | Community Development Department | Ongoing   |
| <p><b>H-1.C. Innovation Through the Planned Development Process</b></p> <p>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>  | H-1.6                | N/A                                 | None required     | Community Development Department | Ongoing   |

| Implementation Program  | Policies Implemented | Quantified Objectives | Potential Funding | Who is Responsible               | Timeframe                                     |
|---|----------------------|-----------------------|-------------------|----------------------------------|---|
| <p><b>H-1.D. Opportunities Sites Inventory</b><br/>                     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>                      | H-1.1                | N/A                   | None required     | Community Development Department | Update sites inventory at least once annually |
| <p><b>H-1.E. Reuse of Institutional Sites</b><br/>                     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> | H-1.10               | N/A                   | None required     | Community Development Department | Ongoing                                       |

| Implementation Program  | Policies Implemented | Quantified Objectives                              | Potential Funding | Who is Responsible               | Timeframe   |
|---|----------------------|--|-------------------|----------------------------------|---|
| <p><b>H-1.F. Monitor Sewer and Water Capacity</b></p> <p>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>  | H-1.11               | N/A  | None required     | Community Development Department | Ongoing   |
| <b>GOAL H-2: AFFORDABLE HOUSING</b>   |                      |  |                   |                                  |   |
| <p><b>H-2.A. Pursue State and Federal Funding for Affordable Housing</b></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"> <li>• One Bay Area Grants awarded by the Association of Bay Area Governments;</li> <li>• HUD Section 811 funding for supportive housing for extremely low-income residents;</li> <li>• HCD Local Housing Trust Fund Program;</li> </ul> | H-2.1, H-2.3         | Secure new funding to support 100 affordable units | None required     | Community Development Department | At least once a year, evaluate the feasibility of pursuing additional funding from other sources, such as HCD and HUD |

| Implementation Program   | Policies Implemented | Quantified Objectives   | Potential Funding                                   | Who is Responsible                      | Timeframe      |
|--|----------------------|---|---|---|----------------|
| <ul style="list-style-type: none"> <li>The state Infill Infrastructure Grant program, sponsored by the Department of Housing and Community Development (HCD); and</li> <li>The state Multifamily Housing Program (MHP), sponsored by HCD.</li> </ul> <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><b>H-2.B. Local Funding for Affordable Housing</b></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>H-2.1, H-2.3</p>  | <p>Allocate funding to leverage additional resources to create 170 affordable units in the 8-year cycle</p> | <p>Commercial linkage fees, housing impact fees</p> | <p>Community Development Department</p> | <p>Ongoing</p> |

| Implementation Program   | Policies Implemented | Quantified Objectives | Potential Funding      | Who is Responsible                                | Timeframe                  |
|--|----------------------|-----------------------|------------------------|---|----------------------------|
| <p><b>H-2.C. Allocate CDBG Funding</b></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> | H-2.1, H-6.2         | N/A                   | CDBG funds             | City Council and Community Development Department | Set aside funding annually |
| <p><b>H-2.D. Inclusionary Housing Ordinance</b></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 by FY 2020/21. If a nexus study is conducted, the City may update the Inclusionary Housing Ordinance based on the findings of the study.</p>                 | H-2.1, H-2.3, H-2.8  | N/A                   | Housing Impact Fees    | City Council and Community Development Department | FY 2020/21                 |
| <p><b>H-2.E. Nexus Study for Commercial Linkage Fee</b></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>  | H-2.1, H-2.3         | N/A                   | Commercial Linkage Fee | City Council and Community Development Department | FY 2015/2016               |

| Implementation Program  | Policies Implemented | Quantified Objectives | Potential Funding         | Who is Responsible                                | Timeframe  |
|---|----------------------|-----------------------|---------------------------|---|--|
| <p><b>H-2.F. Housing Proponents</b><br/>                     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>  | H-2.6, H-2.8         | N/A                   | None required             | Community Development Department                  | Update list of housing proponents at least once year |
| <p><b>H-2.G. Community Housing Forums</b><br/>                     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> | H-2.6                | N/A                   | None required             | Community Development Department                  | FY 2015/16 and annually thereafter                   |
| <p><b>H-2.H. Mortgage Revenue Bonds</b><br/>                     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.</p>  | H-2.1, H-2.3         | N/A                   | City Revolving Bond funds | City Council and Community Development Department | Allocate funding annually                            |



