

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Walnut Creek
 Reporting Period 1/1/2014 - 12/30/2014

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
(9) Total of Moderate and Above Moderate from Table A3 ▶ ▶			1	325	326						
(10) Total by income Table A/A3 ▶ ▶			1	325	326						
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate				1		1	
No. of Units Permitted for Above Moderate	14	6	305			325	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	604										604
	Non-deed restricted											
Low	Deed Restricted	355										355
	Non-deed restricted											
Moderate	Deed Restricted	381										380
	Non-deed restricted		1								1	
Above Moderate		895	325								325	570
Total RHNA by COG. Enter allocation number:		2,235										
Total Units ▶ ▶ ▶			326								326	1,909
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

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

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
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.	Ongoing	Several high-density developments have been approved in the core area, and four high-density were under construction in 2014: Laconia (mixed-use:140 units, 18,720 sq. ft. retail), Arroyo Apartments (100 units), Brio Apartments (300 units), and The Village (mixed use: 49 units and 37,000 sq. ft. of retail). These projects have paid over \$5 million of housing impact fees. In 2014, the City committed over \$5 million to acquire land for a 58 unit affordable project in the core area.
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.	Ongoing	The City committed over \$5 million for the site acquisition for a 58 unit affordable project in the Golden Triangle at a site that was deed restricted for this purpose as part of a prior office development. Additional planning efforts include the West Downtown Specific Plan that will likely result in smart growth opportunities near the Walnut Creek BART Station. The plan will be completed by 2015. The Shadelands Gateway Specific Plan will also allow for senior housing development off of Ygnacio Valley Road. City's inclusionary ordinance also requires all residential ownership projects of 2 or more units to provide 10% affordable units or pay a fee. Also, all rental projects are required to pay a housing impact fee of \$15/sf times livable square footage.

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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.	2010	New zoning designations have been drafted as part of the West Downtown Specific Plan that would apply in that 150-acre area, and in other parts of the City following Planning Commission and City Council adoption. The City Council adopted a program that allows for mixed uses in several areas previously designated as exclusively commercial within the City's core area. These areas include 17 acres between Botelho Drive, S. Main Street, Newell Avenue, and I-680 (Change Area #3), 5 acres at N. Main Street and Creekside Drive (Change Area #5), 4.27 acres at N. Main Street and Ygnacio Valley Road (Change Area #6), 6.8 acres at the Walnut Creek BART Station (Change Area #7), and 1 acre at N. California Boulevard and Bonanza Street (Change Area #10). Certain high density residential development proposals have also been approved for key sites, including 125 units at N. Main Street, 100 units at The Arroyo, 300 units at N. Civic, and 600 units at the BART Station. Approximately 1500 new rental units have been entitled or now are in the entitlement process.
Program 4:1	In the Preliminary Review Team process, encourage developers to utilize the planned development process to develop residential projects on smaller lots.	Ongoing	Staff continue to encourage developers to utilize the most efficient and effective tools for entitling projects in a variety of neighborhoods. The City Council has approved numerous projects through the planned development process. Walden Park Commons, Pleasant Creek Homes, and 555 YVR were all PD-rezoning projects that have been constructed. Others in the pipeline include Stonyridge Place and Stonyridge II.
Program 5:1	Continue to enforce Ord. No. 1776, Hillside Performance Standards, and Ord. No. 1791, the Walnut Creek Hillside/Open Space Protection Initiative.	Ongoing	The Hillside Performance Standards are enforced on all residential projects outside the core area where the property has an average slope of 15% or greater
Program 6:1	Continue to implement City-adopted regulations that allow mobile home and manufactured housing in single-family districts.	Ongoing	The City continues to allow a variety of housing types including mobile homes and manufactured housing in all residential zoning districts.

