

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction WALNUT CREEK

Reporting Period 01/01/2013 - 12/31/2013

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

(9) Total of Moderate and Above Moderate from Table A3	5	23		
(10) Total by Income Table A/A3	47	0	5	23
(11) Total Extremely Low-Income Units*	13			

* 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	0	6	6	Home loan and grant program to rehabilitate homes or provide emergency rep
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	6	6	

* Note: This field is voluntary

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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	0	0	0	4	0	4	0
No. of Units Permitted for Above Moderate	23	0	0	0	0	23	0

* 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.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	0	0	0	0	47	0	0	0	0	47	0	
	Non-Restricted		0	0	0	0	0	0	0	0			
Low	Deed Restricted	0	0	0	0	0	0	0	0	0	0	0	
	Non-Restricted		0	0	0	0	0	0	0	0			
Moderate		0	0	0	0	5	0	0	0	0	5	0	
Above Moderate		0	0	0	0	23	0	0	0	-	23	0	
Total RHNA by COG. Enter allocation number:		0											
Total Units ▶ ▶ ▶			0	0	0	0	75	0	0	0	0	75	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													0

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 8.1	Encourage the use of the planned development process to allow innovative approaches aimed at increasing affordable housing. During the Preliminary Review Team process, facilitate maximum allowable density and good design by explaining benefits of the Density Bonus ordinance, by offering reduced parking requirements for low-income housing, and allowing flexibility of development and parking standards within Planned Development rezoning.	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 on a small lot
Program 10.1	Identify Community Development Block	annually	The City used CDBG and RDA funds to assist

	Grant (CDBG), RDA Housing Fund, City revolving bond funds, and other sources of funding to assist with the purchase of land for affordable housing.		in the acquisition of land on Third Avenue and Barkley for affordable housing development. A total of approximately \$4.6 million was used for land acquisition and predevelopment. Funds were also allocated to the purchase of 1515 Riviera Avenue by Resources for Community Development for up to h 30 affordable rental units.
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.	ongoing	The Housing Element, which includes a list of key opportunity sites in the city, is available on the City's website. In 2010, Staff met with several nonprofit housing developers, including BRIDGE Housing, Amcal Housing from southern California, Eden Housing, and EAH regarding potential sites for new construction or rehabilitation of affordable
Program 12.9	Encourage sweat equity programs (allowing buyers to contribute labor hours to lower housing costs) for the construction of homes for firsttime homebuyers through the acquisition of a site for development by Habitat for Humanity	2009-2014	In July 2010, Council approved a Disposition and Development Agreement with Habitat for Humanity for development of 10 affordable ownership units on Barkley Avenue. Entitlements were approved in 2011 and construction began in 2012. As of January 2014, the units are currently still under construction and will be complete by June 2014.
Program 12.14	Inform developers about and allow density bonuses consistent with State law and the City's Density Bonus Ordinance adopted in 2009.	2009-2014	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 14.1	Using CDBG funds, continue to provide funding, when appropriate, to organizations that provide transitional housing and assist the homeless	ongoing	The City continues to provide CDBG and CSG funds to homeless service providers. For example, in 2012 the City provided \$17,000 in CDBG and housing funds to Trinity Center, a nonprofit homeless service center operated by St. Paul's Episcopal Church, to help the nonprofit establish itself after the ending of the FreshStart Program at that site.
Program 15.1	If financially feasible, provide funding to agencies that provide services and	ongoing	The City committed CDBG, RDA, and In-Lieu Fees to Satellite Housing for the acquisition

	permanent affordable housing for people with disabilities.		and redevelopment of 4 properties located on the corner of Third Avenue and Baldwin Lane for the construction of 48 units of very low-income apartments for persons with disabilities.
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.	2012-2013	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 Housing Division recommended using Energy Efficient Block Grant funds from DOE to provide home rehabilitation loans to low and moderate income households for energy efficient home improvements. Loans totaling \$115,000 were expended with leveraged County rebate programs as well
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.		With building permits that will be pulled for affordable housing in 2013, the city is at 35 percent for very low income, 10 percent for low income, 3.5 percent for moderate income, and over 100 percent for above moderate income goals.
Program 24.1	Revise the City's Inclusionary Ordinance to allow projects of up to 19 units to pay an in-lieu fee	2010	In 2009, the City revised the Inclusionary Housing Ordinance to allow projects of up to 26 units to pay in-lieu fees. In 2010, in response to the Palmer court case and the Costa Hawkins Act, the City revised the ordinance to require housing impact fees based upon a nexus study for new rental development. The City also allowed the payment of fees on ownership projects of all sizes, with half to be paid at Building Permit and half at Certificate of Occupancy
Program 25.1	Include measures in the new Mixed Use Residential and Mixed Use Commercial	2009-2014	Staff began the work program for the MUC, MUR rezoning in 2012. Several of these

	<p style="text-align: center;">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"> &#61623; revising Design Review standards and processes &#61623; revising permitting process procedures &#61623; providing incentives and flexibility in development standards 		<p>change areas are located in the West Downtown Specific Plan area, which is in the community input phase for development now. Staff also recommended interim design guidelines consistent with the N. Main Street Specific Plan.</p>
<p style="text-align: center;">Program 27.3</p>	<p>Develop a program to ensure long-term preservation of Section 8 contract housing units, such as Casa Montego and Tice Oaks. Work with the owners of housing projects that are at risk of converting to market rate rents within 10 years and with nonprofit organizations to preserve affordable housing.</p>	<p style="text-align: center;">2012-2014</p>	<p>The City has had a successful record of preserving at-risk units, including Casa Montego¿s expiration of affordability is now 2030, and Tice Oaks¿ expiration of affordability is now 2031.</p>

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General Comments:

A site development permit was pulled in December 2013 for a 48-unit affordable multifamily development at THird Avenue, by Satellite Affordable Housing Associates. The building permit was pulled in early 2014, and the project is expected to be completed by the end of 2014.