| Implementation Program  | Policies Implemented | Quantified Objectives                              | Potential Funding          | Who is Responsible               | Timeframe  |
|---|----------------------|--|----------------------------|----------------------------------|--|
| <p><b>H-2.I. Mortgage Credit Certificate Program</b></p> <p>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.</p> | H-2.3, H-2.9         | 30 credits over the eight-year cycle               | MCC Allocation             | Community Development Department | Ongoing promotion of the MCC program via City website and brochure |
| <p><b>H-2.J. First Time Homebuyer Assistance Program</b></p> <p>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>   | H-2.3                | 40 loans over the eight-year cycle                 | BEGIN, Housing Impact Fees | Community Development Department | Ongoing  |
| <p><b>H-2.K. HOA Helper Grant Program</b></p> <p>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>   | H-2.3, H-2.9         | 20 grants over the eight-year cycle                | CCAR Grant Program         | Community Development Department | Ongoing  |
| <p><b>H-2.L. Housing Choice Voucher Program</b></p> <p>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>   | H-2.3, H-2.9         | 300 extremely low- and very low- income households | HUD Section 8              | Community Development Department | Ongoing promotion via City website and brochure                    |

| Implementation Program   | Policies Implemented       | Quantified Objectives                   | Potential Funding    | Who is Responsible                      | Timeframe         |
|--|----------------------------|---|----------------------|---|-------------------|
| <p><b>H-2.M. Density Bonus Ordinance</b><br/>                     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>H-2.1, H-2.3, H-4.1</p> | <p>50 low and very low-income units</p> | <p>None required</p> | <p>Community Development Department</p> | <p>FY 2015-16</p> |
| <p><b>H-2.N. Legislative Advocacy for Affordable Housing</b><br/>                     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>H-2.1, H-2.3</p>        | <p>N/A</p>                              | <p>None required</p> | <p>City Council</p>                     | <p>Ongoing</p>    |

| Implementation Program  | Policies Implemented | Quantified Objectives | Potential Funding    | Who is Responsible  | Timeframe      |
|---|----------------------|-----------------------|----------------------|---------------------|----------------|
| <p><b>H-2.O. Coordinate with Contra Costa County for Affordable Housing</b></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. The City shall coordinate with the Contra Costa County Housing Successor Agency on the the Las Juntas site. The City shall also jointly apply for federal grants, such as Homeless Prevention and Rapid Rehousing funds.</p> | <p>H-2.9</p>         | <p>N/A</p>            | <p>None required</p> | <p>City Council</p> | <p>Ongoing</p> |

| Implementation Program   | Policies Implemented               | Quantified Objectives | Potential Funding    | Who is Responsible                                       | Timeframe                                    |
|--|------------------------------------|-----------------------|----------------------|--|--|
| <p><b>H-2.P. Affordable Housing and Anti-Displacement Strategies in the West Downtown Specific Plan Area</b></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"> <li>• requiring replacement housing for all units affordable to lower-income renters that are removed or converted to non-residential use;</li> <li>• 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;</li> <li>• encouraging or requiring developers to dedicate land in the West Downtown Specific Plan area for affordable housing development; and</li> <li>• increasing the City’s housing impact fee, commercial linkage fee, and inclusionary requirement.</li> </ul> | <p>H-2.1, H-2.3, H-2.7, H-2.10</p> | <p>N/A</p>            | <p>None required</p> | <p>Community Development Department and City Council</p> | <p>Strategies to be developed FY 2014/15</p> |

| Implementation Program   | Policies Implemented | Quantified Objectives | Potential Funding | Who is Responsible                                | Timeframe    |
|--|----------------------|-----------------------|-------------------|---|--------------|
| <p><b>H-2.Q. Act as Successor Agency and Housing Successor Agency for Redevelopment Agency</b></p> <p>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>  | H-2.1                | N/A                   | None required     | Successor Agency Oversight Board                  | Ongoing      |
| <p><b>H-2.R. Land Value Recapture Strategy</b></p> <p>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>     | H-2.7                | N/A                   | None required     | Community Development Department                  | FY 2014-2015 |
| <p><b>H-2.S. Analyze Boomerang Funds</b></p> <p>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> | H-2.7                | N/A                   | Boomerang Funds   | Community Development Department and City Council | FY 2014-2015 |