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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.	2010	The City continues to implement the Second Family Unit Ordinance. Ministerial permits are issued as part of the building permit process. No permits have been denied due to concentration.
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 re-zoning.	Ongoing	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 developed with volunteer labor, donated materials, and parking exceptions.
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.	Annual	The City sets aside 70% of all residential housing impact fees and 100% of all commercial linkage fees for site acquisition/development of new affordable housing. The City also uses other funding sources, including general fund and housing successor agency fund to assist with the purchase of land for affordable housing. The City committed over \$5 million to the acquisition of a site for 58 affordable units in 2014.
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.	Annual	The City's Housing Element, including the detailed Opportunity Sites list is posted on the website and is available by request.

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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.	Annual	The City maintains and keeps current a list of affordable housing developers, advocates, and interested parties. The City works closely with the East Bay Housing Organizations, and benefits from their wide distribution to interested parties for public participation in the City's planning process.
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.	Ongoing	The City coordinates with outside agencies as part of its development review process for individual projects, and has documented no capacity constraints as part of the West Downtown Specific Plan process.
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% Set-Aside required by the State.	2012	With the dissolution of the Redevelopment Agency, funding is limited. However, the City elected to be the Housing Successor Agency, and maintains oversight of the former Redevelopment Agency Housing Assets, which generate income through loan repayments. Available funds are used in part to support very low income rental housing.
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.	Annual	In partnership with Affordable Housing Developers, the City seeks additional funding sources for the State and Federal Sources. The City was awarded 2 grant during this cycle to develop specific plans, which will benefit and support the development of low (and extremely low) income housing through policy development and payment of impact fees. In 2011 the City applied for and was awarded \$550,000 BEGIN funds for a 10 unit Habitat for Humanity Project. Those funds were disbursed through down payment assistance in 2014.

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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.	Annual	The City continues to allocate and use CDBG funds annually for housing programs, including site acquisition and preservation of affordable housing through rehabilitation.
Program 12:4	Continue to allocate the 20% 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.	Annual	With the dissolution of the Redevelopment Agency, there are no more tax increment funds collected. However, the City elected to be the Housing Successor Agency, and maintains oversight of the former Redevelopment Agency Housing Assets, which generate income through loan repayments. These funds are used to support the monitoring and administration of affordable housing units, as well as preservation of and development of new extremely low, very low and low income housing.
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.	Annual	Revenues generated from mortgage revenue bonds (\$5,400 annually) are used for the administration of the affordable housing program.
Program 12:6	Continue to allocate commercial linkage and inclusionary housing in-lieu 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.	Annual	The City sets aside 70% of all residential housing impact fees and 100% of all commercial linkage fees for site acquisition/development of new affordable housing. The remaining fees are used for City's affordable housing program including the City's first time homebuyer assistance program.

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Program 12:7	Continue to implement the Inclusionary Housing Ordinance that requires all new residential development to provide 10% Moderate for Ownership, or 10% Low for Rental housing, and 15% to Low on Condominium Conversions, with priority given to Walnut Creek residents or workers, and consider increasing the inclusionary requirement.	2011	In 2009, the City revised the Inclusionary Housing Ordinance to allow projects of up to 26 units to pay impact 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.
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.	2010	In recent years the city has collected significant housing impact fees from rental projects that can no longer provide affordable units onsite. The City has had used the fees efficiently to acquire land for the construction of new affordable housing. With the current crisis in the rental market for affordable housing (high rent increases resulted in increased rates of displacement for lower income households), their is a great benefit in collecting fees and constructing very affordable rental housing. The unit are not constructed concurrently, but the City and non profit developers work hard to get the units built as efficiently as possible.
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.	2011	Entitlements were approved for a 10-unit homeownership project developed by Habitat for Humanity in 2011, and in 2014, the project construction was complete and all 10 homes had been sold to moderate, low- and very-low income homeowners.
Program 12:10	Continue to participate in the Mortgage Credit Certificate Program, or other similar programs.	Ongoing	The City refers first time homebuyers to the Mortgage Credit Certificate program administered by the County. The City also ensures that the local First Time Homebuyer Downpayment Assistance is compatible with the MCC program.

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Program 12:11	Continue to explore opportunities for additional local, state, or federal resources to fund City Housing pro-grams.	2011	The City continues to stay informed of upcoming funding opportunities and partners with housing organizations and developers when possible to access the funds.
Program 12:12	As part of the 5-year Redevelopment Implementation Plan 2009-2014, consider continuing to allocate Redevelopment funds to City Housing programs.	2009	With the dissolution of the redevelopment agency, there are no more tax increment funds collected. However, the City elected to be the Housing Successor Agency, and maintains oversight of the former Redevelopment Agency Housing Assets, which generate income to be used for low, very low, and extremely low income development projects.
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.	Ongoing	All of the City's subsidized affordable housing projects accept Section 8 vouchers in their projects.
Program 12:14	Inform developers about and allow density bonuses consistent with State law and the City's Density Bonus Ordinance adopted in 2009.	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.
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.	Ongoing	The City actively advocates for additional financial resources for affordable housing as legislation that supports affordable housing advances through the State or Federal legislature.
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.	2010	No progress was made on this program.

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Program 12:17	To the extent financially feasible, assist in the development of very low-, low- and moderate-income housing units.	Ongoing	The City actively pursues, funds, and supports affordable housing development in the City. In 2014, Pleasant Creek Homes (10 units- of very low, low and moderate income ownership) and Third Avenue Apartments (48 units of very low income rental) were constructed. Also in 2014 the City provided over \$5 million in acquisition and predevelopment financing for a new affordable project. The City continues to assist low and moderate income first time homebuyers with down payment assistance.
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% of the area median income.	Ongoing	In 2014, the relocation assistance Ordinance was enforced to provide relocation assistance to over 20 households that were being displace by a new housing development.
Program 14:1	Using CDBG funds, continue to provide funding, when appropriate, to organizations that provide transitional housing and assist the homeless.	Annual	The City provides CDBG and local funds to support homeless services providers through annual grants, including Shelter, Inc. ANKA's Homeless Outreach Project, The Contra Costa Emergency Shelter, and the Walnut Creek based multi service center, Trinity Center, which provides daytime services for the homeless.
Program 14:2	Consider funding for operation of the permanent homeless shelter in Central Contra Costa County, using CDBG or Affordable Housing funds.	Annual	The City continues to work with local homeless service providers, including Trinity Center, to identify potential locations for both temporary and permanent emergency shelters.
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.	2010	While the City doesn't have a policy specifically for transitional and emergency housing for the homeless, newly constructed transitional housing for the homeless would have several fees waived as an affordable project, including housing impact fees and public art fees. The City is still considering a policy specific to the waiving of fees for transitional housing and emergency housing to assist the homeless.

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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.	Ongoing	In 2014, the City updated its zoning ordinance to allow transitional housing consistent with all other housing of the same type in the same zone. The City's zoning ordinance is updated and in compliance with the state requirements for emergency shelter and transitional housing.
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.	2014	The City is an active member of the Contra Costa HOME Consortium. Third Avenue Apartment and Pleasant Creek Homes both received HOME funds, and Third Avenue Apartments also received HOPWA funds.
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.	2010	The City works closely with Trinity Center, who took over the homeless multiservice center located on St. Paul's property after the Fresh Start program closed its doors. The City provided emergency funding to keep the doors open, and then continued to provide annual grants to Trinity Center. The City has also been in close conversation with Trinity Center in the exploration of potential sites for a winter nights shelter.
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.	2010	The City coordinated with the Contra Costa Consortium to develop and implement the 2010-2015 Consolidated Plan. The 2010-2015 Consolidated Plan was adopted in May of 2010. The City is currently working with the Contra Costa Consortium to develop the 2015-2020 Consolidated Plan, which will be approved in May of 2015.