| Implementation Program   | Policies Implemented | Quantified Objectives | Potential Funding | Who is Responsible                                | Timeframe  |
|--|----------------------|-----------------------|-------------------|---|------------|
| <p><b>H-2.T. Regional Collaboration on Affordable Housing and Homelessness</b><br/>                     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>  | H-2.9                | N/A                   | N/A               | Community Development Department and City Council | Ongoing    |
| <p><b>H-2.U. Priority Review of Affordable Projects</b><br/>                     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>  | H-2.3                | N/A                   | None required     | Community Development Department and City Council | FY 2016-17 |
| <p><b>H-2.V. Score Opportunity Sites</b><br/>                     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> | H-2.1                | N/A                   | General Fund      | Community Development Department                  | 2015       |

| Implementation Program   | Policies Implemented | Quantified Objectives | Potential Funding                     | Who is Responsible                                | Timeframe                           |
|--|----------------------|-----------------------|---------------------------------------|---|-------------------------------------|
| <b>GOAL H-3: SPECIAL NEEDS HOUSING</b>   |                      |                       |                                       |   |                                     |
| <p><b>H-3.A. Funding to Assist the Homeless and Special Needs Housing</b></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> | H-3.1, H-3.3         | N/A                   | CDBG, CSG, ESG, HOME, and HOPWA funds | Community Development Department and City Council | Allocate funding annually           |
| <p><b>H-3.B. Public Outreach to Increase Awareness of Homeless Issues</b></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>   | H-2.6                | N/A                   | None required                         | Community Development Department and City Council | Publish first article in FY 2014/15 |

| Implementation Program  | Policies Implemented | Quantified Objectives                    | Potential Funding  | Who is Responsible               | Timeframe                 |
|---|----------------------|--|--------------------|----------------------------------|---------------------------|
| <p><b>H-3.C. Coordinate to Update the Consolidated Plan</b><br/>                     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> | H-2.9, H-3.3         | N/A                                      | None required      | Community Development Department | 2015 and 2020             |
| <p><b>H-3.D. Support Counseling and Housing Services for Seniors and Low-Income Households</b><br/>                     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>                   | H-3.6                | N/A                                      | CDBG and CSG funds | Community Development Department | Allocate funding annually |
| <p><b>H-3.E. Work with St. Paul’s Episcopal Church and Trinity Center</b><br/>                     The City shall cooperate with St. Paul’s Episcopal Church and Trinity Center to develop new permanent supportive housing on their property.</p>  | H-3.1, H-3.3         | 40 units of permanent supportive housing | CDBG and HOME      | Community Development Department | Ongoing                   |



| Implementation Program  | Policies Implemented | Quantified Objectives | Potential Funding | Who is Responsible               | Timeframe  |
|---|----------------------|-----------------------|-------------------|----------------------------------|--|
| <p><b>H-3.F. Encourage Development of Housing for Persons with Disabilities</b></p> <p>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> | H-3.5                | N/A                   | N/A               | Community Development Department | Initiate program FY 2014/15; reach out annually to developers; and support applications as needed. |
| <p><b>H-3.G. Coordinate with the Regional Center of the East Bay</b></p> <p>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>   | H-3.5                | N/A                   | N/A               | Community Development Department | FY 2015/16   |
| <p><b>H-3.H. Identify Incentives for Larger Housing Units</b></p> <p>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>   | H-3.1                | N/A                   | N/A               | Community Development Department | FY 2017/18   |

| Implementation Program  | Policies Implemented | Quantified Objectives | Potential Funding | Who is Responsible               | Timeframe |
|---|----------------------|-----------------------|-------------------|----------------------------------|-----------|
| <b>GOAL H-4: REMOVING GOVERNMENTAL CONSTRAINTS</b>  |                      |                       |                   |                                  |           |
| <p><b>H-4.A. Lot Consolidation</b></p> <p>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> | H-4.4, H-1.4         | N/A                   | None required     | Community Development Department | Ongoing   |
| <p><b>H-4.B. Exemptions of Transit Priority Projects from Environmental Review</b></p> <p>The City shall implement the provisions of SB 375 streamlining the CEQA process for Transit Priority Projects and projects that conform to the Sustainable Communities Strategy (i.e., One Bay Area Plan) and meet specific criteria set forth in SB 375.</p>   | H-4.1, H-1.4         | N/A                   | None required     | Community Development Department | Ongoing   |