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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.	2011	In 2014, the city passed an ordinance amending the 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.
Program 15:1	If financially feasible, provide funding to agencies that provide services and permanent affordable housing for people with disabilities.	2010	The City committed CDBG, RDA, and Impact 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, some of which are designated for person with disabilities. In 2014, the project was under construction and was marketing the units for lease up.
Program 15:2	Continue to enforce the State Handicapped Accessibility and Adaptability Standards.	Ongoing	The City continues to enforce the State Handicapped Accessibility and Adaptability Standards.
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.	2010	In 2014, the City adopted a Reasonable Accommodation Ordinance that outlines the process and procedures for reasonable accommodation request with respect to zoning, permit processing, and building laws.
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.	Annual	The City continues to provide grant funding to ECHO Housing to provide tenant/landlord and fair housing services. The City also funds Shelter inc, who provides housing counseling, and homeless prevention services to low income residents in the City.

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Program 17:1	Continue to allocate funds to support local non-profit organizations for fair housing counseling and education and outreach efforts.	Annual	The City continues to work with and provide annual grant funding to ECHO housing for fair housing counseling and education and outreach efforts
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.	Ongoing	The City continues to take actions to address impediments to fair housing choice identified in the Contra Costa Consortium's Analysis of Impediments to Fair Housing Choice.
Program 18:1	Continue to enforce the State Energy Conservation Standards for new residential construction and additions to existing structures.	Ongoing	The City continues to enforce the State Energy Conservation Standards for new residential construction and additions to existing structures.
Program 18:2	Require solar heating and cooling opportunities consistent with the Subdivision Map Act.	Ongoing	The City continues to require solar heating and cooling opportunities consistent with the Subdivision Map Act.

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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.	2011	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. In 2012, the City used Energy Efficiency 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 rebalt programs as well.
Program 19:2	Provide information about LEED guidelines and green building checklist on the City's website	Ongoing	The City provides information about LEED guidelines and green building on its website and at the Permit Service Center
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.	June, 2014	The City worked to attempt to produce housing units during this period. Despite the serious economic downturn, the housing market has recovered in Walnut Creek and numerous new housing developments approved during this timeframe are now under construction, including Laconia (mixed-use:140 units, 18,720 sq. ft. retail), Arroyo Apartments (100 units), Brio Apartments (300 units), and The Village (mixed use: 49 units and 37,000 sq. ft. of retail). In all, over 1,000 units are in the pipeline. The City also developed two 100% affordable projects during this timeframe: Third Avenue Apartments (48 units, multifamily), and Pleasant Creek Homes (10 units, single family, ownership)
Program 20:2	Work with ABAG and other agencies to create realistic Regional Housing goals.	June, 2014	The City has been engaged with ABAG and MTC in the regional housing and transportation policy programs, and has obtained funding from the One Bay Area Grant program to implement the goals through specific planning and implementation measures.

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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.	Annual	The City provides an annual report to the City Council on the City's housing programs and the City progress towards meeting its affordable housing goals.
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.	2009	The City partnered with the Contra Costa County Consortium to qualify for and expend over \$200,000 in Homeless Prevention and Rapid Rehousing funds.
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.	2009	The City continues to implement the Density Bonus Ordinance, Inclusionary Housing Ordinance and Commercial Linkage Fee Ordinance, and continues to provide incentives and concessions to developers who are constructing affordable housing. Both Third Avenue Apartment and Pleasant Creek homes received parking and storage concessions.
Program 24:1	Revise the City's Inclusionary Ordinance to allow projects of up to 19 units to pay an in-lieu fee.	2009	In 2009, the City revised the Inclusionary Housing Ordinance to allow projects of up to 26 units to pay impact 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. In 2013, the fee payment for all sized projects was determined by Council to continue, while returning to the requirement that all fees be paid at building permit issuance.

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<p>Program 25:1</p>	<p>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: --revising Design Review standards and processes --revising permitting process procedures --providing incentives and flexibility in development standards</p>	<p>2010</p>	<p>Staff began the work program for the UC, MUR rezoning 2012. Several of these change areas are located in the West Downtown Specific Plan area, which is scheduled to be completed in 2015. Staff also recommended interim design guidelines consistent with the N. Main Street Specific Plan.</p>
<p>Program 26:1</p>	<p>Facilitate lot consolidation where possible, particularly as it relates to parcels listed in Appendix C 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 ministerial. 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>Ongoing</p>	<p>The Landing project (178 units) was approved with a use permit with multiple lot consolidations, and the Stonyridge Place project (21 units) will involve lot consolidation with mixed zoning districts.</p>

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Program 27:1	Continue to enforce the oversize home regulations in the City's zoning ordinance.	2012	
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.	Ongoing	All projects that have density bonuses have regulatory agreements and deed restrictions that prohibit the conversion of affordable housing to market rate housing for a minimum of 55 years.
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.	Ongoing	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 is now 2031. The Oaks affordable project has proposed a project finance/rehab plan that will extend the affordability of the project for 55 years, through 2069.
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.	Ongoing	Through 2013 the City provided grant funding to the Home Equity Preservation Alliance (an alliance of governmental departments, legal providers, and housing counseling agencies) to assist homeowners who may be at risk of foreclosure. In 2014, the City no longer funds the Alliance, but continues to fund housing counseling agencies that provide foreclosure prevention services.

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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.	Ongoing	The City continues to provide residential rehabilitation loans and emergency grants to low income households through the City's Home Rehabilitation Loan Program. The program provides 3-5 loans/grants per year. In 2014, the City committed \$117,000 of new CDBG funds to the program.
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.	Ongoing	There have not been new conversions in the past few years, but when a multifamily development submits an application for conversion, Article 7 of the Walnut Creek Subdivision Ordinance, pertaining to condominium conversions, would be enforced and the process would be regulated according to the ordinance.
Program 27:7	Investigate complaints and take action about Building and Housing Code Violations in single- and multi-family rental housing.	Ongoing	The City maintains a code enforcement team that investigates complaints and takes action on code violations, in coordination with the Building Division, Engineering, and other responsible parties.
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.	2011	The City researched and considered the development of a rental inspection program, but determined that it does not have the resources at this time to develop or implement this program.
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.	Ongoing	The City has hired a consulting group to represent its interests in Sacramento and Washington DC, and is an active member of the League of Western Cities and other organizations.

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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.)	Ongoing	Through the City's Inclusionary Ordinance, the demolition of residential units less than thirty years old affordable to low income households are required to be replaced on a one-for-one basis.
Program 28:1	Notify the public prior to the sale of homes acquired for public improvement projects.	Ongoing	No homes have been acquired for public improvement projects.

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General Comments:

In 2014, the City make significant progress towards meeting the policies and programs outlined in the housing element. The major highlights from 2014 include the construction of Pleasant Creek Homes, 10 affordable homeownership units; the construction and marketing of Third Avenue Apartments (48 affordable rental units), the adoption of a Reasonable Accommodation Ordinance, continued implementation of the affordable housing programs, including the acquisition/new construction program which allocated over \$5 million towards the acquisition of two parcels on Riviera Avenue for the development of Riviera Family Apartments, 58 affordable rental units. The City continued to implement its affordable housing ordinances, including the Inclusionary Housing Ordinance and the Commercial Linkage Fee ordinance, bringing in over \$5 million in Housing Impact Fees in the last 18 months. Also in 2014, the City received state certification of its 2015-2023 Housing Element. The West Downtown Specific Plan effort continued into its third year of public meetings and draft documentation including the possibility of substantial land use density changes, funding strategies, and zoning regulations that would encourage the development of more affordable housing in close proximity to transit, employment and services.