| Implementation Program   | Policies Implemented | Quantified Objectives  | Potential Funding          | Who is Responsible                                    | Timeframe  |
|--|----------------------|--|----------------------------|---|------------|
| <b>GOAL H-5: HOUSING PRESERVATION</b>  |                      |  |                            |   |            |
| <p><b>H-5.A. Residential Rehabilitation Loan and Emergency Grant Program</b></p> <p>The City shall continue the residential rehabilitation loan and emergency grant program to provide loans and emergency grants, using CDBG funds, Housing Successor Agency, or other sources of funds, to low- and moderate-income households for single-family housing rehabilitation and maintenance.</p> | H-5.1                | 50 low- and moderate-income households over eight-year cycle | CDBG and Housing Successor | Community Development Department, Contra Costa County | Ongoing    |
| <p><b>H-5.B. Foreclosure Assistance</b></p> <p>The City shall continue to provide assistance to homeowners who may be at risk of foreclosure by continuing to fund nonprofit organizations that provide housing counseling and foreclosure prevention assistance to residents.</p>   | H-5.1                | 40 households over eight-year cycle                          | CDBG                       | Community Development Department                      | Ongoing    |
| <p><b>H-5.C. Clarify Condominium Conversion Ordinance</b></p> <p>The City shall develop and consider adopting clarifying language in the Condominium Conversion Ordinance (Article 7 of the Subdivision Ordinance) to correct ambiguous language.</p>  | H-5.1, H-5.4         | N/A  | None required              | Community Development Department                      | FY 2015/16 |

| Implementation Program   | Policies Implemented | Quantified Objectives | Potential Funding                            | Who is Responsible                                  | Timeframe  |
|--|----------------------|-----------------------|--|---|--|
| <p><b>H-5.D. Code Enforcement</b></p> <p>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> | H-5.1                | N/A                   | None required                                | Community Development Department, Building Division | Ongoing  |
| <b>GOAL H-6: FAIR HOUSING</b>  |                      |                       |  |   |  |
| <p><b>H-6.A. Funding to Support Fair Housing</b></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>                        | H-6.1, H-6.2         | N/A                   | CDBG and CSG funds                           | Community Development Department                    | Allocate funding annually<br>Ongoing   |
| <p><b>H-6.B. Analysis of Impediments to Fair Housing</b></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>   | H-6.1                | N/A                   | CDBG, Affordable Housing funds, among others | Community Development Department                    | Implementation consistent with the time frame established in the AI; annual review |

| Implementation Program  | Policies Implemented | Quantified Objectives | Potential Funding | Who is Responsible  | Timeframe              |
|---|----------------------|-----------------------|-------------------|---|------------------------|
| <b>GOAL H-7: ENERGY CONSERVATION AND SUSTAINABLE DEVELOPMENT</b>  |                      |                       |                   |   |                        |
| <p><b>H-7.A. Residential Energy Conservation Program</b><br/>The City shall implement the Climate Action Plan to reduce energy consumption in residential buildings.</p>  | H-7.1                | N/A                   | None required     | Community Development Department, Public Services                                     | FY 2014/15 and ongoing |
| <p><b>H-7.B. Energy Retrofits Through the Home Rehabilitation Loan Program</b><br/>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> | H-7.1                | Loans to 4 households | BayREN            | Community Development Department, Contra Costa County                                 | Ongoing                |
| <p><b>H-7.C. Energy Upgrade California</b><br/>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>  | H-7.1                | N/A                   | None required     | Community Development Department, Public Services, Economic Development, City Council | FY 2014/15 and ongoing |

| Implementation Program   | Policies Implemented | Quantified Objectives | Potential Funding | Who is Responsible                                | Timeframe                               |
|--|----------------------|-----------------------|-------------------|---|---|
| <p><b>H-7.D. Public Outreach for Energy Efficiency and Conservation</b></p> <p>The City shall continue and expand existing partnerships with the East Bay Municipal Utility District (EBMUD), PG&amp;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> | H-7.1                | N/A                   | None required     | Community Development Department, Public Services | Ongoing                                 |
| <p><b>H-7.E. CalGreen Building Standards</b></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>  | H-7.1, H-7.2         | N/A                   | None required     | Community Development Department                  | Adopt Tier 1 by 2014 and Tier 2 by 2017 |

| Implementation Program   | Policies Implemented | Quantified Objectives | Potential Funding | Who is Responsible               | Timeframe               |
|--|----------------------|-----------------------|-------------------|----------------------------------|-------------------------|
| <b>GOAL H-8: ADMINISTRATION AND IMPLEMENTATION</b>   |                      |                       |                   |                                  |                         |
| <p><b>H-8.A. Annual Progress Report</b><br/>                     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 hearing before submitting the annual report to the California Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR).</p> | H-8.1                | N/A                   | None required     | Community Development Department | Annually before April 1 |

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